

The Tall Pines Hi Lites

Volume 41, Issue 12 FEBRUARY 2026

Happy Valentines Day!!!



THE TALL PINES ANNUAL MEETING PROXY FORMS, OWNER PROFILE FORM

TALL PINES ANNUAL MEETING PACKETS WERE MAILED IN JANUARY.

YOU MAY HAVE ENCOUNTERED MEMBERS OF THE TALL PINES HOA WHO VOLUNTEERED to go door to door to collect **Proxies** from those who may not, or will not attend the **FEBRUARY 19TH TALL PINES ANNUAL HOA MEETING**.

A late January e-mail blast made communities aware that the volunteers would start calling on owners. It is imperative that a QUORUM of owner's votes be received at the meeting, in order for the board to CONDUCT NECESSARY BUSINESS and ELECTIONS.

Please note that failure to obtain a quorum of the membership for an annual meeting results in mandatory rescheduling of the meeting, which comes at a large cost to the association in the form of remailing the annual meeting packet.

NOTE **PROXY FORMS ARE AVAILABLE IN THE CLUBHOUSE FOYER AND BRETT CAN EMAIL YOU A FORM (see his email address to the right)

OWNER PROFILE FORM

Please FILL OUT THE OWNER PROFILE FORM, and CHECK THE BOX IF YOU WANT YOUR NAME, ADDRESS, PHONE & EMAIL ADDRESS INCLUDED IN THE 2026 TALL PINES OWNER'S DIRECTORY.

**You can bring this form to the Annual Meeting, mail it to Ameri-Tech in New Port Richey, put it in the drop-box outside the clubhouse front door OR give it to a volunteer collecting your proxy.

HOME OWNER'S INSURANCE DECLARATION PAGE

ALSO, PLEASE TURN IN A COPY OF YOUR CURRENT DECLARATION PAGE OF YOUR HOME OWNER'S INSURANCE, IF YOU AVE NOT DONE SO. TALL PINES HOA DOES NOT HAVE THIS FORM FROM ALL OWNERS, AND OUR DOCUMENTS REQUIRE THAT EVERY OWNER SUPPLY ONE TO THE MANAGEMENT COMPANY.

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valleywoodsue@gmail.com

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President
Dawn Horvath
tallpinesdawn@gmail.com

Our Ameri-Tech Manager is
Brett Newby
727.726.8000
X301
bnewby@ameritechmail.com

HOA Meeting Open Forum Rules for all Tall Pines HOA Meetings

Members attending are asked early in the meeting at the Announcements/Accomplishments to hold comments and questions until asked at the Open Forum near the end of the meeting.

When called upon, each person will have the floor for up to three minutes to voice their question or issue. Other members will **not** be allowed to interrupt.

TRASH PICKUP DAYS ARE MONDAY, WEDNESDAY & THURSDAY. PLEASE MAKE SURE YOU DO NOT PARK WHERE YOU MIGHT BLOCK A TRUCK.

ALSO, RACCOONS ARE SUSPECTED OF GETTING INTO COVERED TRASH CANS IN VALLEY WOOD RECENTLY. A SOLUTION IS TO PUT BLEACH ON A PIECE OF PAPER TOWEL AND ADD IT TO YOUR TRASH CONTAINER.

THE FIRST VOLUNTEERS FOR THE 2026 TALL PINES DIRECTORY ANNOUNCED

JUDITH SCOTT, CAROLYN MITRUIS AND PATTY BURKE, all Directors on the Tall Pines HOA Board are our first volunteers to assist Dennis Babe with the update of our 2019 Directory. Thank you!

THE HI LITES DELIVERY TEAM IS COMPLETE!

Acknowledgement and a Sincere Thank You from The Tall Pines Board of Directors, to the following volunteers:

HUNT RIDGE WEST DELIVERY :

Santine Cuccio Barbara De Simone Carolyn Mitrius Patrycja Zajac

HUNT RIDGE EAST DELIVERY :

Ray & Sue MacQueen

RUXTON II DELIVERY :

Jacky Besio and Betty Stone

RUXTON VILLAGE DELIVERY :

Paula Morin

SPRING LAKE DELIVERY :

Chris Witazek

VALLEY WOOD :

Mary Sue Taylor Cathy Westerman Sheryl Wolfe

PER DIEM HELP : Jill & Terry Bell

PICK UP : Sue MacQueen

PAPER COUNTS AND DELIVERY TO VOLUNTEERS :

Jerry and Rosemary Jaskierny, Managers of Hi Lites Delivery

CONTACT: Rosemary Jaskierny at rmpjaskierny@gmail.com

Rosemary is always looking for per diem volunteers

to cover for volunteer absence, and sends special thanks to

Jeayn & Trevor Fahey for referring so many volunteers to her over the years!

A Wonderful Example of Community Volunteering!

The landscaping in front of the left entry sign has been in need of attention!

