

The Tall Pines Hi Lites

Volume 41, Issue 9 NOVEMBER 2025



VETERANS DAY CELEBRATION
IN HONOR OF BOB KROBATSCH
WITH MC JUDITH SCOTT
NOVEMBER 11TH AT 11AM
TALL PINES CLUBHOUSE
TICKETS ARE \$10: Deadline 11/9
Jerry Jaskierny 727-807-3513
Jill Bell 518-725-6407 OR
Laddie Buresh 402-440-6842
HOT DOGS, HAMBURGERS, SALADS
BEVERAGES & DESSERTS

DIRECTORY

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Editor

Sue MacQueen
valleywoodsue@
gmail.com

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Tall Pines -

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Notices many

President Dawn

Horvath

tallpinesdawn@
gmail.com

NEW!

Our Ameri-Tech
Manager

Brett Newby

727-726-8000 X301

bnewby@

ameritechmail.com

THE CLUBHOUSE DRIVEWAY AND PARKING LOT
HAS BEEN SEAL COATED
PARKING LOT STRIPING IS NOW COMPLETED

The Tall Pines HOA Board of Directors
announces that the Handicap Parking Spaces are
now up to code.



HAPPY
thanksgiving

Please provide your email address to Ameri-tech!

We have an email distribution list which we utilize to send important community information. Our community newsletter only comes out once a month, and sometimes things pop up in between issues, and we feel the community might need or like to know about them. Note that we try very hard to limit our email communications so that residents do not feel burdened by too many emails as we do not ever want residents to feel we are bombarding them.

However, we have 317 homes in the community and we only have email addresses for about 30% of the residents which means the majority of you are missing those important notifications. We would like to be able to reach more Tall Pines residents. Both homeowners and renters are eligible to sign up for this distribution list.

Please visit the **Document section** of www.tallpinesnpr.com for all forms. You can find a copy of the Resident Profile Contact Form there. We will include a copies of this form in the printed & delivered November Hi Lites issue, for those who may not have a printer available. Just fill it out, and drop in the box at the front door of the clubhouse.

In addition to collecting email addresses for our distribution list, we also want to remind all homeowners that there is a Consent to Electronic Delivery form on our website. This form is **for owners only**, not renters.

According to Florida State law, the association is required to send certain types of notices via hard copies through the USPS unless the owner has given written consent to receive notices via electronic transmission. These mailings come at a great cost, which ultimately is paid for by us, the homeowners.

If you are willing to receive those notices by email rather than hard copies, you can find the form here: www.tallpinesnpr.com and you may insert it into the drop box at the front of the clubhouse.

It is important to note that filling out a contact form to allow you to receive community information **is not the same** as filling out the Consent to Electronic Delivery. If you wish all information to come via email, you need to fill both forms out.



Please!!!! Dog owners/or your dog walkers...

NOT EVERYONE LOVES YOUR DOG
WHEN YOU DON'T CLEAN UP AFTER IT!

**The # of complaints being received by
community boards is increasing!!**

Dog waste is being left on grass or the
roads with or without plastic bags.

**We know it is not all dog walkers, but
if it is YOU, please be responsible!!!!**

AMERI-TECH ANNOUNCEMENT

ANDREW GEORGE HAS BEEN PROMOTED AND REPLACED AS MANAGER OF TALL PINES HOA and HIS REPLACEMENT IS:

Brett Newby 727-726-8000 X301 bnewby@ameritechmail.com

**WATCH FOR EMAIL BLASTS FROM BRETT NEWBY REGARDING THE
SOCIAL CLUB MOVIE NIGHTS EACH MONTH:**

TALL PINES' SOCIAL CLUB'S MOVIE NIGHT WILL BE HELD AT THE CLUBHOUSE

ON THE LAST FRIDAY OF NOVEMBER, 11/28 at 7PM

SODA POP AND POPCORN SUPPLIED — B.Y.O.B. AND OTHER SNACKS!

THE MOVIE WILL BE IN REMEMBRANCE OF THE TALENTED DIANE KETON



IMPORTANT!!

As per our Master Declaration documents (Article XIII, Section 6) — all homeowners are required keep in full force and effect at all times a full replacement value insurance policy.

IF YOU HAVE NOT SUBMITTED A COPY OF YOUR HOMEOWNERS INSURANCE DECLARATION PAGE TO YOUR HOA, please send it in to BRETT NEWBY at bnewby@ameritechmail.com OR WITH YOUR PROXIES FOR THE ANNUAL MEETING EACH FEBRUARY.

