

The Tall Pines Hi Lites

Volume 40, Issue 11 JANUARY 2025



May your New Year
sparkle and shine,
be
full of
Good Health and
Happiness, and
Abundant
In
Blessings.

SAVE THE DATE!

Doo Wop Party is on February 22nd, 4PM to 8PM (new time)

Superbowl Party is on February 9th at 5:30 PM

St. Patricks Day Party is on March 17th, 4-8 PM (new time)



The Tall Pines Social Club

Reorganizing the Tall Pines Mens Club by inviting women and River Ridge owners has been successful. Thank you to the Social Club volunteers who work so hard to make the events happen for the community to enjoy. These events are a fun time with good food, and music and a great way to meet and visit with other community members!

Special thank you to Bob Krobatsch, Jerry Jaskierny, Jill & Terry Bell, Laddie Buresh, Deb Reed & Sue Mac Queen

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Editor

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

IMPORTANT NOTICE FROM TALL PINES HOA PRESIDENT, DAWN HORVATH

At the November board meeting, the Tall Pines Board of Directors voted to include a self-addressed stamped envelope in your Annual Meeting packet. There will be a cost to the association of \$231, however we felt that it was an expense worth incurring for a couple reasons.

Some mailings are required by law, and the cost to send those is extremely expensive. In addition to the postage, Tall Pines must pay our property manager for the materials, printing, etc. The mailing for the budget meeting ran approximately \$4 per envelope, which means it cost approximately \$1200 to notify the members of the budget meeting. We will also be required to send a packet for the annual meeting and that will incur another \$1200 cost. However, 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*. If we can build a list of members who are willing to receive their notices by electronic means rather than via USPS, the association can reduce expenses.

We will be including a "Consent to Receive Notices by Electronic Transmission" form in your annual meeting packet. If you are agreeable to receiving your notices electronically, we ask that you return this form in the self-addressed stamped envelope. We believe that the use of electronic transmission may be more convenient for some owners. Additionally, it benefits the environment and reduces cost to the association. However, if you wish to continue to receive paper mailings, you may do so. In that case, do not return the consent form.

Another item that will be in your annual meeting packet is a Proxy. 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. 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. The annual meeting is a meeting of the members, not a board meeting. And just so everyone understands, if we do not receive a quorum of the minimum 80 members either handing in a proxy or attending in person, the meeting cannot be conducted. It has to be rescheduled, and then another mailing must be done (at another expense of \$1200 to mail the packets). This is why it is so important that you either return your proxy or come to the meeting.

In addition to the list of those who consent to electronic notices, we also have an email distribution list maintained by Ameritech. It is completely separate from the electronic consent list. This is used to notify community members of upcoming events or other important notices. There will be an Owner Profile Form in your annual packet. Please fill this out and indicate if you would like to be included on the general email distribution list, as well as whether you are interested in being included in the upcoming Community Directory.

For those who are afraid their forms may be lost in the mail, we have mounted a drop box at the entrance to the clubhouse. You may include your 3 forms in the envelope and put in the drop box if you prefer.

Thank you for your assistance in helping us to reduce overall costs.

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.,- HOA MANAGEMENT REP

If there is a issue of dispute among neighbors that is getting out of hand, CALL THE POLICE NON-EMERGENCY NUMBER

FILE YOUR COMPLAINTS WITH YOUR HOA MANAGEMENT REP. You can utilize the contact form on the website and choose "Management" in the Department field. If there is serious neighborhood discord, call the Non-Emergency Police Number

Tall Pines, Ruxton II & Hunt Ridge: Contact AmeriTech at 727-726-8000

Ruxton Village, Valleywood and Spring Lake: Contact Parklane at 727-232-1173

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



MILLRIVER STREET LIGHT UPDATE

Apparently although Withlacoochee River Electric was in the community and did some street light installations, there is still one out. The board is looking into this and thanks you for your patience.