Terry Bell, Jim Davidson, Dave Antkowiak, Carolyn Mitrius and Lonnie Buresh took on the labor-intensive project and it looks great! Credit due to Jill Bell, for coordinating yet another landscaping project! This project saved the HOA, labor charges and hauling cost to take waste to the dump. The estimate from a vendor to do this part of the \$4,000 job, was approximately \$1300, so **thank you to the volunteers who did this work!**

The Tall Pines Board of Directors has discussed planting sod or placing rocks in the prepared area, in addition to possibly installing some plants.



DID YOU KNOW? A REPRINTED ARTICLE FOR NEWER OWNERS

There are so many new Owners in Tall Pines, the Board thought reprinting this would be beneficial.

Did you know that within Tall Pines, there are actually SIX separate HOA's? Tall Pines is your master association, and is responsible for things like common areas, roads, irrigation, funding electricity for street lights, etc. Tall Pines is also responsible for the neighborhood clubhouse. The clubhouse has a game room, which includes a pool table and other items. There is also a library full of books, puzzles and movies that any resident is welcome to borrow, as well as a computer that can be used by any resident and free WiFi. If you don't have a key, they can be purchased from Clubhouse Manager, Patrycja, for \$20. The clubhouse can also be rented, by homeowners only, for any type of event.

There are 5 sub associations under the Tall Pines:

Hunt Ridge consists of 139 single family homes on both ends of the Tall Pines community.

Valley Wood encompasses 92 side by side villas (23 quads) between Millriver Drive and LaQuinta Drive

Ruxton Village consists of 24 quad units in the first six buildings on the west side of the main entrance.

Ruxton II is made up of 48 quad units along the north side of Millriver Drive.

Spring Lake consists of a mix of different types of homes surrounding the main pond and gazebo. Spring Lake was originally the model homes area when Tall Pines was being built.

Each of these five sub associations is independent and has its own set of by-laws. They have a master declaration with deed restrictions and is incorporated with its own articles of incorporation. Additionally, they have an architectural committee, responsible for compliance with the community structural and environmental standards. You pay your Homeowners Association dues to your sub community, and they in turn pay a portion of it to Tall Pines Community Association to maintain the common areas of the community. More information can be found on the community web page at <https://tallpinesnpr.com>.

2026 SUPER BOWL PARTY

FEBRUARY 8th at 5:30PM

TALL PINES CLUBHOUSE

ENTRY FEE: \$3.00 PER PERSON AT THE DOOR
HOT DOGS, BEANS & CHILI.

**BRING YOUR OWN DRINKS
AND A SNACK TO SHARE.

*Everyone welcome!
*Join THE FOOTBALL GAME!

Watch
on
our
84" TV!



DOO WOP PARTY FEBRUARY 28TH, 2026

5 pm, TALL PINES CLUBHOUSE

TICKET SALES start JAN 8th \$20.00 per person Deadline FEB 18th

Jerry Jaskierny 727-807-3513

Jill Bell 518-725-6407

Laddie Buresh 402-440-6842

Carol Olesksiuk 843-227-8662



*NEW FOOD BY Butcher Block

BEVERAGES . BYOB . DESSERTS . 50/50

*NEW MUSIC BY DJ Aldi

PERIOD DRESS ENCOURAGED!

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Meeting Date: Thursday, January 15, 2026

Call To Order: 7:00 PM

Pledge Of Allegiance: Was held

Roll Call: **In Person** – Dave Antkowiak, Jill Bell, Patty Burke, Dawn Horvath, Charlie Kriss, Ann McQuade, Carolyn Mitrius, Judith Scott, and Ameri-Tech representative Andrew George (substituting for Brett Newby). **On Zoom** – Bruce Ganfield (joined part way through the meeting). **Absent** – None

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

Announcements:

1. Reminder to hold questions and comments until end of meeting.
2. We still need a volunteer to be backup editor and eventually take over Hi Lites. Very important to note that if we do not find a volunteer, we are at risk of not having a community newsletter at all. We have enough volunteers for delivery, and Sue will have a thank you note placed in the next edition.
3. If anyone would like to create other activities open to all residents (exercise class, etc.), please see Patrycja for clubhouse availability. As long as an event is open to the entire community, the clubhouse is free to use for owners of Tall Pines.
4. If you do not plan to attend the Annual Meeting, **PLEASE MAKE SURE YOU TURN IN YOUR PROXY!**
5. Proof of insurance is required of all homeowners per our association documents. Please ensure you submit a new version to the property manager each year. As an alternative, homeowners can contact their insurance company and have them send a copy directly, as an “additional insured.”

Secretary's Report: Charlie made a motion to waive the reading of the previous month's minutes, and that they be approved as published in Hi Lites, 2nd by Dave, all in favor, motion carried.