The declaration pages must be sent to Ameri-Tech management company annually when you renew your policy. You can set it up with your insurance company to automatically email a copy to the management company.

ARE YOUR SPRINKLERS NOT WORKING?

Please report this immediately via the website contact form.

We have received several requests recently where residents are stating that they feel they haven't had water for weeks or months, but no requests have been submitted.

We need these reported immediately so they can be put on the work list to be repaired. The best person to report this is the homeowner or resident who sees it every day. We rely on you reporting issues that you notice.

Note: It was recently reported that some of the dead lawns were caused by Chinch Bugs rather than lack of water/irrigation. If you have a concern that Chinch Bugs may have damaged your lawn, please speak to your sub association so that their board can have the contracted pest company check and treat this properly.

2025 TALL PINES CHRISTMAS PARTY !!!!!

DECEMBER 6TH 5 PM at the Tall Pines Clubhouse

TICKETS ARE \$20: Deadline NOV. 22nd

Jerry Jaskierny 727-807-3513

Jill Bell 518-725-6407 OR

Laddie Buresh 402-440-6842

SAVE

THE

DATE



TRASH & RECYCLE PICKUP INFORMATION:

TRASH COLLECTION on Mondays and Thursdays Large items such as furniture, BBQ grills, and lamps are **not** accepted for pick up.

RECYCLE COLLECTION on Wednesdays Glass, shredded paper, styrofoam, and items that may tangle are **not** allowed. Plastic **Codes # 1, 2, 3, 5 and 7 are taken. Nothing can be in plastic bags.** All items must be loose and clean in your pick up container. A blue plastic trash can is preferred but you can use your regular trash can. Do not mix trash with recycle items. See [Pasco West FL | Dumpster Rentals & Garbage Pickup \(wasteconnections.com\)](https://wasteconnections.com) for more information on what recyclable items are accepted.

RESIDENTS ARE ADVISED TO PUT RECYCLE ITEMS OUT ON TUESDAY EVENING Due to a schedule change the recycle collection truck may arrive before or at 7am Wednesday

TRASH & RECYCLE SCHEDULE

HOLIDAY SCHEDULE

Presidents Day
Office Open
Normal collection schedule

MLK Day
Office Open
Normal collection schedule

Juneteenth
Office Open
Normal collection schedule

Memorial Day
Office Closed
Normal Collection Schedule

Independence Day
Office Closed
Normal Collection Schedule

Labor Day
Office Closed
Normal collection schedule

Veterans Day
Office Open
Normal collection schedule

Thanksgiving Day
Office Closed
Collection delayed until next service day

Day After Thanksgiving
Office Open
Normal Collection Schedule

Christmas Eve Office Open
Normal collection schedule

Christmas Day
Office Closed
Collection delayed until next service day

New Years Day
Office Closed
Collection delayed until next service day

HI LITES NEWS FROM THE BOARD

Our long time Hi Lites printer has moved his business to Homosassa. This month we restart home delivery, until June and **this will necessitate the printed version of the newsletter to be shipped to us.**

Because of this, the paper may not always be delivered to homes on the first of each month as it has in the past.

Please watch for email blasts from Ameri-Tech noting important activities during that first week.

If you are not already receiving these email blasts, please reach out to Ameri-Tech for assistance in being added to the distribution list on line. You are and will be missing important information from the Board.

PARKING ON THE GRASS — NEW SIGNS HAVE BEEN INSTALLED

There have been increased reports of cars parking on the grass, both in common areas and with-in yards.

Please know that *our bylaws specifically state that there is to be no parking on the grass within the entire community.*

We have a very old, fragile irrigation system which can be damaged by the weight of vehicles, additionally it damages the lawns.

IF YOU CHOOSE TO PARK ON THE GRASS, YOU RISK BEING TOWED! And the cost of a tow can run as much as \$500 out of your own pocket, so please do not park vehicles on the grass anywhere in the community!

HI LITES NEWS — FUTURE EDITOR NEEDED

As many of you know, Sue MacQueen has been our Hi Lites Newsletter editor for most of the past nine years. What started out as a shared responsibility with another resident to co-edit quickly fell to just Sue when the other resident became ill. So Sue jumped in with both feet, became proficient in the software and has been producing this newsletter nearly every month. Surely we can all agree, she has done a fabulous job in making sure that the community gets the important news it needs to know. However, Sue would like someone to step up and volunteer to learn the Editor function so that she can eventually pass the torch.

Microsoft Publisher is used to create the newsletter, and Tall Pines pays for the license so there will be no cost to the volunteer. If you are interested in volunteering to learn this and eventually take over, please contact either Sue MacQueen or Dawn Horvath.

