

The Tall Pines Hi Lites

Volume 40, Issue 9 NOVEMBER 2024

TREE RESPONSIBILITY

The board receives a lot of inquiries regarding trees, so we wanted to take a few moments to explain where responsibility lies, as well as recommendations for when the tree lies on a neighboring property.

The Tall Pines Community Association is only responsible to maintain, trim or removes trees which are on common property. Each homeowner within Tall Pines has some amount of property that surrounds their building. The ownership of the tree is determined by where the roots lie within property lines.

Many of you have expressed concern about trees which are on the former River Ridge Golf Course property or trees along Decubellis which are leaning towards homes. If you feel that a tree is a danger to your home and it is on property that you do not own, the recommendation that our property manager has given is that you should send a certified letter to the owner of the tree stating that you feel it poses a danger to your home and that you would like them to take care of it. Keep proof that you have sent this letter. No one can be forced to remove a tree, but this letter should protect you if something does happen and your property is damaged. Your homeowner's insurance will utilize the proof of that certified letter to seek damages from the tree owner or their insurance. You can find the mailing address of the owner within the Pasco County Assessors Website.

A law was passed in 2022 (Florida CS/SB 518: Private Property Rights to Prune, Trim, and Remove Trees) which allows an owner to take care of a dangerous tree without a permit or approval from the county if the owner obtains documentation of risk assessment from an ISA certified arborist stating the tree poses a danger. Link to bill text: [CS/SB 518 \(flsenate.gov\)](https://www.flsenate.gov/bills/2022/cs/sb518)

Navigating the Pasco Property Assessor's Website

The Pasco Property Assessor's website provides property maps which can assist in determining where property lines fall. You can go to <https://search.pascopa.com/>. You will enter the address and click submit. Once you have chosen an address, you will see a page like this.

Line	Use	Description	Code	Zoning	Units	Type	Price	Condition	Value
1	7700C	Club	S1-1	MPUD	0.500	AC	\$24,300.00	1.00	\$0
2	7700R	Club	S1-1	MPUD	0.820	AC	\$24,300.00	1.00	\$0

If you need to mail a certified letter to the owner of a property, the mailing address is on the left side. If you click Map at the top, it will open to a map showing the measurements of the property. If the roots of the tree are still in question, sometimes a measuring wheel is needed. The board has a measuring wheel at the clubhouse, you can contact any board member for assistance.

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Sue Mac Queen

valleywoodsue@

gmail.com

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President Dawn

Horvath

tallpinesdawn@

gmail.com

Ameri-Tech

Andrew George

727-726-8000 X301

andrewg@

ameritechmail.com

NOTICES FROM THE TALL PINES BOARD

This alligator has not yet been captured as of the November Hi Lites print time. The trapper was out twice, but was unable to locate the alligator in question.

RE: GAZEBO ** AGGRESSIVE ALIGATOR IN THE POND! STAY AWAY FROM THIS AREA!

You may have noticed that the gazebo has been closed to use. The railings are loose, and some of the boards are rotting. A couple vendors have been contacted to give us quotes but we are still awaiting three full quotes to include full inspection of the footings. The board has instructed maintenance to place boards across the walkways. Slawek has attempted to do this, however an aggressive alligator charges toward him when he attempts. Jill Bell has made arrangements for its removal from the pond.

INFORMATION FROM THE STATEWIDE NUISANCE ALLIGATOR PROGRAM

The Florida Wildlife Commission places the highest priority on public safety and administers a Statewide Nuisance Alligator Program (SNAP). The goal of SNAP is to proactively address alligator threats in developed areas, while conserving alligators in areas where they naturally occur.

People concerned about an alligator should call our toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).

Generally, an alligator is deemed a nuisance if it is at least 4 feet in length and the caller believes it poses a threat to people, pets or property. There are situations when smaller alligators wind up in places that are not acceptable, such as swimming pools, garages, etc., and must be removed. When someone concerned about an alligator in any of these situations calls the Nuisance Alligator Hotline, we will dispatch one of our contracted nuisance alligator trappers to resolve the situation.

**This is required by law. The Tall Pines HOA needs your cooperation.
Please send in your insurance declaration page!**

REMINDER: INSURANCE DECLARATION PAGE Please respond to this!

Tall Pines documents require in Article XIII Section 6, that all homeowners maintain a full replacement value insurance policy.

If you have not already turned in a copy of the declaration page of your policy, please do so immediately. Email to Andrew at Ameritech - andrewg@ameritechmail.com or mail to 24701 US Highway 19, Clearwater, FL 33763 **AND** submit a copy to your own HOA.

BALTUSROL FLOODING UPDATE

The Board continues to watch it closely. With the recent hurricanes, the draining worked well so the work performed to hydro blast the drains was successful. However, the Tall Pines board is still engaged with an attorney to compel the neighboring HOA to maintain their property. The cleared vegetation will eventually grow back, and without proper maintenance, it will block the pipes once again and create issues for residents on Baltusrol and Pineneedles.

TALL PINES CLUBHOUSE IS A VOTING LOCATION

The clubhouse has been rented by Pasco County for the upcoming election.

Please note that they requested set up a day early, so the clubhouse will be locked once election equipment is set up. No one will be allowed inside from Monday evening until after the election.

We apologize for any inconvenience.

Please watch for increased traffic.

Remember to exercise your right to vote on Tuesday 11/5!

SWIMMING POOL MEMBERSHIPS

Please be advised that there will not be any memberships to use the pool at the River Ridge Golf Club offered this winter.

The pool located at the golf course has no connection to Tall Pines HOA in any way. Tall Pines does not own, insure, offer membership or cover liability for its use.

TALL PINES SOCIAL CLUB Needs Help to set up for Veterans Day Celebration

Bob & Jerry ask that anyone is able, please arrive at the Clubhouse on **Sunday November 10th at 9am. Coffee& donuts provided as usual!**

RSVP for BUNKO on NOVEMBER 8th!

It's a lively fun evening. Win \$\$\$\$!

Leave a message for Maureen Johnson at 727-848-3549 with your name and the number of people attending. Please bring a snack to share. Beverages are provided!

Please note that if a hurricane occurs near to the Bunko date, and it is cancelled, as it was in October, Maureen will notify regular attendees by phone.

DEAD Trees: The Board has had tree work done. However, if you feel that a tree on common property has an issue, please either fill out the Contact Form on the website or notify Andrew George with the details. His contact information is on the front page of every Hi Lites issue.

HAPPY
thanksgiving

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Date: October 17, 2024

Call To Order: 7:03 PM

Pledge Of Allegiance: Was held

Roll Call: In person – Lonnie Buresh, Dawn Horvath, Charlie Kriss, Bob Krobatsch, and Ameri-Tech representative Andrew George. On Zoom – Dave Antkowiak, Jill Bell, Patty Burke, Carolyn Mitrius. Absent – Jim Davidson.

Proof Of Notice: Signs were put out at Tall Pines entrances, it was in Hi Lites, and in last month's minutes.

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

Treasurer's Report: For September, we had monthly income of \$19,854, which was \$30 less than budgeted. Our operating expenses were \$11,760, which was \$2,295 less than was budgeted. For the month, there was a net surplus of \$2,265.

Year To Date, we have a deficit of \$2,830 versus budget.

There is \$7,268 in our general operating account, and \$475,671 in total reserve funds.

Lonnie commented that our irrigation costs were about \$1,000 higher in September due to unexpected repairs. He also reported that when we paid our insurance premium in June, we were running a net YTD deficit of approximately \$7,700, and since then, that number has been reduced to \$2,830.

He projects that by the end of December, and barring outlier expenses, we will have a slight YTD surplus.

Lonnie also reported on a CD that matured and has been reinvested.

Property Manager's Report: Andrew began by apologizing for being late or behind on his work for Tall Pines, due to all of the additional work he has related to the recent hurricanes. He reported that financials were mailed out on 10/15/24, he continues to do his inspections on Tuesdays, and the main homeowner concerns were for irrigation and tree problems from the hurricanes. There was a power outage for several days also, so communication to and from Ameri-Tech was via phone only during that time.

Announcements/Accomplishments:

1. Dawn reminded residents in attendance to hold questions and comments until the end of the meeting.
2. Residents were reminded that irrigation only comes twice per month. Report issues on the website. If you are having any type of work done that requires special consideration, you must advise in advance. Homeowner projects are at the cost of the homeowner.
3. New laws went into effect on 7/1/24 which allows towing companies to charge more. Be aware of parking restrictions, as the towing company we have contracted with comes through the neighborhood and is allowed to tow anyone who is not complying. This does not require intervention from the board. Towing could be as much as \$500 or more.
4. Residents should report any tree issues via the contact form on the website. Keep in mind Tall Pines only handles trees on common property. If the tree is on the homeowner's property, they are responsible. If the tree is on someone else's property (such as the golf course) and posing a danger, the homeowner must send a certified letter to the owner of the tree.
5. There is a neighborhood group hoping to start a regular canasta game. If interested, contact Rosemary Jaskierny or Sue MacQueen.
6. Tall Pines garage sale is on October 19th, with the 20th being the alternate date if the 19th is a rainout.
7. Jill has started a list of tree issues that need addressing, which will be coordinated with Andrew's list.
8. The variance to increase irrigation days was approved, and Jill and Bob are working on preparing to get a sign out that is required at the Tall Pines front entrance for that. Bob made a point of thanking Andrew for the assistance he provided in having the paperwork completed effectively in the application process. The irrigation company has been notified and instructed on the change, and is moving forward with implementing it.

Old Business:

1. Insurance Update – We still don't have a cost replacement estimate for the bridge and gazebo. They were not affected/damaged by the recent hurricanes. Charlie suggested that we table

whether or not to insure them at this time, and no one on the board was opposed to doing that.

2. Baltusrol Flooding –

A. Attorney Status: Charlie reported that our drainage engineer did an inspection of the drain today (10/17/24) and his report has already been sent to our attorney. That report will be attached to the demand letter that our attorney will send to Gracewood.

B. Retainer Status: Regarding the retainer status agenda item, Andrew answered that the retainer and two other invoices were paid to our law firm. There was a discussion as to whether the retainer payment creates a credit balance on our accounts. Charlie will discuss this with our attorney for clarification.

C. Status of drains with recent rains: Patrycja reported that the drain worked fine during the recent rains.

3. Gazebo Boards And Rails –

A. Bids: Andrew reported that we have one bid in writing for \$8,500, a second verbal bid of \$10,000 that will be put in writing soon, and he is still waiting for a 3rd bid. There is some variance in what would be done in the two bids so far.

B. Homeowners were reminded that the bridge and gazebo still should not be used by anyone.

C. Status of alligator and boards to block entrance to bridge and gazebo: The alligator was not there when attempt was made to remove it. Jill will make another call for another attempt at removing it.

4. Watering Variance Request Approved – This had been discussed earlier, and Dawn added that irrigation times will change somewhat, and Rain Right will prepare a new list of the changes.

5. Tree Work – Andrew and Jill are working together to compile a new list of tree work that needs to be done. Dawn asked homeowners to also report any tree issues on the contact forms on the website, so we don't miss any that need addressing. Jill contacted the County and asked them to investigate trees on Decubellis which are leaning towards Tall Pines homes.

6. Homeowners Insurance Records– Andrew indicated that he tried to send the information to Patty, but due to the size of the file it didn't go through. Andrew will put it on a portable drive and submit it that way.

7. Mandatory Inspection At Clubhouse By Fire Marshall, Cost Was \$100. - Patrycja reported that it is not completed yet. There will not be an additional charge.

New Business:

1. Report On Storm Cleanup From Helene And Milton – Jill reported that homeowners did a good job of putting debris out to the curb, and Anchor did a good job of coming out on short notice to pick it up.

2. Irrigation – Jill reported that Bob, Jim and she met with Simplicity, and they seemed good. She met with Local Irrigation, and said they were quite thorough. She would like other board members to meet with them also, and Charlie and Bob agreed to do that. Rain Right also submitted a new bid, which is almost triple their current contract rate.

3. Requests To Landscape The Circle At Baltusrol And Pineneedles – The board agreed to have Jill get estimates up to \$2,500 for landscape improvements in this location.

4. Status Of Clubhouse Shed Roof Damaged By Vendor – After the damage occurred, a tarp was installed but blew off before repairs were made. As a result, the shed floor was damaged from rains, which the vendor is now responsible for. Andrew will follow up with the vendor who is responsible and ask them to put Ice & Water Shield or something similar on the damaged area to prevent any further damage. The vendor is currently working on hurricane damage out of the area, so it will likely be a while before they can fully address our shed damage.

5. Status Of Homeowner Tree Left On Common Property – A tree that fell on a homeowner's home during hurricane Helene was cut down and placed on common property. Andrew reported that it appears that a tree was also cut down from the common property nearby as well, and added to the homeowner's tree debris pile. Renters are in the damaged home, and apparently the homeowner is behind on their monthly dues. It will be expensive to remove the tree debris, and both Tall Pines and Hunt Ridge are impacted. Andrew will try to reach the homeowner to see what they will do to resolve this. Hunt Ridge will also discuss it at their upcoming meeting.

6. Parking Extension Needed For Storm Victims Staying In Tall Pines With Relatives – Charlie made a motion to allow Tall Pines board members to grant 30 day renewable extensions for clubhouse parking for storm victims until January, 2025, 2nd by Bob, all in favor, motion carried. In January, we will reassess the need to continue or not continue with extensions. Dawn said she will ask Sue to put a reminder in Hi Lites for people to request permits for parking so that towing does not occur.

Walk-on Topics From Board Members:

1. Charlie noted that our attorney has provided the opinion that the law that went into effect on 7/1/24 does not overturn our existing parking regulation related to overnight parking of commercial vehicles.

2. Bob discussed the prospect of looking into an enhanced smoke/fire detection system for the clubhouse, which would trigger fire department notification instead of just an alarm in the building. With the clubhouse being vacant as often as it is, this may be a good system, and would likely reduce our insurance cost as well.

Social Club Update:

1. Veterans Club Update – Bob reported that the Veteran's Day celebration is on Monday, November 11th. Deceased veteran and long time and well respected Tall Pines resident Ed McLain will be honored at this celebration.

The high school ROTC will be in attendance and have a speaker, and Jill will emcee the event. She indicated that another person from a different organization will also be speaking.

The cost for residents to attend is \$10, and will include hamburgers, hot dogs, salads, desserts, and beverages. In the past, we have made donations to organizations that participate in this event. Bob made a motion that we donate \$100 each to the ROTC and the organization that the speaker that Jill has set up, 2nd by Charlie, all in favor, motion carried.

2. Movie Night – Bob reported that the previous movie night went well, and people had a lot of fun. Another one is scheduled, and the details will be in Hi Lites. There is no charge, and popcorn and beverages will be provided.

Resident Comments Or Concerns:

1. Residents on Zoom – No comments.

2. Residents on Site – A resident expressed concern about a recent disturbance in the community, and they were advised to attend the upcoming Hunt Ridge meeting where more information, discussion and hopefully resolution will take place.

Next Meeting Date: November 21, 2024

Adjournment: Motion by Charlie to adjourn the meeting, 2nd by Jill, all in favor, motion carried

Adjournment Time: 8:00 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary

TALL PINES BOARD VOTES TO ALLOW PARKING AT THE CLUBHOUSE FOR STORM VICTIMS. A PERMIT IS NEEDED!

Charlie Kriss made a motion that would allow storm victims staying in Tall Pines with relatives to use the clubhouse parking lot.

The motion allows all Tall Pines Board Members to grant 30 Day Renewable Parking Extensions until January 2025. The motion received unanimous approval and carried.

In January, the Board will reassess the need to continue or not continue with extensions.

Anyone taking advantage of this MUST get a PARKING PERMIT from any Board Member so they will not be towed. Any car not displaying a formal permit issued by a Board Member, runs the risk of being towed, at great expense to the owner.

Valley Wood Monthly HOA Meeting

Date: Tuesday October 15, 2024

Time: 7:00 PM

Location: Tall Pines Clubhouse

Call to order at 7:06 pm by Jill Bell

Roll call: Jill, Diane, Dennis (on zoom), Rico, Parklane. Absent: Cathy & Betty

Proof of notice: Posted on Tall Pines website, email and posted on site

Quorum reached: 3 attend in person, 1 on zoom

Pledge of Allegiance

Secretary Report:

Jill made a motion to wave the reading of last month's minutes and accept them when published on the Tall Pines website and in the Hi Lites

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

Treasurer's Report: Dennis

Monthly Income \$24,366; Expenses \$22,930; Net surplus \$1,436

o Our current CD matured on 9/22/24, with interest of \$6,489.

- This interest was put into our General Reserves.
- YTD Income \$131,843; Expenses \$140,201; Net deficit of \$8,358
- Operating Account \$12,161; Account Receivables \$595
- Reserves: Roof \$205,641; Paint \$63,081; General \$149,673; Total Reserve \$418,395
- Dennis is waiting for the CD certificate from John LaMont at Parklane. The cd was \$250,000 plus interest of almost \$6500

Committees:

ARC: nothing

Maintenance: 1 roof repair on Bayhill

Painting: nothing

Fines: nothing

Old Business:

Board voted to renew our cd at 4.44% for 5 months. Amount is \$250,000

Garage Sale Oct. 19th

Do not feed wildlife, it is against the law

New Florida hoa statutes, Rico updated. 4 hours continuing education mandatory for board members. Post community information on website, we already do this.

Resident booklet, if want to be included fill out the owner profile form and submit to Ameritech. Questions to be asked at the Tall Pines meeting:

- a. If you were in the old directory will you automatically be in the new directory?
- b. What is the date to return the owner profile form by?
- c. Will an owners name and address be included in the directory if no form is returned?

The owner profile form is located on tallpinesnpr.com website. It should be filled out and returned to Ameritech
We are always looking for volunteers

New Business:

Rico discussed the amendments and the one page voting. There will be one yes or no vote. Only the voting page needs to be returned. We will hand deliver to owners in Valley Wood that are here. The rest will be mailed out to owners with a postage paid return envelope. Printing will be on double sided paper to save costs. At our December 17th meeting the regular meeting will be at 7 pm. Following the regular meeting will be a special meeting for the Amendments.

Feeding wildlife creates a nuisance with droppings all over carports and lawns. Please stop feeding any wildlife, this includes ducks. Residents are complaining about the mess and the unsanitary conditions of stepping in their feces. If a nuisance animal needs to be removed, a private trapper must be used at the person's own expense. Residents in the area have expressed their concerns witnessing shouting confrontations.

Open Forum

The board had nothing

The audience had nothing

Next Meeting: Nov. 19, 2024 , 7 PM

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

Adjournment time 7:33 PM

Submitted by Jill Bell

ATTENTION VALLEY WOOD OWNERS

The HOA Board of Directors is looking for a volunteer to serve as The Welcoming Committee.

Welcoming a new owner involves giving a Tall Pines Welcome Packet, provided by Bob Krobatsch of the Tall Pines Board, and Valley Wood Information, along with sharing general information about Valley Wood and Tall Pines. Answering questions a new owner might have is very helpful. If there are extra Hi Lites editions available, they are shared as well.

This position does not involve a lot of time.

Jill Bell, Valley Wood HOA President will temporarily serve to welcome new residents.

The board is also interested in adding to other committees such as the Maintenance Committee and Fining Committee, and is always open to any ideas that may improve the Valley Wood community.

THE VALLEY WOOD HOA BOARD OF DIRECTORS WOULD LIKE TO THANK ALL THEIR RESIDENTS WHO HELPED WITH THE CLEAN UP FROM HURRICANES HELENE & MILTON

HUNT RIDGE HOMEOWNERS' ASSOCIATION**BOARD MEETING MINUTES****October 21, 2024****Call to Order**

The board meeting was called to order at 7:00 pm by Nick Vavoulis - President. Board members present: Susan Gavin, Lonnie Buresh, Trish Ives, Anne McQuade, Marty Giles, Bob Krobatsch; a quorum was established. Also present, Keith Phillips, LCAM, Ameri-Tech

Property Manager

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

Total Operating & Savings Account: \$25,676; YTD income: \$160,908; YTD expenses: \$165,778; YTD deficit: (\$4,870); Accounts Receivable: \$6,647

Management Report

Account Collections: 4 are with attorney (1 foreclosure, 2 liens, 1 pre lien); , 3 are 90+ days delinquent, 4 are 60+ days delinquent, 7 are 30+ days delinquent. Accounts are charged a \$10 late fee for payments received after the 16 th of the month.

Compliance: Property inspections are done every Tuesday and letters of violation are sent as needed. The shed and kayaks have been moved and are out of sight of the street. An attempt has been made to contact the owner of the property on Ravines that drew so much attention from the Pasco police dept last week but so far there has been no response.

New Business

Ameritech will reach out to the HOA attorney for solutions to the tenant problem that is causing great concern for the neighborhood.

Next Meeting Date

The next meeting is scheduled for November 18, 2024, at 7 PM, Tall Pines Clubhouse.

Adjournment

A motion was made by Lonnie, seconded by Anne to adjourn the meeting at 7:23 PM; motion carried.

Submitted by

Susan Gavin, Secretary



A Sincere Thank You to Jill and Terry Bell

The Tall Pines HOA Board of Directors would like to recognize and thank their Vice President Jill Bell, and her husband Terry Bell for working at and organizing the clean up effort in Valley Wood after Hurricanes Helene and Milton.

Jill said she and Terry “got the ball rolling” clearing their yard and the yards of several villa owners who they knew were unable to take on the task.

Several other owners took notice, and were directed to bring tree and shrub storm damage to the edge of the road in front of their property. Jill and Terry also went to the Tall Pines Clubhouse and worked at gathering and moving brush.

Green Thumb LLC had taken the waste after Hurricane Helene, but could not after Hurricane Milton.

Jill contacted Anchor Landscaping and arranged for their services. “They did a great job.”

Jill and Terry reported that “it was not all us.” She said many owners in different areas of Valley Wood helped out a great deal.

Kudos to them all.



Remembering our
Veterans ...

Especially ED MCLAIN.



Ed will be remembered and celebrated as a Tall Pines beloved neighbor and veteran, at our Veterans Day Event this year. November 11th at 11 am.
See below for details.

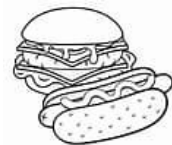
VETERANS DAY CELEBRATION NOVEMBER 11TH, 11 AM

With Emcee Jill Bell, Tall Pines Vice President, a Guest Speaker and the River Ridge High School ROTC Ceremony at our Clubhouse and a special celebration of Ed McClain



TICKETS \$10 per person

Includes Hot Dogs, Hamburgers, salads, Beverages and desserts



Ticket Sellers:

Bob Krobatsch 727-845-0950

Jill Bell 518-725-6407

Jerry Jaskierny 727-807-3513

Laddie Buresh 402-440-6842

Tall Pines Christmas Party

Sat. December 7th 5PM at the Tall Pines Clubhouse



Slice of Life Italian Dinner
Desserts, Beverages & BYOB
50/50 Music by Al March



Get Tickets \$20 each- Deadline Dec. 2nd from:

Bob Krobatsch 727-845-0950

Jerry Jaskierny 727-807-3513

Jill Bell 518-725-6407

Laddie Buresh 402-440-6842

SAVE THE DATE !

Saturday, December 21st

**River Ridge Community Potluck
& Golf Cart Christmas Parade**

Potluck Dinner at 4PM at the Tall Pines Clubhouse

Please BYOB and a disposable dish to share

Carts line up at 5:30 Parade starts at 6 PM

Contact: Brenda 727-271-1726

Parade Route:

Tall Pines, River Ridge Country Club, Edgewood, Sabalwood
Golf carts will go down all streets in the RRCC neighborhood





**LOOK FOR NOTICES FROM
THE TALL PINES SOCIAL CLUB
FOR MOVIE NIGHTS!!!
POPCORN AND BEVERAGES SERVED
JOIN US FOR A REALLY GOOD TIME!**

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 \(wasteconnections.com\)](http://wasteconnections.com) for more information on what recyclable items are accepted.

TRASH & RECYCLE SCHEDULE

Office Closed
Normal Collection Schedule

Christmas Day
Office Closed
Collection delayed until next service day

HOLIDAY SCHEDULE

Presidents Day
Office Open
Normal collection schedule

Labor Day
Office Closed
Normal collection schedule

New Years Day
Office Closed
Collection delayed until next service day

MLK Day
Office Open
Normal collection schedule

Veterans Day
Office Open
Normal collection schedule

Juneteenth
Office Open
Normal collection schedule

Thanksgiving Day
Office Closed
Collection delayed until next service day

****Please Cut out and keep**

Memorial Day
Office Closed
Normal Collection Schedule

Day After Thanksgiving
Office Open
Normal Collection Schedule

Independence Day

Christmas Eve
Office Open
Normal collection schedule

THOUGHTS & PRAYERS

go out to

Dana Ringwalde
 Bob and Peggy Krobatsch
 Lynda Leonard
 Jean Kordewick

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

WELCOME COMMITTEE

Hunt Ridge – Brookhaven - **Volunteer needed**

Hunt Ridge West - Christine Womack 678-764-5085

Ruxton Village - Maureen Johnson sneezy1223@yahoo.com

Ruxton II - **Volunteer needed**

Spring Lake - **Volunteer needed**

Valley Wood – Jill Bell (518) 725-6407 (Temporary)

SUNSHINE COMMITTEE

Hunt Ridge - Brookhaven - **Volunteer needed**

Hunt Ridge - West - **Volunteer needed**

Ruxton Village - **Volunteer needed**

Ruxton II - **Volunteer needed**

Spring Lake - **Volunteer needed**

Valley Wood - Sue Mac Queen
valleywoodsue@gmail.com

Please Contact Sue Mac Queen to volunteer on a
 committee! These positions do not require a lot of time!

Send a card to an ailing neighbor!

Welcome a new owner to your community! Welcome
 packages are available from Tall Pines Board member
 Bob Krobatsch at 727-267-4604.

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.**

Tall Pines Christmas Party

Sat. December 7th 5PM
at the Tall Pines Clubhouse



Slice of Life Italian Dinner
Desserts, Beverages & BYOB

50/50 Music by Al March

Tickets \$20 each. Deadline Dec 2nd

Bob Krobatsch 727-845-0950

Jerry Jaskierny 727-807-3513

Jill Bell 518-725-6407

Laddie Buresh 402-440-6842



Re/Max Marketing Specialist
Nicholas Vavoulis
We Don't Just Sell Here,
We Live Here
8915 Mitchell Blvd
Trinity Blvd FL 34655
Email: nickvavoulis@gmail.com
Mobile: 727 234 3743
20 + Years Of Experience



11/1/24

Tall Pines Housekeeping & Organization

Reliable & Affordable

Nichina Wycoff
727-793-1764
Call for Free
Estimate



7602 Roland Ct. Tall Pines Ruxton II

9/1/24

GTU, LLC DBA Licensed & Insured

Green Thumb Unlimited

Professional Landscape Services

Eric Kopp
727-457-3460
eric@greenthumbunlimited.com
greenthumbunlimited.com



4/1/25

**DO YOU KNOW OF A GREAT BUSINESS TO
SHARE WITH THE COMMUNITY?**

CALL BOB KROBATSCH AT





727-267-4604

ATTENTION RUXTON VILLAGE OWNERS

PLEASE NOTE THE CALENDAR FOR CANCELLATION
OF YOUR HOA MEETING ON NOVEMBER 13TH.

PLEASE KEEP AN EYE OUT FOR FURTHER
INFORMATION FROM DAWN.

NOVEMBER 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3 DAYLIGHT SAVINGS TIME ENDS MOVE YOUR CLOCK BACK ONE HOUR	4 Trash	5 Election Day	6 Recycle Ruxton II HOA Meets at 7 pm <small>Deadline for Veterans Day tickets</small>	7 Trash Social Club Breakfast Mtg 8 am	8 BUNKO 6:30 pm RSVP Bunko 727-848-3549 	9
10 9 AM SET UP FOR VETERANS DAY EVENT	11 Trash VETERANS DAY EVENT 11am 	12	13 Recycle Ruxton Village HOA 7 pm CANCELLED	14 Trash	15	16
17	18 Trash Hunt Ridge HOA meets at 7 pm	19 Valley Wood HOA meets at 7pm	20 Recycle	21 Trash Tall Pines HOA meets at 7pm	22	23
24	25 <u>HI LITES</u> <u>DEADLINE</u> Send Minutes to valleywoodsue@gmail.com	26	27	Happy Thanksgiving Day 	29	30