Treasurer's Report:

- Jill reported that for the month of December, we had income of \$22,617, operating expenses of \$12,896, reserve funding of \$6,271, for a net surplus of \$3,450.
- Year to date, we have a deficit of \$280.
- We have \$7,308 in our operating account, and \$585 in petty cash.
- Our total reserve funds are at \$434,419.
- Jill commented that we had \$1,675 in clubhouse rental income in December, and that our operating deficit for the year is primarily due to irrigation costs.

Manager's Report: Andrew reported the following:

1. Financials were mailed on 1/13/26
2. Brett did weekly inspections on Tuesdays
3. Homeowner concerns were for irrigation, and pond/gazebo lights not working.
4. The annual budget for fiscal year 2026-2027 has been approved
5. Annual meeting draft has been sent to the board on 1/15/26
6. Annual meeting is 2/19/26, as well as the organizational meeting and if needed, a BOD meeting.
7. Annual meeting notice will be mailed on/after 1/20/26 and before 2/4/26, and will include emergency contact form and email consent form.

Old Business:

1. **Status Of Baltusrol Flooding Issue Legal Issue** – Charlie reported that through December our legal expenses related to this issue are \$52,463.25, other expenses are \$11,531.39, for a total of \$63,994.64. On 1/14/26 Charlie received the first draft from our attorney of the three way easement agreement between Tall Pines, Gracewood, and the County. Following review/refinements between Charlie and our attorney, the

board will receive it for additional input before sending it to the County.

Charlie commented that we are taking a somewhat aggressive approach in the agreement, to include the County being responsible for maintaining the full length of the drain. He expects some pushback from the County.

2. Irrigation –

Carolyn has been spending considerable time reviewing irrigation invoices and looking for ways to improve the service. There were only 4 resident complaints for the last month, so more and better inspection activity to find and fix problems before complaints result will continue to be emphasized, especially since each response by the irrigation vendor to a complaint results in a \$75 charge.

3. Hunt Ridge Request To Powerwash Sidewalks –

Last month this was tabled to this month because we needed a third estimate that is “apples to apples” for price comparison, and a third estimate still has not been obtained. Since next month is the annual meeting, it was agreed that the board would wait until the March meeting to consider this request, assuming there will be a third estimate to compare prices on.

4. Price Increase For Clubhouse Rentals –

Clubhouse Manager Patrycja has been working with the board on making changes that we need.

Following discussion, Judith made a motion to accept the new SOP, the new price structure and the new rental form, 2nd by Charlie, all in favor, motion carried.

Ameri-Tech will have the new documents placed on the website. The changes will go into effect immediately, except for renters already booked, and those that have made contact and are near commitment to renting a specific date and expecting the old rate.

5. Parking On Grass Issue –

Residents parking on the grass continues to be a problem, and the board is making a firm reminder that vehicles can and will be towed for doing this, regardless of the time of day.

New Business:

1. Fire Inspection On 1/6/26 –

The fire inspector noted several violations, most of which were minor and have already been corrected. The main one which remains is the stove in the kitchen. In order to keep it, we would need a code compliant hood exhaust and fire suppression system.

Since the stove has been there for many years and this was never a violation previously, we will see if we can provide proof of previous inspections not showing this as a violation and possibly resulting in allowing it to be grandfathered in.

If we are not successful in doing that, we will likely remove the stove, since compliance is extremely expensive and not worth the investment. The stove is not used much anyway.

There will be a re-inspection in 30 days, at no charge. It is important that all violations are corrected, because a third inspection would cost \$75.

2. Calendar On TPCA Website, Patrycja Is Managing This –

Patrycja is putting clubhouse rentals and other activities on the website, to keep residents more informed, availability of dates for new rentals, etc.

Sue will make note of this in Hi Lites, and Ameri-Tech will provide an email blast to residents as well.

3. Timesheet For Maintenance – Carolyn modified the form to allow more room for detailing work performed by Patrycja and Slawek.

4. Pond Lights – This may have already been resolved, since they appear to be working now.

5. HOA Decorum, Roberts Rules Of Order –

The board packet included a simplified version of Roberts Rules Of Order, and discussion about whether we need to formally adopt them resulted in agreement that it isn't necessary.

However, it was agreed that board members would educate themselves on them, and that we would follow them as a general rule.

The main reason this came up is because of the negative conduct in the last meeting, so it was agreed that when the open forum section of our meetings occur, we need to firmly convey that concerns be expressed in a civil manner, and that residents are limited to three minutes to express their concerns.

6. Front Entrance –

Rocks were power washed last week. There was also a landscaping cleanup scheduled for 1/16/26 around the sign on the left side of the entrance, and at the time of the minutes being completed, this work has already been completed by board members and Tall Pines residents on a volunteer basis.