If you are interested and have questions about all that this volunteer position entails, please contact Sue directly for more information.

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

Location: Tall Pines Clubhouse, 10930 Tall Pines Blvd., New Port Richey, FL 34654

Date: Thursday, October 16, 2025

Call To Order: 7:05 PM

Pledge Of Allegiance: Was held.

Roll Call: In Person – Jill Bell, Jim Davidson, Carolyn Mitrius, Judith Scott, and Ameri-Tech representative Brett Newby. **On Zoom** - Dave Antkowiak, Patty Burke, Bruce Ganfield, Charlie Kriss. **Absent** – Dawn Horvath.

Proof Of Notice: On the website, via email, and on signs posted at Tall Pines entrances.

Announcements/Accomplishments:

1. Reminder to hold questions and comments until end of meeting.
2. The clubhouse parking lot is being resealed on 10/23/25, there will be no driving and the front drive will be blocked. Cars must go down Brookhaven rather than across the front of the clubhouse. There will be no guest parking for 2 days while the sealant dries.
3. Use the contact form on the website, report PROMPTLY regarding trees/landscaping, irrigation, management.
4. Reminder that the Hi Lites is not delivered during the summer but it is available year-round on the Tall Pines website. Watch for important community news and events, it is always published the first week of the month.
5. We need a volunteer to be backup editor and eventually take over. If we do not find a volunteer, we are at risk of not having a community newsletter.
6. We are still looking for volunteers to help collect info and create a new Community Directory, last one was done in 2019. If we do not get volunteers, this project will not occur.
7. Reminder that there is a game night on Wednesdays, card games, etc. See HiLites or Patrycja for more details.
8. If anyone would like to create other activities open to all residents (exercise class, etc.), please see Patrycja for availability. As long as an event is open to the entire community, the clubhouse is free to use for owners of Tall Pines.

Secretary's Report: Jill made a motion to waive the reading of the previous month's minutes, 2nd by Carolyn, all in favor, motion carried.

Treasurer's Report:

Monthly income was 20,973, monthly operating expenses were 20,244 (over budget by 5,363), reserve funding was 6,271, monthly operating deficit of 5,414

(due to unusually large costs for irrigation, legal fees, electricity, and lack of advertising income), year to date income was 150,000, year to date operating expenses 113,000,

Year to date reserve funding 43,000, year to date operating deficit of 6,623, general operating account 965, petty cash 585, total reserve funds of 439,536.

Property Manager's Report:

Brett reported that financials were mailed out on 10/15/25, weekly inspections took place on Tuesdays, homeowner concerns were irrigation.

Tree quotes - discussed in landscaping part of agenda. There was considerable discussion on HVAC cleaning quotes, how many times per year it is needed, etc. It was decided to table this item until we get a quote from Johnny Cool for cleaning two times per year.

Brett reported that a new management contract with Tall Pines has been signed, and that it is for one year. Regarding quotes for the CO2/smoke detector system being planned, Brett is awaiting written quotes.

Old Business:

1. Status of Baltusrol Flooding Issue / Legal Issue –

Charlie reported that total expenses through 9/30/25 are 62,307. Regarding the inspection of the drain at the expense of Pasco County, they found and fixed a damaged portion of the drain pipe. They also cleared the vegetation and debris at the outflow basin in Gracewood, resulting in the drain currently being in pristine condition. We are now in negotiation with the County to give them perpetual right to maintain the drain from our part of the system. They also need to negotiate a similar agreement with Gracewood to keep the outflow basin clean. The third agreement needed is between Gracewood and Tall Pines, which is a settlement agreement. Once these are in place, the lawsuit will be withdrawn to finalize the issue. Meanwhile, we will continue to encounter legal fees until these agreements are finalized.

2. Irrigation Update – Jill reported that we are getting a new breaker box on Baltusrol on Tuesday, October 21 because the old one is deteriorating and needs replacing.

3. Landscaping:

A. Common area cleanup – Jill received a bid from Green Thumb for 1,200. Patty made a motion to accept this bid, Bruce 2nd, all in favor, motion carried.

B. Tree list is started, and we have 2 bids so far. Florida Cuts is the lower of the two, at 2,790. We will get a 3rd bid from Pasco Tree. Patty made a motion to go with Florida Cuts at 2,790, unless Pasco Tree comes in lower. Judith 2nd this motion, all in favor, motion carried.

C. Jill contacted Pasco County and got them to agree to remove two trees leaning towards Vale Loop.

4. Clubhouse Air Conditioner Maintenance – This was discussed earlier in the agenda.

5. Fire Suppression – This was also discussed earlier in the agenda, and Brett is working on this.

6. We still need a volunteer to monitor the website to ensure the correct documents are listed monthly.

7. Have All Board Members Gotten A Top Lock Key To The Clubhouse Entrance Door? - Both Bruce and Judith indicated that they still need one, so they will get one.

New Business:

1. We Will Be Mailing A Required Package For Budget Soon. We will use this opportunity to include additional info like an Owner Profile, and a letter calling for volunteers.

2. Suncoast News Irrigation Checkup Free By UF Extension – Carolyn checked into this, and she reported that this is for individual homeowners to receive this free irrigation checkup, not a system-wide checkup. Our current irrigation contractor covers many of the things that are routinely covered in this checkup, but the checkup may provide other helpful information. If homeowners are interested, they can call (352)518-0156 to request their individual checkup.

3. Clubhouse Outdoor Cameras Burned Out – Jill reported that two clubhouse cameras have burned out – Four new cameras have been purchased to replace them. Currently there are problems with getting them to connect to the internet, so a wifi extender is being looked into to fix that problem.

4. Landscaping For Entry Sign On Left Side, First Proposal Too High – We don't own that sign, so we will focus on low cost alternatives for sign landscaping.

Social Club Update & Call For Volunteers:

Jill reported that the **Veteran's Day** event is Tuesday, November 11th at 11:00 AM, and tickets are \$10. Judith is the speaker, and Bob Krobatsch is being honored at this event.

Movie night is October 31, and will be a halloween movie. The next movie night after that will be Friday, November 28, at 7:00 PM.

The **Christmas party** will be on Saturday, December 6, at 5:00 PM. Tickets are \$20 per person, catered by Slice Of Life. True Passion will provide the entertainment. Setup will take place on December 4th, following the Social Club breakfast, and volunteers are needed and welcome.

The **November Social Club** breakfast is November 6th, at 8:00 AM.

River Ridge is going to have their **golf cart parade** on December 13th, and if residents are interested in participating, they can contact Carol. Her email address is: baocjo@gmail.com.

Walk-On Topics From Board Members: None

Resident Comments Or Concerns: Santine asked about cleaning of cable boxes, game room item removal, community cleanup needs, and compiling a list of dead trees for removal.

Next Meeting Date: November 20, 2025

Adjournment: Dave made a motion to adjourn the meeting, 2nd by Bruce, all in favor, motion carried.

Adjournment Time: 7:44 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary

TALL PINES DIRECTORY

The last Tall Pines Directory was printed in 2019, and is very much out of date!

A revised directory would include all the Tall Pines communities.

The Board is looking for volunteers to help collect names, phone #s and email addresses, as well as the owner's authorization, in order to be included in the directory update.

To volunteer please contact Dawn Horvath at tallpinesdawn@gmail.com.

Please consider helping out!

If we do not get volunteers to assist with this project, this project will not occur.

HUNT RIDGE HOMEOWNERS' ASSOCIATION BOARD MEETING MINUTES October 20, 2025

Call to Order

The board meeting was called to order at 7:01 pm by Nick Vavoulis – President. Board members present: Anne McQuade -Vice-President, Trish Ives - Secretary, Patrycja Zajac – Treasurer, Susan Gavin, and Saile Alvarez from Parklane RES. A quorum was established.

The Meeting **notice** was posted at the Tall Pines Clubhouse and on signs throughout the community.

Approve Minutes – Previous Board Meeting

A motion to waive the reading of the minutes from the last meeting and approve, as posted on the website, was made by Susan, seconded by Anne; motion carried.

Treasurer's Report

Financials were reviewed by Patrycja Zajac. Total revenue year-to-date is \$146,120.93; Total operating expenses were \$163,963. There is a deficit of \$17,842.51 and Accounts Receivable are \$9293.74. Susan Gavin noted that the A/R is mostly attributable to the new resident payment system.

Management Report

Parklane RES reports no new major violations at this time. Parklane RES continued to work with attorneys on past-due HOA violations. Saile Alvarez asked if Hunt Ridge wants to proceed with creation of a Hunt Ridge website, and the board confirmed the previous decision to move forward. Parklane RES has not been able to obtain any sidewalk cleaning quotes, but they will continue to pursue quotes before the next Hunt Ridge budget meeting.

Old Business

The resident mailbox at 7437 Baltusrol Drive is still pending repair & relocation. Nick Vavoulis said the resident is waiting for the new bracket to arrive.

New Business

Authority to Fine

Susan Gavin presented information from our new property management company (Parklane RES) that clarifies our violation policy. The ability to levy fines is not supported by our documents, therefore we shall rely on the Abatement process as outlined in Article IX, section 7 of the Declaration of Covenants, Conditions and Restrictions. In the case of non-compliance, the association shall cure the violation and bill the homeowner for the expense.

Susan Gavin made a motion to remove any fines currently on a homeowner's ledger and disband the compliance committee. We thank them for their past participation. Nick Vavoulis seconded the motion; motion carried.

Resident Petitions

Susan Gavin restated requirements for homeowner peti-

tions:

Susan Gavin restated requirements for homeowner petitions:

2/3 of the community – 93 votes – are required to pass amendments to change use restrictions as outlined in the Declaration of Covenants, Conditions and Restrictions.

✦ After board receipt of petition signed by 20% of total voting interests, a Special Meeting will be held and all homeowners will have the opportunity to voice their opinions. Pending the outcome of the meeting, our attorney will prepare the amendment, and each homeowner will have the opportunity to submit an official vote.

2026 Budget Planning

No new budget items were presented.

Tall Pines Common Areas

The board discussed maintenance of the sidewalks and common areas around the Hunt Ridge community. Thus far, Tall Pines has refused several requests from Hunt Ridge's HOA board for sidewalk pressure washing. Saile Alvarez with Parklane RES will check with Richard Bremer at Parklane about options the board may pursue with Tall Pines on this matter.

Open Forum

Susan Gavin made a motion to foreclose on the property at 10318 Ravines for past-due HOA fees; Patrycja Zajac seconded the motion; the board unanimously approved. Susan Gavin proposed a financial change for our HOA reserve account. The current Savings account will be closed and funds moved to the Operating account. Anne McQuade seconded the motion, and it was unanimously approved.

A homeowner attending the meeting asked for a list of homeowners in the community so they can petition the residents. Saile Alvarez will check to see if a list can be provided.

Susan Gavin asked Saile Alvarez if Parklane RES could assist with new homeowner information (i.e., printed packets or a website). Saile Alvarez will look into what the property management company can do to assist.

Next Meeting Date The next meeting is scheduled for Monday, November 17, 2025, at 7 PM, Tall Pines Clubhouse.

Adjournment

A motion was made by Susan Gavin, seconded by Nick Vavoulis, to adjourn the meeting at 7:50 PM; motion carried.

Submitted by
Trish Ives, Secretary

Valley Wood HOA Meeting

Tuesday Oct. 21, 2025 7:00PM Location: Tall Pines Clubhouse

1. **Call to order** at 7:03 pm by Jill Bell
2. **Roll call:** Jill,x Cathy, x Dennis,x Diane, x Betty,x Rico & Mike Parklane-x
3. **Proof of notice:** Posted on Tall Pines website, email and posted on site
4. **Quorum reached**
5. **Pledge of allegiance**

Secretary Report

Secretary to make a motion to wave the reading of last month's minutes and accept them as published on the Tall Pines website

Motion by Betty 2 nd by Diane, all in favor, motion carried

Treasurer's Report

- Monthly Income \$19,386; Expenses \$17,617; Net surplus of \$1,769
- Operating Account \$11,322; Account Receivables \$204
- Reserves: Roof \$246,734 Paint \$70,893; General \$180,599; Total Reserve \$498,226 Reserves: Roof \$246,734 Paint \$70,893; General \$180,599; Total Reserve \$498,226
- Total Operating & Reserve Funds \$509,547

Money Market and CD has produced almost \$7800 of interest YTD

Committees:

ARC: Patio on Muttontown, Patio & windows on Bayhill

Fines: Nothing

Welcome: Destiny Martinez on Bloomingdale

Old Business

-We will continue the roof discussion once we get clarification on the information that has been provided to us. The first set of roofs were done in 2012 and those will be the first in line for new roofs when we proceed with the roofing project. More information to follow

- Villa appearances: Jill checking on date last painted and will add for discussion next meeting

- We have had Tree planting going on from Homeowners and this is not allowed via HOA Rules, especially on common grounds. Trees, shrubs and bushes on your property are your responsibility to keep trimmed and maintained

New Business:

- Painting committee starting to look at paint colors and ideas: Painting Committee: Linda, Jean and Sue Last time painted, started in 2018 and finished in 2019 more to follow regarding painting units

Open Forum:

- To clarify, the board does not approve or see architectural forms, the ARC committee reviews and approves the forms, so any questions should be directed to the ARC committee

- Veterans Day Tickets available for \$10.00, Date of Event: November 11 th Please contact Jerry Jaskierny

- Gutters at this time are responsibility of the Homeowner

- Send Questions or Concerns to Michael Dias at Parkland, email address presmichaeldias@gmail.com, so he can so he can become more familiar with the community.

Website if want to keep up with pasco meeting regarding building and road work is pascocountyfl.gov
- Mary Sue brought up the Newsletter and just having it online. This will be a dicussion for Not only Valley Wood but Tall Pines. Further information on this will be forthcoming.

Next Meeting: November 18, 2025 at Tall Pines Clubhouse

Motion to adjourn by Jill , 2nd by Cathy , all in favor, motion carried

Adjournment time 7: 42 PM Submitted by Betty Mayeux

ATTENTION VALLEY WOOD RESIDENTS

PARKLANE MANAGEMENT COMPANY HAS ASSIGNED A NEW MANAGER FOR VALLEY WOOD. HE WAS INTRODUCED AT OUR OCTOBER MEETING. HIS NAME IS MICHAEL DIAS, AND HE MAY BE REACHED AT presmichaeldias@gmail.com or at Parklane 727-232-1173

IMPORTANT INFORMATION FOR RUXTON II HOA BUDGET MEETING ON NOVEMBER 4TH

Ruxton II Homeowners Association

Budget Workshop Notice

Dear Homeowners,

A **Budget Workshop** will be held on **Tuesday, November 4, 2025, at 1:00 PM.**



Location:

5434 Grand Blvd
New Port Richey, FL 34652

The meeting will also be available via **Zoom** for those who wish to attend remotely.



Zoom Meeting Details:

Topic: Ruxton Village II Budget Workshop

Time: Nov 4, 2025, 01:00 PM Eastern Time (US and Canada)

Join Zoom Meeting:

<https://us02web.zoom.us/j/81374703523?pwd=1PtJ8NSXNcrPwuk17SxW2wb84cwV9m.1>

Meeting ID: 813 7470 3523

Passcode: 878756

EVERY WEDNESDAY 5PM

TALL PINES CLUBHOUSE GAME ROOM

BYOB & SNACKS

GAME NIGHT

\$20 BUY-IN POKER ONLY

Call Patrycja for more details
773-827-6849

**-CANASTA
-RUMMY
-SPADES
-EUCHRE
-HEARTS**



Tall Pines Board Seeks Community Members

Your community could use your help! We know that not everyone wants to make a three-year commitment to join an HOA board, or other regular ongoing commitments, but we also know that some people don't mind helping out when it's not a regular commitment.

Those of us serving on your HOA boards are just regular people, volunteering our time to try to make the community a better place to live. We all either have or had careers in various fields, but are not experts in every area. Sometimes issues come up that we could use a professional opinion on, to help the board make the right decision. Just like any homeowner making repairs or decisions on their own home, the board has to try to learn enough about any particular situation to try to make the right decision for the community. We aren't looking for people to "do" the work, but rather to help us make decisions that are the best for the entire community. Maybe you were a roofer, electrician, engineer, accountant or some other type of specialized career before you retired, or maybe you still are.

If you have expertise in a particular area and would be willing to serve in an advisory capacity, to help guide the board in making an educated decision, please contact any board member and let them know you are willing to provide advisory services and what your expertise is. We are hoping to hear from you!

PLEASE OBSERVE 20 MPH SPEED LIMIT

**THERE ARE MANY COMPLAINTS RE: SPEEDING ON MILLRIVER ROAD AND
IN HUNT RIDGE WEST
THANK YOU**

LET US HEAR FROM YOU!

**ARE YOU HAVING ISSUES DRIVING
ON DECUBELLIS??**

Here's what we see:

ROAD RAGE

SPEEDING

ILLEGALLY PASSING

DANGEROUS INTERSECTIONS

**CAN'T GET OUT OF YOUR
SUBDIVISION**

CONSTRUCTION VEHICLES

JOIN OUR FACEBOOK PAGE AT

Fix Decubellis Now

Or email

decubepc@gmail.com

**Please check the traffic carefully before
turning on to Decubellis from Tall Pines
Blvd or crossing on foot at that intersection.
People have been noted to run the red
lights!**

Tall Pines Board Members Sept/2025

Dawn Horvath, President (630) 373.6363

Charlie Kriss, Vice President (610) 212.2068

Jill Bell, Treasurer (518) 725.6407

Dave Antkowiak, Secretary (989) 255.0304

Patty Burke, Director (847) 274.4206

Carolyn Mitrius, Director (630) 886.8124

Jim Davidson, Director (770) 468.3464

Judith Scott, Director (507) 779.9804

Bruce Ganfield, Director (612) 968-8596

HUNT RIDGE HOA BOARD OF DIRECTORS**September 2025**

President – Nick Vavoulis

Vice President – Anne McQuade

Treasurer – Susan Gavin

Secretary – Trish Ives

Directors: Staffan Linnerstan

Patrycja Zajac

VALLEY WOOD HOA 2025 BOARD OF DIRECTORS

President Jill Bell (518) 725-6407

vwjillbell@gmail.com

Vice President Cathy Westerman (615) 476-2886

valleywoodcat@gmail.com

Secretary Betty Mayeux (727) 403-7085

elizabethmayeux@yahoo.com

Treasurer Dennis Babe (262) 786-1076

vwdennis@wi.rr.com

Diane Zenchuk Director (402) 210-3447

vwadianz@gmail.com

RUXTON VILLAGE 2025**BOARD OF DIRECTORS**

Dawn Horvath President

Bill Martin Vice – President/Treasurer

Dana Ringwald Secretary

Maureen Johnson Director

RUXTON II HOA 2025 BOARD OF DIRECTORS

Donna Hoey President

Joe Capasso Vice President

David Smyth Treasurer

Sherrie Walker Secretary

Charlie Kriss Member at Large

WELCOME A NEW TALL PINES OWNER!

The Tall Pines Community sends a warm welcome to *Destiny Martinez* from Bloomingdale Drive in the Valley Wood Community. Wishing you many HaPpY Years in Tall Pines!

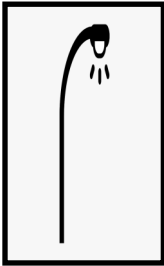


BE VIGILANT!

Recently around 7 AM a heavily clothed disheveled man was noted trying to open the hatch of a car in a carport.

An hour later, a few doors down, trash bags awaiting pickup were noted to be ripped open, and contents strewn about. Very likely the two incidents are connected. This is a good example of when to call the police.

ELECTRICAL SERVICE



Please notify Withlacooche Electric to report streetlight or residential outages. Call 352-567-5133, or to report on line, go to wrec.net and click on "Report a Streetlight Outage" or "Report an Outage". If you are unable to report your outages via these methods, you may call Ameri-Tech: 727-726-8000 ext. 301.

IMPORTANT: TO ALL SUBCOMMUNITY BOARDS & ALL USERS OF THE LIBRARY

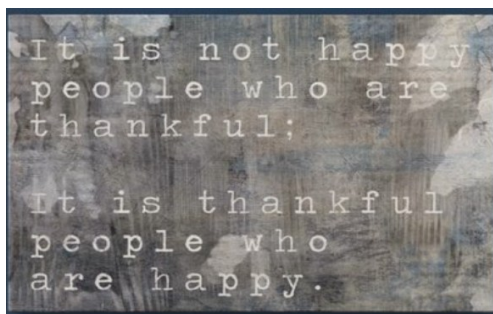
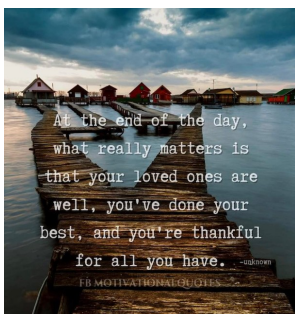
If you plan to use the library for any sort of meeting or gathering you must notify Patrycja Zajac to reserve your date and time.

All HOAs must notify her if your meeting date for the month has been changed. Report to Clubhouse Manager Patrycja Zajac at 773-827-6849 for conflict review. Meeting changes have resulted in conflicts with scheduled events. Thank you!

GOLF CART PROBLEMS

Drivers of GOLF CARTS, be they adults or underage children, are reminded that the SPEED LIMIT in all areas of Tall Pines is 20 MPH. There is to be NO SPEEDING, RECKLESS DRIVING, DRIVING ON THE GRASS, OR ON PRIVATE DRIVEWAYS.

PARENTS WHO ALLOW THEIR CHILDREN TO DRIVE GOLF CARTS ARE ASKED TO INSTRUCT THEM IN PROPER DRIVING, AS THEY ARE RESPONSIBLE FOR THEIR CHILDRENS ACTIONS. **PLEASE SLOW DOWN & DRIVE CAREFULLY!**



THOUGHTS & PRAYERS go out to

Krystyna Johnson
Dana Ringwald
Peggy Krobatsch
Lynda Leonard

Please contact Sue Mac Queen at
valleywoodsue@gmail.com to add someone
to our list.



REMINDERS

Keep
our
streets
SAFE!



PLEASE OBEY THE
SPEED LIMIT AND
THE "PLEASE SLOW
DOWN" SIGNS!

PLEASE STOP FEEDING WILDLIFE

The Board is asking residents to
refrain from feeding alligators,
ducks, deer, Sandhill Cranes etc.

PLEASE DO NOT THROW CIGARETTE
BUTTS ON THE ROADS OR GRASS!!

BOOKS AND PUZZLES GALORE!

There are many, many books,
games, movies and puzzles in the
Clubhouse library! Tall Pines
owners are encouraged to borrow
and enjoy the collection. Please
use, and return on the honor
system.

**Clubhouse Keys, \$20 each, are available
from Patrycja Zajac, Clubhouse Manager**

CLUBHOUSE RENTAL **

The Clubhouse is available for owners to rent for
events such as:

**Christmas & New Years
Parties Retirement Parties
Meetings Birthdays
Weddings
Life Celebrations Showers**

For information contact **Patrycja Zajac**
at paciorka@gmail.com, or 773-827-6849
Pricing & Rules can be obtained on our website
www.tallpinesnpr.com

**** \$500 Security Deposit Required**

DOG WALKERS

A common complaint about some, is letting
their dog up onto a neighbor's property. Please
keep your dog leashed at the edge of the
grass/road junction.

SOCIAL CLUB NOTES

Our new Ameri-Tech manager Brett Newby,
will be sending out an email blast each month
if a movie night is scheduled for the last
Friday of the month.

SAVE THE DATES!

*The 2025 Christmas Party is on December
6th.*



*The Veterans Celebration is on November
11th at 11 am.*



GTU, LLC DBA Licensed & Insured

Green Thumb Unlimited

Professional Landscape Services

Eric Kopp

727-457-3460

eric@greenthumbunlimited.com

greenthumbunlimited.com 4/1/25



SHRUB OR HEDGE TRIMMING

Trimming of certain shrubs and hedges is done every month.

Since all sub-associations have not contracted with the same vendor, the universal sign to let a company know that you do not want a trimming done, is to tie a red ribbon on it, cover it with a towel, or put up a "Do Not Trim" sign.

THE HI LITES ARE ALWAYS AVAILABLE TO YOU!

For those of you who travel between your northern home and your Tall Pines home. When you are not here to retrieve your paper copy of the Hi Lites, you can always find a copy on our website at <https://tallpinesnpr.com/newsletter.php> We also keep archives, and right now there are approximately six years' worth of historical Hi Lites stored on the site. Tall Pines wishes to send a thank you to Hi Lites editor, Sue MacQueen, for all of her time and effort in making these newsletters available, and to our delivery team out in the community.

P.S. **RENTERS** may be placed on the Tall Pines website and receive all emails sent to the community.

Just send your name, home address & email address to Brett, at Ameri-Tech. See cover page, bottom right.

OCTOBER BUNKO WINNERS

Most Wins - Sande Nelsen,
Diane Zenchuk and Peggy
Krobatsch

Most Losses - Marion Pope

Most Bunkos - Peggy Krobatsch
and Maureen Johnson

NOVEMBER Bunko

is scheduled for 11/14

at 6:30 pm

COME ENJOY OUR NEXT

LIVELY, FUN GAME

WIN.SOME. \$\$\$

The Door to Door Delivery
Begins again with this Issue

SEE THE ALL COLOR
HI LITES AT

https://
tallpinesnpr.com

Click Community
Newsletter on top



NOVEMBER 2025

Sunday

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

						1
2 Daylight Savings Time Ends! Turn your clock back 1 Hour	3 Trash	4 Election Day Ruxton II HOA BUDGET MTG at 1 pm at NPR Ameri-Tech Office 1434 Grand Ave	5 Recycle Game Night 5 PM in Game Room	6 Trash Social Club Breakfast Meeting 8am	7	8
9	10 Trash	11 Veterans Day Celebrate 11am at Clubhouse 	12 Recycle Ruxton Village HOA meets at 7 pm Game Night 5PM in Game Room	13 Trash	14 BUNKO 6:30 RSVP Maureen 727-848- 3549	15
16	17 Trash Hunt Ridge HOA meets at 7 pm	18 Valley Wood HOA meets at 7pm	19 Recycle Game Night 5 PM in Game Room	20 Trash Tall Pines HOA meets at 7 PM	21	22
23 30 _____	24 Trash <div>Hi Lites Deadline</div>	25	26 Recycle Game Night 5 PM in Game Room	27 NO Trash PickUp Thanksgiving Day 	28 MOVIE NIGHT 7PM Diane Keton Film at the Clubhouse 	29