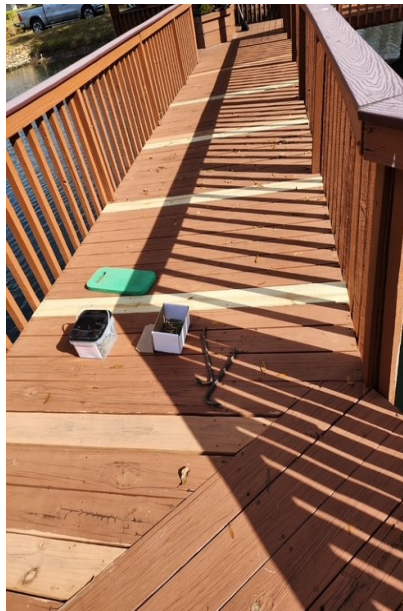
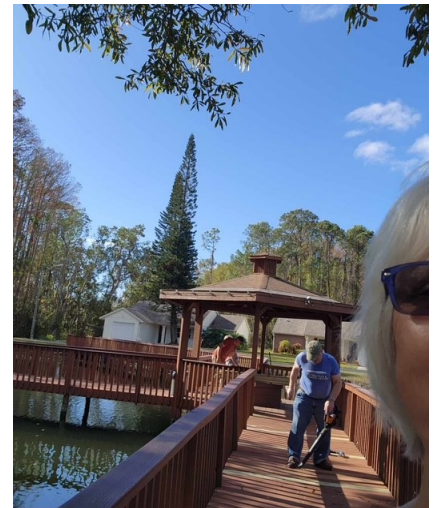
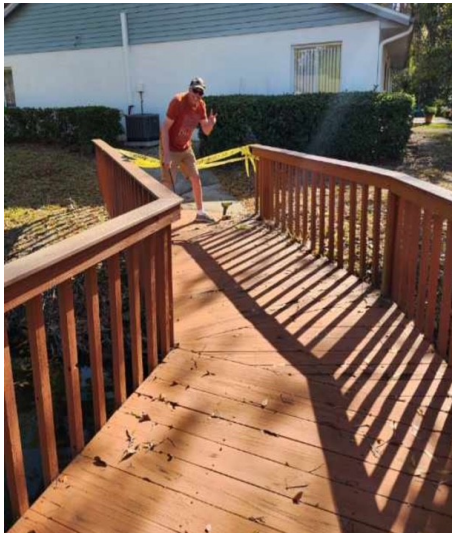
Any resident can report these outages. Just call the number on your Withlacoochee electric bill, and give them the number on the pole with the light out.

GAZEBO RESTORATION

The Tall Pines Board of Directors wants to thank a dedicated group of residents for their on-going work on the gazebo. Several board members are volunteering— Jim Davidson, Bob Krobatsch, David Antkowiak, Carolyn Mitrius and Jill Bell. Terry Bell and Dennis Mitrius are also volunteering. The work is not completed yet, but once the structural work has been done, and the lumber is seasoned, the board will be looking for volunteers to paint the structure.

It is estimated that including some electrical, done by a licensed electrician, the project will cost approximately \$1500, including the cost of paint to paint the entire bridge and gazebo. Ameri-Tech worked for a couple of months attempting to gather bids from vendors to perform this work. The lowest bid was \$8500 and excluded painting. This group of volunteers saved the community thousands of dollars! We are so thankful for this Tall Pines Teamwork!

If you are interested in helping out with painting, please contact any board member.



**Looking Good
So Far!!!**



**TALL PINES COMMUNITY ASSOCIATION BOARD MEETING
TO ADOPT THE 2025-2026 FISCAL YEAR BUDGET**

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

Date: December 12, 2024

Call To Order: 7:03 PM

Roll Call: Dave Antkowiak, Jill Bell, Patty Burke, Jim Davidson, Dawn Horvath, Charlie Kriss, Bob Krobatsch, Carolyn Mitrius, and Ameri-Tech representative Andrew George.

Agenda Items

1. Certify Quorum Of Board And Membership:

All current board members were present, and quorum was established.

2. Proof Of Notice Of The Meeting:

Signs were put out at Tall Pines entrances, it was on the website, and on 11/27/24, Ameri-Tech mailed packets with meeting date and budget documents to all homeowners.

3. Vote To Roll Over Excess Funds:

Of the 65 homeowners that voted either in person or by proxy, all 65 voted yes to roll over excess funds from the 2024-2025 fiscal year to the 2025-2026 fiscal year. Andrew noted that by doing so, we avoid paying income tax on any excess funds that we might have at the end of this fiscal year.

4. Board Approval Of 2025-2026 Annual Budget:

Dawn noted that when the budget packets were mailed out, there was a projected increase of one dollar per month that homeowners would need to pay for the Tall Pines HOA portion of their monthly dues, from \$62 to \$63. However, after Jill did an extensive assessment of our short and long term budget needs that all board members considered and were in agreement of, the needed increase is four dollars per month, to \$66. During the meeting,

Dawn went over the budget line by line regarding the dollar amounts and the percentages of increases or decreases in each category. Significant increases are in insurance, irrigation, paving reserves, and there are new expenses for a clubhouse fire alarm system and a new website requirement that Ameri-Tech will need to implement for us to legally adhere to.

There is a significant decrease in projected cost for janitorial cleaning of the clubhouse, and a few other areas had decreases.

The total projected operating expenses for the 2025-2026 fiscal year are \$178,570, total projected reserves are \$75,254, for a total projected budget of \$253,824. Charlie made a motion to adopt the budget as presented, 2nd by Jill, all in favor, motion carried.

5. Adjournment:

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

Adjournment time: 7:24 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary

IMPORTANT: TO ALL SUBCOMMUNITY BOARDS

If you have a change of your meeting date on the Hi Lites calendar, you must report it to Clubhouse Manager Patrycja Zajac at 773-827-6849 for review. Meeting changes have resulted in conflicts with scheduled events. Thank you.

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 2/4/25

RUXTON II HOA MEETING

December 3, 2024

Due to difficulties with ZOOM, President Donna Hoey finally called the meeting to order at 7:10 P.M. Board members present were Donna, Beverly Dierking and Charlie Kriss. Joe Capasso and David Smyth participated via ZOOM. Ameri-Tech representative Andrew George was also present. There were no unit owners in attendance.

Meeting notice was posted in advance of the meeting. After a discussion about last month's minutes David made a motion to accept them as written. Joe seconded. Unanimous approval.

TREASURERS REPORT

Andrew reported that at the end of October we had \$14,790 in Operating Funds and \$182,210 in Reserves. There are no major bills outstanding.

MANAGERS REPORT

Andrew reported that two units who are behind in HOA fees have been turned over to our lawyer. He also mentioned that a unit owners' vehicle had been towed due to overnight street parking. Andrew also stated he has not heard from the unit owner about driveway widening request.

OLD BUSINESS

The issues with the timing of roof replacement was discussed. Many insurance companies will not insure units that have roofs over 15 years old. Our first three quads will reach that age in the fall of 2026. Three quads will meet that date in each of the following 3 years. After much discussion Charlie made a motion to have our roofs replaced when they reach 15 years. Joe seconded. Four Board members approved, Donna abstained. Motion was carried. Discussion then ensued relative to the amount the HOA fees need to be increased. The amount will be at least \$50.00 per month. Andrew is getting bids to firm up this number. Currently he has two bids, one for \$700,000 plus and one for \$540,000. Andrew said he will review the painting and deferred reserves to see how he can change them for the 2025 budget and will notify Board members.

Additionally it is anticipated that the Tall Pines Budget will increase our monthly unit fee by \$6.00.

Andrew has asked the tree trimming company to check out the tall pine at the corner of Mill River and Upton Court. He has also asked Green Thumb to check out the newer bushes at the north end of Roland Court. He said it would probably be spring before anything is done there. Andrew also reiterated that late HOA payments due to the bank changeover will not incur late payments. He will also check on the No Parking sign on Haig Court.

Andrew did not have an answer on the street light that has been out on Millriver for months.

NEW BUSINESS

Joe asked about moving funds from South State Reserve to Raymond James to get the higher rate. Andrew is going to check on the interest rate paid by South State Reserve and we can address next month.

Andrew will have a letter sent to unit with tree debris on the street.

Andrew also mentioned that Tall Pines has hired a new sprinkler company. They started this week and will be checking all the sprinkler heads and will continue to do so on a monthly basis. They have been asked to check for broken wires.

Andrew mentioned complaints about speeding in Tall Pines where the speed limit is 20 mph. Warnings letters will be issued for first offense and fines after that.

Charlie made a motion to adjourn the meeting at 8:03 p.m. , seconded by Joe. Unanimous approval.