The estimate from a vendor to do this was approximately \$4,000, so thank you to the volunteers who did this work. We will also try to locate the vendor who previously worked on the signs, to address the sensitive way. We will also try to locate the vendor who previously worked on the signs, to address the sensitive way that they need to be repaired and painted.

The future road widening construction, and the fact that we don't own the property that the left hand sign sits on are reasons we may not invest heavily on expensive landscaping for this area.

7. Signature Collections –

Annual Meeting on 2/19/26 is when proxies are counted, and several board members have volunteered to go door to door to increase proxy return numbers and insure we have a quorum.

Also, the meeting packet that has a **proxy form** will be mailed on/around 1/20/26 and will include **Owner Profile and Electronic Consent forms** that will aid in compiling information for a new Tall Pines community directory, and for increasing the number of homeowners who consent to receiving documents from our management company via email instead of via USPS.

More volunteers are needed to assist in this door to door effort, and they will have forms with them in case homeowners have misplaced or discarded the ones sent to them.

Ameri-Tech will update the email distribution list as the consent forms are received, which will save Tall Pines money by needing to send less packets through USPS.

8. Price Shop For Internet At Clubhouse –

Carolyn contacted Frontier and was quoted a monthly price substantially lower than what we are currently paying for internet service through Spectrum. Additional information is needed before we decide on making the switch or not, and Carolyn will report back on that at the March meeting.

9. Update Of Forms/Documents On The Website –

Jill has compiled a large list of these, which she is planning to do after our annual meeting when she has the time to do it.

10. Monitor TPCA Website –

Sue will include a note in Hi Lites that we need a volunteer from the community (doesn't need to be a board member) to periodically monitor the information on our website to check for errors, things that are missing, etc. This helps insure that the website information is accurate and comprehensive.

Social Club Update: Jill reported the following activities/events and dates –

1. Movie night 1/30/26.
2. The Social Club purchased 3 new 6 foot tables for the clubhouse.
3. The Social Club made charity donations to 3 different non profit organizations.
4. Super Bowl party is 2/8/26 at 5:30 PM, which costs \$3 at the door and all are welcome. Hot dogs and beans will be provided, and someone will also be bringing a pot of chili. Bring your own snacks and drinks.
5. Social Club breakfast on 2/5/26 at 8:30 AM
6. Doo Wop party is 2/28/26 at 5:00 PM, cost is \$20. Food and entertainment provided, and tickets are available to purchase from Jill, Jerry, Laddy and Carol until 2/18/26.
7. St. Patrick Day party is 3/17/26 at 5:00 PM.
8. Community Garage Sale is 3/14/26, 8:00 AM to 2:00 PM.

Walk On Topics From Board Members:

1. Jill received a homeowner request for Tall Pines to replace bushes that are dying and which border homeowner and Tall Pines lot lines. There was considerable discussion on this topic, and Charlie made a motion that in the circumstances where bushes are being replaced which lie on the property line between the homeowner and Tall Pines, we will pay 50% of the cost of the bushes and installation, up to a maximum of \$300. Prior to the work, the owner needs to submit to Tall Pines the approval document from their sub-association Architectural Committee, and this project is to replace existing dead bushes or for dead bushes that have not been removed more than 3 months prior to this request. **THE MOTION DID NOT RECEIVE A 2ND, AND IT WAS AGREED THAT THIS ITEM WILL BE TABLED UNTIL THE MARCH MEETING.**

2. Charlie asked Andrew the status of board members needing to take continuing education courses, and he said that he will know more on that in a month or so.

3. Dawn asked Andrew about website compliance issues, and he provided information explaining what will need to be done to stay in compliance.
4. Jill brought up the continuing problem of people not picking up after their dog droppings, so **PLEASE PICK UP AFTER YOUR DOG, AND KEEP THEM OFF OTHER RESIDENTS' LAWNS.** Another note will go in Hi Lites about dog droppings.
5. Bruce brought up a problem they are having in Spring Lake with a cat. Andrew suggested that Spring Lake send a letter to the homeowner to deal with that situation.

Resident Comments Or Concerns:

1. Patrycja suggested we have proxy copies available at the clubhouse, and Dawn asked Sue on zoom to put that information in Hi Lites. Andrew added that Brett can email the proxy to those who request it as well. He also said that the full annual meeting packet documents will be on the website.
2. A resident asked about the cost of replacing our roads, and Ameri-Tech will try to get an updated estimate for that. She also asked if she can get detailed information on what we spend money on, and Andrew said she just needs to make a formal request. She also asked about road sealing, which was previously done in 2021. Andrew indicated it is normally good for about 7 years, but varies somewhat.
3. On zoom, Sue asked what would Tall Pines do in cases where bushes die if/after Tall Pines helps through the policy being considered, and the board indicated that in the event that this would pass at a future meeting, the \$300 fee would be a total for the project, regardless if the new bushes die prematurely.
4. Patrycja asked for clarification on what the \$300 fee would cover for bushes, and it was reinforced that it would be provided at 50% of the total amount of the total project, up to the \$300 limit. Total project costs would include the cost of removal of old bushes, the cost of new bushes, and the cost of installation of new bushes.

Next Meeting Date: Annual Meeting On 2/19/26

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

Adjournment Time: 8:45 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary

THE TALL PINES SOCIAL CLUB JANUARY NOTES

ACCOMPLISHMENTS:

- **Jerry Jaskierny, President announces new Officers: Terry Bell, Vice President & Sue MacQueen, Secretary
- **We had a **very** successful sold-out Christmas Party! We thank our volunteers for their help!
- **Donations were made to three organizations
- ** Three 6-foot tables were purchased for the clubhouse

SPECIAL NOTATION:

Social Club members from Tall Pines and River Ridge gathered to present Jerry Jaskierny with a gift for his dedication, the extraordinary number of things he does and the amount of time he donates to the Social Club. He took over as the sole officer prior to the passing of our former President, and his best friend Bob Krobatsch, who will always be missed.

UPCOMING EVENTS:

- ****Breakfast Meeting** February 5th, 8 AM
- ****Super Bowl Party** February 8th, 5:30 PM \$3 per person, at the Door — Hot dogs, beans, chili. Please bring your own beverages & a snack to share
- ****Doo Wop Party** February 28th, 5PM \$20 per ticket— New caterer and new entertainment See page 4
- ****St. Patrick's Day Party** March 17th, 5PM More details to come on a traditional Corned Beef & Cabbage Dinner, Desserts, Beverages and Music
- ****Movie Night**, Friday February 27th, 7PM at the clubhouse

Our parties are really a lot of fun! We invite residents of River Ridge and we would love to see more of you from Hunt Ridge, Valley Wood, the Ruxton Village, Ruxton II and Spring Lake joining us !

VOLUNTEER NEEDED TO MONITOR INFORMATION ON OUR WEBSITE

The board is looking for a volunteer from the community (doesn't need to be a board member), TO MONITOR LINKS ON OUR TALL PINES WEBSITE and make sure that the link provides the correct document. This helps insure that the website information is accurate and comprehensive. Dawn Horvath will go over the process with whoever volunteers. It takes 1 or 2 hours per month.

RUXTON VILLAGE II

BUDGET APPROVAL MEETING JANUARY 6, 2026

7:00 PM LOCATION: TALL PINES CLUBHOUSE and ZOOM

Call to Order: 7:10 PM

Establish quorum of Board of Directors:

Joseph Capasso, Vice President, and Charles Kriss, Director, on Zoom

In person Donna Hoey, President and Brett Newby, Property Manager

Lengthy discussion was held concerning roofs. Roofs have been leaking some for a shorter time other for years.

Roofs – 15 years recycle that no building goes over 15 years. Quad by Quad schedule, by year. Board agreed to replace 3 roofs a year over a period of 4 years. Roofs need to have covered flashing not roof sealant.

Charles Kriss stated that the roofs do not have to wait. Funds are in the reserves to fix. Roofs need replacement, they should get replacement. Funds are available.

Motion made to approve maintenance fee to:

\$279. 00 - Charles Kriss motioned for the \$279.00 budget. I move that the 2026 budget contained in Brett Newby's email dated December 9, 2025 be approved. This results in a monthly per/owner assessment of \$279, beginning on March 1, 2026. It also adopts a 20-year roof replacement cycle

\$298.00 – Joseph Capasso and Donna Hoey motioned for \$298.00, Charles Kriss wanted it noted that he is against \$298.00

\$317.00 – No motion for \$317.00

RUX II Annual Meeting is February 3rd, 7 PM.

If you have not received your Annual Mail Packet, you can get it on tallpinesnpr.com on the Ruxton II page.

Your proxy is needed if you will not attend. It can be placed in the drop-box outside the clubhouse front door or mail it to the Ameri-Tech office in New Port Richey in time for it to be at the meeting.

A member of your HOA may stop at your door to check on your proxy status as required business can not be conducted without a quorum of proxies from owners.



SAVE THE DATE! TUESDAY MARCH 17TH



ST PATRICK'S DAY PARTY * TRADITIONAL CORNED BEEF & CABBAGE DINNER
BEVERAGES * DESSERTS * MUSIC & DANCING * 50/50

HUNT RIDGE HOMEOWNERS' ASSOCIATION

ANNUAL BUDGET MEETING MINUTES January 19, 2026

Call to Order

The annual budget meeting was called to order at 7:06 pm by Nick Vavoulis - President. Board members present: Nick Vavoulis – President, Anne McQuade - Vice-President, Trish Ives - Secretary, Patrycja Zajac – Treasurer, Susan Gavin, and Saile Alvarez from Parklane RES. A quorum was established.

The Meeting notice was posted on signs throughout the community, in Hi-Lites newsletter, via email to residents on file, and on the community website.

Approve Minutes – Previous Board Meeting

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

Treasurer's Report

Financials as of 12/31/2025 were reviewed by Patrycja Zajac. Total revenue year-to-date is \$228,807; Total operating expenses were \$229,037. There is a deficit of \$230 and Accounts Receivable are \$8267.

Management Report

- Parklane RES stated that violation reports will be delayed until tomorrow due to the MLK Jr. holiday.
- Saile reported that two homeowners are now paid up on past-due fees. One homeowner is still in arrears.
- Susan requested Saile provide next steps so the board can understand the foreclosure process.
- The new Hunt Ridge resident website is nearing completion:
- Board members now have access to create an account on the website. The board will review the website and provide feedback to Saile.

Hunt Ridge Sidewalk Maintenance - Discussion of Hunt Ridge sidewalks has been postponed by Tall Pines until March due to Tall Pines' annual and budget meetings occurring in January/February.

Old Business

There was no old business up for discussion.

New Business

- 2026 Budget
- The 2026 Hunt Ridge budget was reviewed:
 - ◆ Tall Pines has increased their Master Association Fees by 21%.
 - This represents an increase from \$66/mo. to \$80/mo. per homeowner.
 - Hunt Ridge budgeted for minor increases in Management Fee (1.5%) and Utilities– Trash (3.25%).
- Homeowner monthly maintenance dues will increase on March 1, 2026, from \$165 to \$180.

Open Forum

The resident discussion around a change to the association documents for fences will be discussed at the February board meeting. An explanation and survey of the topic will be provided to all homeowners via mailing.

Next Meeting Date

The next meeting is scheduled for Monday, February 23, 2026, at 7 PM, Tall Pines Clubhouse. The meeting was delayed by one week due to Parklane RES' closure for Presidents' Day holiday.

Adjournment

A motion was made by Susan Gavin, seconded by Nick Vavoulis, to adjourn the meeting at 7:41 PM; motion carried.

Submitted by

Trish Ives, Secretary

SAVE THE DATE! TALL PINES GARAGE SALE

March 14, 2026 8AM – 2PM

Rain Date 3/15

HAVE YOUR OWN SALE IN YOUR OWN YARD!

More Information in the March Hi Lites!

TABLES FROM CLUBHOUSE AVAILABLE FOR USE

PARK YOUR VEHICLE AT THE CLUBHOUSE FOR A DAY

AMVET TRUCK IN CLUBHOUSE PARKING LOT FOR YOUR
DONATIONS



PARKING ON THE GRASS — NEW SIGNS HAVE BEEN

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

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

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

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



“PLEASE DO NOT
DRIVE
OR PARK ON
THE GRASS”

HI LITES NEWS – FUTURE EDITOR NEEDED

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

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

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

HI LITES NEWS FROM THE BOARD

Our long time Hi Lites printer has moved his business to Homosassa. We have restarted home delivery, and until June and this will necessitate the printed version of the newsletter to be shipped to us.

Because of this, the paper may not always be delivered to homes on the first of each month as it has in the past. **HOA'S ARE ASKED TO PLEASE HAVE YOUR MINUTES SENT IN ASAP EACH MONTH!**

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

If you are not already receiving these email blasts, please reach out to Ameri-Tech. Don't miss information!

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.

RESIDENTS ARE ADVISED TO PUT RECYCLE ITEMS OUT ON TUESDAY EVENING Due to a schedule change the recycle collection truck may arrive before or around 7am Wednesday mornings. Don't miss it!!

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

YOU ARE PAYING FOR IT!

PLEASE RECYCLE!
PICK-UP IS INCLUDED IN YOUR HOA FEE.

Christmas Eve
Office Open
Normal collection schedule

Christmas Day
Office Closed
Collection delayed until next service day

New Years Day ***
Office Closed



DOG DROPPINGS!!! This problem goes on & on & on!!!!

IF YOU OWN A DOG, PLEASE BE A RESPONSIBLE, CONSIDERATE OWNER & CLEAN UP AFTER YOUR DOG AND TAKE THE DISPOSAL BAG WITH YOU!!!!!!
AND HAVE ANYONE WALKING YOUR DOG DO THE SAME!!!!!!

Valley Wood HOA Meeting

Tuesday January 20, 2026 7:00PM

Location: Tall Pines Clubhouse

1. **Call to order** at 7:01 pm by Jill Bell

2. Roll call: Jill, x Cathy, x Dennis, x Diane, x Betty, x Rico Parklane x zoom

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

4. **Quorum reached**

5. **Pledge of allegiance**

Secretary Report

Secretary to make a motion to wave the reading of last month's minutes and accept them as published on the Tall Pines website. We are changing the published to when as the minutes have not been updated on the website but Sue will be updating this information asap and getting them published on the website

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

Treasurer's Report

- Monthly Income \$19,539; Expenses \$19,372; Net surplus of \$167
- Operating Account \$9,988; Account Receivables \$179
- Reserves: Roof \$257,381; Paint \$72,846; General \$186,841; Total Reserve \$517,068
- Total Operating & Reserve Funds \$527,056

Committees:

ARC: Nothing

Maintenance: Need volunteers, If you are available to volunteer, we could use a few more people on this committee

Fines: Nothing

Welcome: Nothing

Old Business

- Roof project is still in the works as some buildings in the next few years will need to be replaced. Last time the roofs were done it was a 4 year project. Five buildings were done first, then 8 buildings and then 5 and then last 5. More to come on this.

New Business

-Review new budget, monthly HOA fee will be \$241. Dennis went through each line item and it was discussed with the membership:

The monthly HOA fee is going up \$37.00 to \$241.00. There are 14 expense line items, of which 11 have not changed or have changed by their historical amounts. The other 3 line items are:

1. Master Association (Tall Pines): \$14.00 increase. Irrigation, legal and insurance are the main large expenses.
2. Taxes: \$3.84 is a new budget item. Yes, this is a new line item expense to be budgeted for. This is needed in order to cover the tax liability from the interest we are earning with our reserves. The past two years we have not budgeted for this but have been able to cover it with the balance in our checking account. This year I'm projecting \$16,000.00 of interest, resulting in over \$4,200.00 in tax liability. The \$16,000.00 of interest equates to \$14.50 per month for each owner, if they were contributing to this. The tax liability of \$4,200 equates to the \$3.84 per month for each owner, resulting in this new budget expense amount.

3. Roof Reserve: \$16.50 increase. This increase is based off a 15 year roof replacement projection that was done in early 2025. If we do not do this increase then the projection shows there will be special assessments, plus additional costs to the HOA for simply setting up these special assessments. I also feel, as we learned in the latest education seminar from Dan Greenberg, that as a director and a fiduciary it is my responsibility to budget accordingly for known expenses.

- Motion made on the budget for March 2026 through February 2027. Motion by Jill 2nd by Betty, all in favor, motion carried.

- Walk around violations will be sent. Can they be sent by email? They can be sent by email but follow up with a letter especially if this is a violation

- **Annual meeting Tuesday Feb. 17th 7 pm. Please drop proxies in drop box at clubhouse entrance or if you need someone to pick your proxy up, please let a board member now. It is important. Also, updated pet forms and insurance forms. If you need assistance with any of this, please let me know.**

- **Paint committee update:** Laura asked the question on how soon we need paint color choices and consensus is we are not in a hurry for that. 2018 was the last time painted and we usually paint every 8-9 years. Color will depend on siding and other factors which the paint committee will factor in when choosing color options. More to follow on this information

Open Forum:

Diane stated no more information about Decubellis and widening to 4 lanes. She suggested that anyone can attend the meeting when it is scheduled.

Next Meeting: Tuesday February 17, 2026 7 pm at Tall Pines Clubhouse

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

Adjournment time 7:50 PM

Submitted by Jill Bell

ATTENTION VALLEY WOOD: The annual **Walk Around** will take place soon.

To avoid violations please make sure your property is compliant with:

Clean driveways, sidewalks and patios, border stones (no mold allowed on stones)

Removal of rust stains on white stucco (try Dollar Store cleaner "The Works")

RUST STAINS on sheds, driveways & sidewalks try "Iron out"

Weed-free garden beds

Plants maximum 7' high and one foot away from buildings, sheds, columns. NO plants within one foot of soffits. NO plants on roofs. ALL plants ONE FOOT away from all stucco, soffits and sheds, carport poles etc.
Clean mud wasp nests off your building.

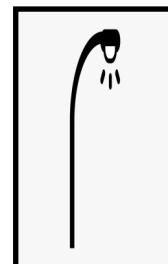
You may see gray spots on your horizontal front trim. This may be rot and needs to be replaced before the next painting. The Painting Committee will be around to make inspections for all issues involving the villa & shed. Villa's must be clean and in good shape prior to painting.

Please see "Walk Around" on the Valley Wood tab of tallpinesnpr.com and help maintain our "Neat and Tidy" Architectural Committee Requirement.

AMERI-TECH MANAGER FOR TALL PINES**Brett Newby** **727-726-8000 X301****bnewby@ameritechmail.com****WATCH FOR EMAIL BLASTS FROM BRETT NEWBY REGARDING THE
SOCIAL CLUB MOVIE NIGHTS EACH MONTH****A movie is scheduled for February 27TH, 7 PM at our Clubhouse.****Several movies will be available to choose from. Free Popcorn and Soda
available. You may bring your own snacks.****ELECTRICAL SERVICE**

Please notify Withlacoochee Electric to report streetlight or residential outages. Call 352-567-5133, or to report on line, go to wrec.net and click on "Report a Streetlight Outage" or "Report an Outage".

If you are unable to report your outages via these methods, you may call Ameri-Tech: 727-726-8000 ext. 301 to contact Brett Newby, Tall Pines Manager. Please do not contact board members.

**IMPORTANT!! YOUR HOME INSURANCE DECLARATION PAGE**

As per our Master Declaration documents (Article XIII, Section 6) —

all homeowners are required keep in full force and effect at all times a full replacement value insurance policy.

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

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

ARE YOUR SPRINKLERS NOT WORKING?

Please report this immediately via the website contact form.

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

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

**SLOW DOWN!!!! PLEASE OBSERVE 20 MPH SPEED LIMIT
THERE ARE MANY COMPLAINTS RE: SPEEDING ON MILLRIVER ROAD AND
IN HUNT RIDGE WEST
THANK YOU**

Tall Pines Board Members 1/2026

Dawn Horvath, President (630) 373.6363
 Charlie Kriss, Vice President (610) 212.2068
 Jill Bell, Treasurer (518) 725.6407
 Dave Antkowiak, Secretary (989) 255.0304
 Carolyn Mitruis, Director (630) 886-8124
 Patty Burke, Director (847) 274.4206
 Judith Scott, Director (507) 779-9804
 Bruce Ganfield, Director (612) 325-0471
 Anne McQuade, Director (917) 306-2079

HUNT RIDGE HOA BOARD OF DIRECTORS as of 1/2026

President – Nick Vavoulis
 Vice President – Anne McQuade
 Treasurer – Trish Ives
 Secretary – Patrycja Zajac
 Director— Susan Gavin

RUXTON VILLAGE 1/2026

BOARD OF DIRECTORS

Dawn Horvath President

Bill Martin Vice – President/Treasurer

Dana Ringewald Secretary

Maureen Johnson Director

VALLEY WOOD HOA JANUARY 2026

BOARD OF DIRECTORS

President Jill Bell (518) 725-6407
 vwjillbell@gmail.com
Vice President Cathy Westerman
 (615) 476-2886 valleywoodcat@gmail.com
Secretary Betty Mayeux (727) 403-7085
 elizabethmayeux@yahoo.com
Treasurer Dennis Babe (262) 786-1076
 vwdennis@wi.rr.com
Diane Zenchuk Director (402) 210-3447
 vwdianz@gmail.com

RUXTON II HOA 1/2026 BOARD OF DIRECTORS

Donna Hoey	President
Joe Capasso	Vice President
David Smyth	Treasurer
Sherrie Walker	Secretary
Charlie Kriss	Member at Large

SPRING LAKE BOARD OF DIRECTORS 1/2026

President - Mary Hadnott

(727) 236-6639

Vice President - Bruce Ganfield

ganbru1@gmail.com

Secretary/Treasurer - Bob Brunelle

(813) 451-44161

IF YOU HAVE ISSUES, REPORT TO YOUR MANAGEMENT REPRESENTATIVE FIRST.

HE or SHE WILL CONTACT THE BOARD ACCORDINGLY

Tall Pines and Ruxton II call:

Brett Newby at Ameri-tech 727-726-8000 x301

Valley Wood, Ruxton Village, Hunt Ridge and Spring Lake call:

Richard Bremer or Saile Alvarez at Parklane 727-232-1173 x108

THOUGHTS & PRAYERS go out to

Joyce Garneau Lynda Leonard
Dana Ringewald
Peggy Krobatsch
Krystyna Johnson

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



BOOKS AND PUZZLES GALORE!

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

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

CLUBHOUSE RENTAL * *

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

Christmas & New Years

Parties Retirement Parties

Meetings Birthdays

Weddings

Life Celebrations Showers

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

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

THE SOCIAL CLUB NEEDS HELP WITH ALL

EVENTS AND PARTIES: The same group of people have worked at the events and parties for many years, and wish to "pass the torch". Please consider helping out!

MOVIE NIGHT: FEBRUARY 27TH AT 7PM

POPCORN AND SODA POP ARE SERVED AT THIS FREE EVENT.

SEVERAL MOVIES TO CHOOSE FROM WILL BE AVAILABLE.

YOU MAY BRING YOUR OWN SNACKS AS WELL.



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

REMINDERS

Keep
our
streets
SAFE!



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

PLEASE STOP FEEDING SELECT 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

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

GTU, LLC DBA

Licensed & Insured

Green Thumb Unlimited

Professional Landscape Services

Eric Kopp

727-457-3460

eric@greenthumbunlimited.com

greenthumbunlimited.com



4/1/26

OBITUARY

Richard P. Garneau

Richard “Dick” Garneau passed away on January 22nd. He was 89 years of age, and originally from Rochester, NY.

He leaves his wife Joyce, with whom he lived in Ruxton II.

He also leaves a son, