

The Tall Pines Hi Lites

Volume 40, Issue 10 DECEMBER 2024



Wishing a special
Christmas to all of
our Tall Pines
Residents

IRRIGATION UPDATE

The board has made the decision to end our contract with Rain Right, our irrigation vendor, and a new vendor will be starting the week of December 2nd. We understand the resident's frustration, as we are also frustrated. We expect to see improvement very quickly. The same method of emailing your request via the website will be used, but with the new vendor they will receive a copy of this request directly rather than a board member having to compile the details. Be sure to describe your issue in as much detail as possible. A door hanger will be left on your door to advise you when the new vendor makes the repair.

Report issues at <https://tallpinesnpr.com/contact.php> - under department choose "IRRIGATION"

BE AWARE OF NON-RESIDENTS IN TALL PINES

If people see individuals who don't belong in our community they should call the Police Non-emergency Phone # at 727-847-8102.

There were kids in a car by Spring Lake and on the unsafe, roped off Gazebo bridge. They gave a resident a hard time when she told them to leave. Also one night an individual with a backpack was suspiciously walking through the community.

If residents see something suspicious report it. DO NOT CONFRONT. If they feel threatened or in danger, they should call 911.

ATTENTION: ALL RESIDENTS ARE AGAIN ADVISED NOT TO FEED WILDLIFE. AN EXAMPLE TO KEEP IN MIND:

A serious situation in Valleywood exists due to some residents feeding a Muscovy Duck population of 7. (After the next breeding season there could be 40!)

Feeding these ducks has created a nuisance with droppings all over owner's sidewalks, carports, and lawns, in addition to the USPS mailbox cement base and Tall Pines roads near the feeding areas.

If nuisance wildlife needs to be removed, the Valleywood property owner(s) will be billed for their removal. One company's charge for trapping and removal is \$25 to \$45 per duck.

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valleywoodsue@gmail.com

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President Dawn
Horvath

tallpinesdawn@gmail.com

Ameri-Tech

Andrew George

727-726-8000 X301

andrewg@

ameritechmail.com

At the most recent monthly meeting, the Tall Pines Board of Directors voted to include a self-addressed stamped envelope in your Annual Meeting packet. There were multiple reasons for this.

- The cost to send annual meeting packets, budget meeting packets or any other mailings that are required by law is quite high. In addition to the postage, Tall Pines must pay for the materials, printing, etc. It costs approximately \$4 per envelope. Because of these mailings, which are required by law, Tall Pines incurred approximately \$1200 in mailing fees to send the Budget notice and will incur another \$1200 to mail the annual meeting packet. Florida Statutes now allows HOAs to provide certain notices by electronic transmission, provided that an owner has consented in writing to receive notice by electronic transmission. We believe that the use of electronic transmission may be more convenient for some owners. Additionally, it benefits the environment, reduces cost to the association, and promotes efficiency. We will be including a "Consent to Receive Notices by Electronic Transmission" form in your annual meeting packet, and we ask that you return this in the self-addressed stamped envelope if you feel that receiving these notices via email will work well for you. If you wish to continue to receive paper mailings, you may do so. In that case, do not return the consent form.
- To legally conduct an annual meeting, we must have a quorum of 25% of the voting membership. There are 317 members, therefore we need a minimum of 80 members to respond either by attending the meeting in person or handing in a proxy ahead of time. A proxy will be in your annual packet. If you are not sure that you will be attending the meeting in person, please fill it out and return either to any board member or via the self-addressed envelope. We will also be mounting a drop box at the clubhouse entrance for those who do not feel comfortable mailing their forms via USPS.
- We have an email distribution list which is maintained by Ameritech. Note that this is a separate mailing list from the one mentioned in the bullet above regarding electronic transmission of notices. We utilize this distribution list to send 'email blasts' that notify the community of important or urgent information, since our Hi Lites newsletter only comes out once a month. Some examples of a few of the more recent email blasts that were sent was notifying of a main break in the irrigation lines, community party information, notification that the Hi Lites has been published online (for our snowbirds), information on storm clean up, information on funeral arrangements for resident of Tall Pines. Unfortunately, only one-third of the members of the association have signed up to be on this email distribution list, therefore these messages are not getting out to a very large audience. Renters are also invited to add themselves to this email distribution list so they can be made aware of the community events. Please note that we try to keep these emails to a minimum so that you do not feel as if you are being bombarded by community notices.

LASTLY, We would like to produce an up-to-date community directory. The last time one was published was back in 2019. It was a large undertaking to gather and assemble the information. We do not have enough volunteers to go door to door and gather this information. We ask that everyone fill out an owner profile form and return with your self-addressed envelope (form can be found on the website but will also be included in your annual meeting packet). On this form, you can indicate whether you want to be added to the email distribution list as well as what information, if any, that you would like included in the community directory by either mailing in the self-addressed stamped envelope or dropping in the Dropbox at the front of the clubhouse.

We ask all residents to please assist the board by watching for your annual meeting packet next month, and returning the 3 documents listed above in the envelope.

Thank you for your co-operation.

SHOULD YOU CONTACT YOUR BOARD?

Many times board members are unnecessarily contacted regarding items which are not within their control, adding to the time they spend volunteering. A simple thing you can do for your Board members:

KNOW WHEN TO CALL THEM versus WHEN TO CALL THE POLICE OR YOUR HOA MANAGEMENT REPRESENTATIVE

If you see someone you deem suspicious, or who appears to be casing an area, CALL POLICE NON-EMERGENCY # 727-847-8102. If you feel threatened or unsafe, call 911.

If there are cars or golf carts speeding in your neighborhood, CONTACT YOUR HOA MANAGEMENT COMPANY REP

If there are teens in an unsafe area (ie: the gazebo) as recently reported, CALL POLICE NON-EMERGENCY # 727-847-8102

If you have a problem with a dog, CONTACT YOUR HOA MANAGEMENT COMPANY REP

If you see someone feeding wildlife -alligators, ducks, sand cranes, squirrels etc. CALL YOUR HOA MANAGEMENT REP

FILE YOUR COMPLAINTS WITH YOUR HOA MANAGEMENT REP. You can utilize the contact form on the website and choose "Management" in the Department field.

Tall Pines, Ruxton II & Hunt Ridge: Contact AmeriTech

Ruxton Village, Valleywood and Spring Lake: Contact Parklane

CONGRATULATIONS & WELCOME

to

A NEW TALL PINES HOMEOWNER!

We wish you every happiness in your new home!!

Jesse D'Ornellas

10824 LaQuinta Dr. in Valley Wood

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.

UPDATED* Tall Pines Board Members as of December 2024

Dawn Horvath, President (630) 373.6363

Jill Bell, Vice President (518) 725.6407

Open Position for Treasurer

Dave Antkowiak, Secretary (989) 255.0304

Bob Krobatsch, Director (727) 267.4604

Charlie Kriss, Director (610) 212.2068

Patty Burke, Director (847) 274.4206

Carolyn Mitrius, Director (630) 886.8124

Jim Davidson, Director (770) 468-3464

Come Celebrate!!

Tall Pines 2024 Christmas Party

Sat. December 7th 5 PM 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

River Ridge Community Potluck & Golf Cart Christmas Parade

Join us on Saturday, December 21st at 4pm!

Potluck will be held at the **Tall Pines Clubhouse**
prior to the parade.

Please bring a disposable dish to share and
what you prefer to drink with you!!



Participating Golf Carts will line up in the
River Ridge Country Club parking lot starting at 5:30p

Parade will start at 6p

Come meet your neighbors, celebrate the holiday season and have some fun!
After the potluck you can enjoy the parade from your driveway.

Parade Route:

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

**Bring drinks, bug spray, blankets, candy to share with kids on the path, etc.*

NOTICES FROM THE TALL PINES BOARD

The aggressive alligator has been removed from the gazebo pond. However, you may have noticed that the gazebo is still closed to usage. It is deemed an unsafe structure due to rotting footboards and loose railings. Our management company has been gathering bids for the work required, and we have not received all three bids. At the last meeting, a group of volunteers offered to replace the footboards and will see if they are able to tighten the railings. There are approximately 46 footboards that need to be replaced. Once the repairs are made, volunteers will paint the structures. This volunteer work will save the community a great deal of money, so THANK YOU to those volunteering! We look forward to reopening the gazebo to the public.

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

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.

BALTUSROL FLOODING UPDATE:

Tall Pines has been contacted by Gracewood's attorney.

Gracewood's attorney responded to Tall Pines' attorney's demand letter with three requests, which the Board agreed to.

The first was an extension for them to make a formal response until 12/16/24. The second was to have a conversation with our contractor that did the blowout of debris, and the contractor has agreed to do that so that Gracewood can get a quote for a continuing maintenance program. Third, they also asked to meet on-site with the drain engineer that we contracted with to determine exactly what he found to be the problem. Watch future Tall Pines Board of Director meeting minutes for future updates!

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.

OBITUARY

Richard "Rick" Gervasi, 61, passed away suddenly on November 11th. He was engaged to Anne McQuade, with whom he lived in Hunt Ridge.



Many members of the community remain shocked at his passing. Rick was known to be gentle, kind, and always offering his help. Rick was an avid NASCAR and Tampa Bay Lightning fan. His favorite drivers were Dale Earnhardt and Kyle Larson and his favorite Lightning players were Nikita Kucherov and Steven Stamkos.

Anne said "Rick was a very caring and helpful person. Anytime anyone needed help in anyway. Rick was there for them. There were times that he would get upset with neighbors because they would go up on their roofs on ladders when it was dangerous for them.

"Rick would always tell the neighbors "Please call me and I will be over to help". He was a great friend and will be missed immensely! "

After the funeral, a large crowd attended a reception that was held at the Tall Pines Clubhouse.

Sincere sympathies go out to Anne, and their families, friends and neighbors.

ANOTHER ALLIGATOR REMOVED FROM THE LAQUINTA POND

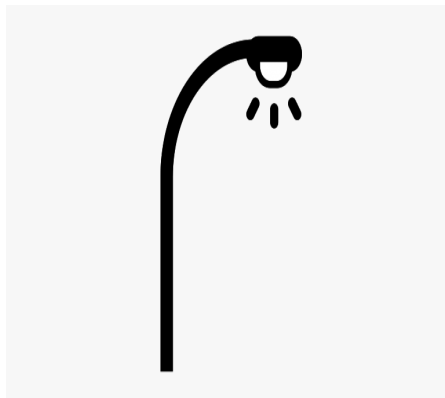
At least five alligators have been removed, the largest being 10 feet long. HOA President Jill Bell's husband Terry, has become the local "Crocodile Dundee" or rather, "Alligator Dundee", enjoying assisting at every single removal and looking forward to the next one!!



IS IT BRIGHTER ON MILLRIVER

DRIVE?? TALL PINES REQUESTED REPLACEMENT OF TWO STREET LIGHTS SEVERAL MONTHS AGO WITH WITHLACOOCHEE ELECTRIC.

FINALLY! THEY WERE REPLACED IN LATE NOVEMBER, MAKING THE AREA WELL LIT AND SAFER FOR EVERYONE!



Hurricane Damage: LAQUINTA TREE Removal

This may be the largest tree to be removed in Tall Pines as the result of hurricanes. Located in Valley Wood, the center was noted to be rotten as the removal progressed. It took several days to complete the project.

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.



TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Date: Thursday, November 21, 2024

Call To Order: 7:01 PM

Pledge Of Allegiance: Was held

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

Proof Of Notice: In Hi Lites, and on signs posted at Tall Pines entrances.

Secretary's Report: Jill made a motion to waive the reading of the minutes and accept them as published on the website, 2nd by Charlie, all in favor, motion carried.

Treasurer's Report: Jill provided the Treasurer's Report this date.

Monthly income for October was \$11,036, which was a deficit of \$8,884 to budget due to Hunt Ridge's check being sent too late to be deposited in October. As a result, the November budget report will reflect a double payment from Hunt Ridge.

Our monthly operating expense was \$16,924, which was a \$2,869 deficit to budget.

Our reserve funding was \$5,829, and there was a monthly net deficit of \$11,753.

YTD income is \$152,081, YTD operating expenses are \$119,997, YTD reserve funding is \$46,632, and due to storm cleanup of \$2,314, and Hunt Ridge check not being deposited, there is a YTD net deficit of \$14,548.

A reserve fund CD matured the first week of October, and the \$55,000 principal and interest were reinvested in a new CD at 4.45% with a maturity date of 11/17/25.

Another CD was called early (10/28/24) which Lonnie had reinvested at 4.6% interest.

Property Manager's Report: Andrew reported that financials were mailed on 11/7/24, weekly inspections were done on Tuesdays, and homeowner concerns were related to irrigation and tree debris in Hunt Ridge on common ground.

Regarding the repairs needed on the gazebo, we have 2 bids and Andrew expects the 3rd one to be received the next day (11/22/24). Discussion that ensued on this project resulted in a plan to determine if a group of Tall Pines volunteers could do some or all of the work and save a substantial amount of money for the community. Andrew indicated that the hand railing repair may be the most difficult to do, but if volunteers can do the foot railings, our overall cost would be substantially reduced.

Regarding future planning, the board agreed to cancel the regular board meeting that would have been scheduled on 12/19/24, and instead hold a board meeting on 12/12/24 that will only address the Tall Pines budget. The Tall Pines annual meeting was also confirmed for 2/20/25.

Accomplishments/Announcements:

1. Reminder to hold questions and comments until the end of the meeting.
2. 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.
3. Parking at the clubhouse overnight requires a pass from any board member. You can find their numbers in the Hi Lites.
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. For more detail refer to the front page of the last edition of Hi Lites community newsletter.
5. The board agreed to have Pasco Trees come in and complete the tree work we discussed previously. There were a couple dead trees and a tree which was severely damaged in the storm.
6. Please do not feed the wildlife – that includes alligators, ducks, etc.

Old Business:

1. Baltusrol Flooding – Charlie reported that Gracewood’s attorney responded to our attorney’s demand letter with 3 requests, which we agreed to.

The first was an extension for them to make a formal response until 12/16/24. The second was to have a conversation with our contractor that did the blowout of debris, and the contractor has agreed to do that so that Gracewood can get a quote for a continuing maintenance program. Third, they also asked to meet on-site with the drain engineer that we contracted with to determine exactly what he found to be the problem. That meeting is scheduled for 12/5/24. That will be at our expense initially, but will be added to the spreadsheet that we are compiling regarding Baltusrol flooding expenses of, and pursuing reimbursement for from Gracewood. Meanwhile, the drain is working very well at this time.

2. Irrigation – The board agreed to cancel the contract with Rain Right Irrigation by exercising our 60 day cancellation clause in the contract. The board agreed to hire Local Irrigation to begin at the end of that 60 days, starting on 1/1/25.

Rain Right will continue to service our irrigation needs through 12/31/24. Requests should still be emailed. Beginning 1/1/25 those requests will go directly to the new irrigation vendor without a board member needing to compile them. When Local Irrigation performs work, they will leave a door tag on the resident’s home to advise they were there and did work.

3. Gazebo Boards And Rails – This topic had some discussion earlier in the meeting. Dawn did a reminder that the bridge and gazebo still should not be used by anyone. A resident noticed that teenagers had disregarded the barriers/signs and were on the bridge, so Dawn will have Sue put a note in Hi Lites for residents to call the police if they see this happening.

4. Mandatory Inspection At Clubhouse By Fire Marshall – Andrew reported that all remediation has been completed successfully.

5. Smoke Detector Replacement With Alarm – Bob reported that for \$60 per month for installation and operation of this system, the fire department would receive an alarm directly if the clubhouse had a fire. Considering the possibility of a fire when the building is vacant, the likelihood of minimizing damage to the building with this system is especially important for its implementation.

Charlie has contacted our insurance company to see if it would reduce our annual premium, and they confirmed that our premium reduction would be \$45 for the year.

Bob made a motion to go with Safe Home Security for the \$60 per month service, 2nd by Dave, all in favor, motion carried. Bob will contact them to notify them of approval.

6. Requests To Landscape The Circle At Baltusrol And Pineneedles – Jill reported that we have 3 estimates to complete this work. After adjusting for similar services, Florida Elements is the lowest at \$3,200. Patty made a motion to go with them, 2nd by Bob, all in favor, motion carried. Jill will contact them to begin work.

7. Status Of Clubhouse Shed Roof Damaged By Vendor – Andrew reported that the vendor took care of this getting fixed. When the damage occurred, it appeared the floor may have also been damaged. The vendor will meet with Patrycja to assess the floor damage, which may just need a new sheet of plywood.

8. Status Of Homeowner Tree Left On Common Property – This had been briefly discussed earlier in the meeting, and Andrew is working on it.

New Business:

1. Resignation Of Lonnie Buresh, effective 11/6/24 – Jill is temporarily stepping in as treasurer until a permanent replacement is selected.

2. Revisit Tabled Item – We determined we would discuss redoing the clubhouse bar in the fall, and Jim agreed to look at this and come up with something to report back on in January, 2025.

3. Revisit Tabled Item – We determined we would discuss doing a directory. This item was discussed in conjunction with the next item (#4), which is Email Distribution List – Need To Increase Participation.

4. Email Distribution List – Need To Increase Participation

After considerable discussion, it was agreed that the annual meeting packet include documents that help us prepare a new directory as well as increase the number of residents that provide email addresses to be included on the email distribution list.

In an effort to increase responses from residents, Patty made a motion that the return envelopes in the packet include paid postage, 2nd by Charlie, all in favor, motion carried.

Dawn and possibly other board members will help to write something to be included in Hi Lites regarding the importance of our efforts in this endeavor, including the potential cost savings over time.

5. Preparation For Budget – Andrew provided a draft budget that was included in the board meeting packet for board members to review for the December meeting.

6. Discussion On Whether To Renew Rental To Pasco County For Voting During 2025 – Concerns expressed were that during the most recent voting event, the door was left open and the A/C ran excessively, their equipment is stored ahead of time which restricts usage of part of the clubhouse, they didn't remove signs they were supposed to, their contract had a lot of detail that we normally don't have with other rentals we do, they complained about not having coffee made for them, etc.

It was agreed we will wait until they contact us again, and consider whether to rent to them at that time.

Walk-On Topics From Board Members: None

Social Club Update: Bob reported that the Christmas party is Saturday, December 7th at 5:00 PM. It will be catered by Slice Of Life, with Al March providing live music. The cost is \$20 per person. Bob said that decoration of the clubhouse for this event will take place the same morning as the next Social Club meeting on Thursday, December 5th. The meeting starts at 8:00 AM and includes a full breakfast, to be followed by decorating at approximately 9:00 AM. Assistance from our community for decorating is needed and welcome, as well as attendance at the preceding Social Club meeting.

Resident Comments Or Concerns:

1. Residents On Site – No comments

2. Residents On Zoom – No comments

Next Meeting Date: December 12, 2024 (Reminder that this will be a budget meeting only)

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

Adjournment Time: 8:35 PM

Minutes Submitted By Tall Pines Board Secretary David Antkowiak

IMPORTANT: 2025 ANNUAL MEETING DATES		
TALL PINES 2/20/25	HUNT RIDGE 2/17/25	VALLEYWOOD 2/18/25
SPRING LAKE TBD	RUXTON VILLAGE 2/19/25	RUXTON II TBD

HUNT RIDGE HOMEOWNERS' ASSOCIATION

BOARD MEETING MINUTES November 18, 2024

Call to Order

The board meeting was called to order at 7:04 pm by Susan Gavin - Treasurer. Board members present: Trish Ives, Anne McQuade, Bob Krobatsch - absent: Nick Vavoulis, Marty Giles, Lonnie Buresh: a quorum was established. Also present, Andrew George, 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 Bob, seconded by Trish; motion carried.

Treasurer's Report

Total Operating & Savings Account: \$23,43; YTD income: \$178,570; YTD expenses: \$185,632; YTD deficit: (\$7,062); Accounts Receivable: \$8,518

Management Report

The bank turnover – Truist to South State – has not gone as smoothly as anticipated. Twenty-one homeowners have still not made the switch. They will be contacted individually and helped with the transfer.

Account Collections: 4 are with attorney, 3 are 90+ days delinquent, 3 are 60+ days delinquent, 15 are 30+ days delinquent.

Accounts are charged a \$10 late fee for payments received after the 16th of the month. Even if payments are made every month, the amount past due is growing if not paid on time.

Compliance: Property inspections are done every Tuesday and letters of violation are sent as needed.

Pasco county will pick up all hurricane debris, however it will be many months before this work effort is completed.

A new irrigation company has been engaged by Tall Pines and will start in January.

Old Business

The owner of the property on Ravines that drew so much attention from the Pasco Sheriffs Dept has been contacted and he will address the issue with the tenant.

New Business

The resignation of board member Lonnie Buresh resulted in an open board seat. A motion was made by Anne, seconded by Bob, to nominate Staffan Linnersten to serve on the board for the duration of Lonnie's term, which ends 2026.

The gate that exists between The Woods and Hunt Ridge cannot be chained and locked. It exists to provide alternative access to either community, in the event a main entrance is blocked.

We cannot prevent non-residents from walking through our community, including dog walkers, as long as they pick up and remove dog waste. Visual proof of noncompliance is needed before any action can be taken.

The board discussed the need for an amendment to the governing documents requiring homeowners to submit all renter applications to AmeriTech for background check and board approval. This will be tabled until we can gauge homeowner support for this proposal.

Next Meeting Date

The next meeting is scheduled for December 16, 2024, at 7 PM, Tall Pines Clubhouse.

Adjournment

A motion was made by Trish, seconded by Bob to adjourn the meeting at 7:47 PM; motion carried.

Submitted by

Susan Gavin, Secretary

Valley Wood Monthly HOA Meeting

Date: Tuesday November 19, 2024

Time: 7:00 PM

Location: Tall Pines Clubhouse

Call to order at 7:05 pm by Jill Bell

Roll call: Jill, Cathy, Diane, Betty, Dennis, Rico, Parklane

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

Quorum reached 8 attended in person, 1 on zoom

Pledge of Allegiance

Secretary Report:

A motion was made to wave the reading of last month's minutes and accept them as published on the Tall Pines website

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

Treasurer's Report:

- Monthly Income \$17,763; Expenses \$18,345; Net deficit of \$582

Income and expenses are as expected.

- YTD Income \$149,606; Expenses \$158,546; Net deficit of \$8,940
- Operating Account \$11,383 Account Receivables \$989

There are a couple owners who are falling behind on their payments, contact has been made and awaiting responses.

- Reserves: Roof \$207,695; Paint \$63,732; General \$151,210; Total Reserve \$422,637
- Total Operating & Reserve Funds \$434,020

Committees:

ARC: Nothing

Maintenance: Nothing

Painting: Nothing

Fines: Nothing

Welcome: Gabrielle Henderson, LaQuinta, Jesse D'Ornellas, LaQuinta Dr.

Old Business:

November meeting the regular meeting will be at 7 pm. Following the regular meeting will be a special meeting for the Amendments. Amending this under new business.

Feeding wildlife creates a nuisance with droppings all over carports and lawns. If a nuisance animal needs to be removed, the homeowner will be billed for this.

New Business:

Under Old Business: we have changed the special meeting for the amendment meeting to follow our regular meeting Dec. 17th at 7:30 pm. If you do not plan on bringing your proxy to the December meeting, please mail it in to Parklane or contact Jill and it can be picked up.

If you see individuals in our community who appear suspicious and do not appear to be residents, please call the police and ask them to patrol the community. There was an incident of someone walking through our community at night who did not belong in here. Another incident was a resident with an unwanted visitor.

As a reminder, if there is any damage to your villa or carport during a storm, it is not the HOA's responsibility to fix. If you need the name of a handyman please call Parklane, they can assist.

Open Forum

1. I want to mention irrigation. There have been a couple water main breaks, therefore causing no sprinklers to come on. I know the irrigation is a big issue and we are working on it as best we can. We will be getting a new irrigation company. Things do not happen fast, it takes a while for any changes, improvements, etc.

2. Residents are reminded to send in their homeowners insurance to Parklane and Ameritech

3. The subject of roofs came up and Dennis stated in a couple years we will have to have our roofs evaluated for the remainder of the expected life

4. A resident stated when carport gutter cleaning is done, be sure no ladders are leaned on the carport soffit so no damage is done

5. Common area work was brought up, it is being looked at

Next Meeting: Dec. 17, 2024 7 PM and special meeting to follow at 7:30 PM

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

Adjournment time 7:32 PM

Submitted by Jill Bell

ATTN: Valleywood Owners

The 7:00 PM December 17th Monthly HOA Meeting will be followed by the AMENDMENT Meeting at 7:30 PM. If you do not plan on attending the December meeting, please mail your proxy to Parklane or contact Jill Bell @ 518-725-6407 and it can be picked up.

*Love is what's in the room with you
at Christmas. You will see,
if you stop opening presents
and listen.*

Boy, Age 7



RUXTON II HOA MEETING

November 6, 2024

President Donna Hoey called the meeting to order at 7:00 P.M. Board members present were Donna, Beverly Dierking and Charlie Kriss. Joe Capasso participated via Zoom and David Smyth was absent.. Ameri-Tech representative Andrew George was also present. There were three unit owners in attendance.

Meeting notice was posted in advance of meeting. Charlie made a motion to accept and waive the reading of last meetings minutes, seconded by Donna. Unanimous approval.

TREASURERS REPORT

Andrew reported that at the end of September we had 13,842 in Operating Funds and \$181,492. in Reserves. There are no major bills outstanding.

MANAGERS REPORT

Andrew reported that some units have had roof leaks. The last leak he is aware of should be fixed this Friday. A unit owner spoke up and said her leak was fixed but she thinks she has another. She will let Andrew know after the next rain.

OLD BUSINESS

The newer bushes planted at the north end of Roland Court are dying. Andrew is going to have Eric, from Green Thumb, check out the issue. He is going to have a temporary fence put across this area so no one can cut through there.

The number of late HOA payments was discussed. Some of the late payments are the result of confusion about the bank changeover. Charlie made a motion, seconded by Beverly, to have the information on the unit owner several months behind sent to our lawyer for follow up. This was unanimously approved. All other unit owners who are late will be getting a letter from Ameri-Tech.

NEW BUSINESS

A unit owner on Upton Court has put in a request to widen their driveway. Andrew is waiting for a picture of what the owner wants. The actual pavement for driveway changes to be widened must not be greater than any of the previously allowed

Andrew reviewed the preliminary budget he prepared. Most of the items seem in line with what we need except the roofing reserves. Charlie asked about the roofing estimates requested at our last meeting. Andrew is still waiting for answers. Without a good increase in this item we will fall short when we need to do our roofs. This will be discussed further at our December meeting.

The meeting was opened to questions and comments. Problems with streetlights that are out were discussed. Andrew will follow up with WREC. Another question was raised about trees that need to be removed. Andrew is working with the Tall Pines Board on this issue. A question was also asked about a No Parking sign at the east end of Haig Court. Andrew will check on this also as no one seemed to know why it was put up,

Charlie made a motion to adjourn meeting at 7:50 p.m. , seconded by Beverly. Unanimous approval.

The next scheduled meeting will be **Tuesday, December 3, 2024 at 7:00 p.m.**

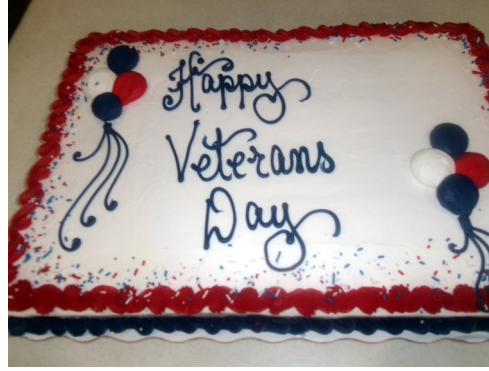
Respectfully submitted, Beverly Dierking, Secretary

Emcee Jill Bell, Vice-President
Tall Pines HOA



Veterans Day 2025

River Ridge High School ROTC students again participated in the Ceremony. The Tall Pines Social Club made a donation to the organization.



This year's Veterans Day Celebration was dedicated to our dear Tall Pines friend, Veteran, and many time Veterans Day Emcee, Ed McClain.

A certificate honoring him was sent to his family.



Our 50/50 Sales Lady



Flag Folding Completed



**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

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

****Please Cut Out and Keep**

Celebrate New Year 2025!!

December 31st 7:30 PM

Tall Pines Clubhouse

Open to Tall Pines & River Ridge Communities



\$2.00 at the Door for 50/50 St. Jude Hospital Benefit

BYOB!



Please Bring
Appetizer or
Dessert to
Share

RSVP to Angie Kemp at 727-809-1788 or
Bob Z at 207-251-5360 Deadline, December 28.

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.**

NOVEMBER BUNKO WINNERS

Most Bunkos - Cathy Westerman

Most Losses - Bev Dierking & Chris Horvath

Most Wins - Maureen Johnson

COME FOR THE FUN on December 13th
WIN SOME \$\$\$

Please RSVP by leaving a message:

Maureen Johnson at 727-848-3549 with your name and the number of people attending.

Please bring a small snack to share!



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

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

CALL BOB KROBATSCH AT 727-267-4604

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

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 for 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 Andrew, at Ameri-Tech. See cover page, bottom right.



DECEMBER 2024



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Trash	3 Ruxton II HOA Meets at 7 pm	4 Recycle	5 Trash Social Club Breakfast 8 am / Xmas party set-up @9 Come help!	6	7 Christmas Party 5 pm Clubhouse 
8	9 Trash	10	11 Recycle	12 Trash Tall Pines HOA 2025 - 2026 <u>Budget</u> Meeting Only	13 BUNKO 6:30 pm RSVP Bunko 727-848-3549 	14
15	16 Trash Hunt Ridge HOA meets at 7 pm	17 Valleywood HOA meets at 7 pm <u>Amendment</u> <u>Meeting</u> at 7:30 pm	18 Recycle	19 Trash Tall Pines 7 pm Monthly Meeting is CANCELLED	20	21
22	23 Trash <u>HI LITES</u> <u>DEADLINE</u>	24	25 No Recycle Pick Up Merry Christmas 	26 Trash Hanukkah Begins	27	28
29	30 Trash	31 New Years Eve Party at 7:30 PM	New Years Day No Recycle Pickup			