The next scheduled meeting will be **Tuesday, January 7, 2025 at 7:00 p.m.**

Respectfully submitted,

Beverly Dierking, Secretary

HUNT RIDGE HOMEOWNERS' ASSOCIATION

BOARD MEETING MINUTES

December 16, 2024

Call to Order

The board meeting was called to order at 7:00 pm by Nick Vavoulis, President. Board members present: Trish Ives, Anne McQuade, Bob Krobatsch, Susan Gavin, Staffan Linnerstan - absent: Marty Giles: 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 Staffan, seconded by Anne; motion carried.

Treasurer's Report

Total Operating & Savings Account: \$21,633; YTD income: \$200,598; YTD expenses: \$209,523; YTD deficit: (\$8,925); Accounts Receivable: \$8,807

Management Report

Account Collections: 4 are with attorney, 3 are 90+ days delinquent, 21 are 30+ days delinquent.

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

Pasco county has picked up most of the hurricane debris, one section remains – a smaller vehicle is needed to enter the cul de sac.

A new irrigation company has been engaged by Tall Pines and has already started making repairs.

Old Business

An email questionnaire will be sent requesting feedback on the proposal to amend the governing documents to include a requirement for background checks on all renters going forward.

New Business

The ARC committee requested further clarification on whether a pergola can be installed and attached to the residence. Since pergolas are expressly prohibited in our governing documents, the board advised that the request must be denied.

Next Meeting Date

The next meeting is scheduled for January 20, 2024, at 7 PM, Tall Pines Clubhouse.

This will be the yearly budget meeting. The new budget goes into effect March 1, 2025

Adjournment

A motion was made by Nick, seconded by Susan, to adjourn the meeting at 7:40 PM; motion carried.

Submitted by

Susan Gavin, Secretary

ATTENTION HUNT RIDGE RESIDENTS: IMPORTANT INFORMATION

Your board of directors is proposing a new amendment to the governing documents which would require background checks for renters going forward.

Several communities within Tall Pines have this requirement already. This was raised at recent board meeting when an ongoing renter situation required law enforcement intervention.

The cost for the background check would fall to the renter and would be facilitated by our management company. The board is trying to gage the interest of the community before moving this forward.

We will discuss further at the annual meeting on February 17, 2025.

BALTUSROL FLOODING SITUATION:

The drains at Pineneedles and Baltusrol remain flood free, due to the water jetting that Tall Pines had done.

The Tall Pines Board and our attorney continue to work with the Gracewood HOA and their attorney to come to a resolution.

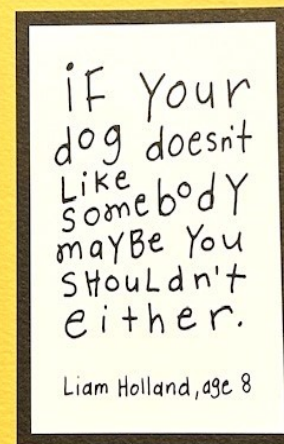
LOCAL IRRIGATION

Our new irrigation vendor, Local Irrigation, has begun working on our system.

Report any issues via the contact form on the Tall Pines website form.

<https://tallpinesnpr.com>

Door hangers will be left to let you know the work was completed. If you still experience an issue, please re-report the issue.



Valley Wood Monthly HOA Meeting

Date: Tuesday December 17, 2024

Time: 7:00 PM

Location: Tall Pines Clubhouse

1. Call to order at 7:02 pm by Jill Bell
2. Roll call: Jill_x__, Cathy_x__, Diane__x__, Betty_x__, Dennis_x__, Rico, Parklane__x_
3. Proof of notice: Posted in Hi Lites on Tall Pines website, email and posted on site
4. Quorum reached
5. 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 \$17,953; Expenses \$16,610; Net surplus of \$1,342

Income and expenses are as expected.

· YTD Income \$167,559; Expenses \$175,156; Net deficit of \$7,598

· Operating Account \$11,946 Account Receivables \$1,178

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

· Reserves: Roof \$211,244; Paint \$64,383; General \$152,731; Total Reserve \$428,358

· Total Operating & Reserve Funds \$440,304

Committees:

ARC: Nothing

Maintenance: Nothing

Painting: Dennis made a suggestion to get some volunteers and paint and touch up villas that need touch up. Mowers hit the paint and chip it off. Sue said the trim needs painting also

Fines: Nothing

Welcome: Nothing

Announcement:

1. The question arises, **what is the HOA responsible for?** The HOA is responsible for roof replacement, roof repair when related to failures in integrity, exterior paint, garbage, lawn service, etc. But when damage is due to storms it is the owner's responsibility to make repairs. Rico added -a homeowner is responsible for rodent damage also. If you need the name of a handyman please call Parklane, they can assist. Diane made a suggestion if several units have storm damage possibly getting a handyman to come in and look at all units and that way the cost may be less if there is more jobs to do. So after a storm a list could be coordinated and get a person in to give the homeowners a quote. The homeowner would be responsible to pay for the repairs.
2. 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.

Old Business:

1. 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.

New Business:

1. A motion to Discuss implementation of late fee charge, Motion by Jill, 2nd by Dennis. Board comments were a late fee would recoup some of the cost of sending notices. At this time the late fee after 30 days is \$10. Our document amendments will raise the late fee to \$25. Will this cause more work- opinion is no. Parklane used as an example: if you owe \$195 plus a late fee of \$25 and a payment of \$195 is received, \$25 is applied to the late fee first and the balance to the HOA balance, that would still leave a balance owed. The late fee has always been in our documents, but not implemented. Motion by Jill, 2nd by Dennis, all in favor, motion passed
2. Budget will be discussed and voted on at January meeting. Question was asked do we know how much dues will increase. Total increase, including Tall Pines increase should be at \$9. Will be finalized in Jan.

Open Forum

Resident expressed that if we are doing painting touch up some of the trim colors need touch up also.

Residents also expressed if people put a border on the side of property and put in mulch, this would prevent the mowers from hitting the villa paint.

Next Meeting: January 21, 2025 7 PM at Tall Pines Clubhouse

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

Adjournment time 7:39 PM

Submitted by Elizabeth Mayeux, Secretary

Valley Wood Special Amendment Meeting:

December 17, 2024, time:

1. Call to order at 7:39 PM by Jill Bell
2. Roll call: Jill_x__, Cathy_x__, Diane_x__, Betty_x__, Dennis__x__, Rico, Parklane__x__
3. Proof of notice: Posted on Tall Pines website, email and posted on site
4. Quorum reached

Amendment Review:

Proxies received – 51, all were votes of Yes

Amendment Passes. Parklane will forward to the attorney to file with Pasco County

Comments: In the future we would like to have a Restated Document that removes all old language and is neat and easy to read and understand. This will be looked at in the future.

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

Time: 7:46 PM

Submitted by Elizabeth Mayeux, Secretary

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.

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!

**MOVIE NIGHT ON JANUARY 17TH
7 PM at the Tall Pines Clubhouse
SPONSORED BY THE TALL PINES SOCIAL CLUB**

**You pick from a number of movies!!
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://Pasco West FL | Dumpster Rentals & Garbage Pickup (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**

2024 Christmas Party
Tall Pines and River
Ridge Communities



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!!

DOG WALKERS

The most 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.

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

RELAXATION IS GOOD FOR YOUR HEALTH!



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.**

DECEMBER BUNKO WINNERS

Most Bunkos - Jill Samu, Rosemary

Jaskierny, and Dave Antkowiak

Most Losses - Peggy Krobatsch

Most Wins - Marilyn Griffis

COME FOR THE FUN on JANUARY 17TH!
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

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

CALL BOB KROBATSCH AT 727-267-4604

SEE THE ALL COLOR

HI LITES AT

[https://](https://tallpinesnpr.com)

tallpinesnpr.com

Click Community
Newsletter on top



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.

JANUARY 2025

Sunday

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

			1 No Recycle Pick-up NEW YEARS DAY 	2 Trash Social Club Meets Next Week	3	4
5	6 Trash	7 Ruxton II HOA Meets at 7 pm	8 Recycle	9 Trash Social Club Breakfast Meeting 8 am	10 BUNKO 6:30 pm RSVP Maureen 727-848-3549 	11
12	13 Trash	14	15 Recycle	16 Trash Tall Pines 7 pm Monthly Meeting	17 Social Club Movie Night at Clubhouse 7 PM 	18
19	20 Trash Hunt Ridge HOA meets at 7 pm	21 Valleywood HOA meets at 7 pm	22 Recycle	23 Trash	24 <u>HI LITES</u> <u>DEADLINE</u>	25
26	27 Trash	28	29 Recycle	30 Trash	31	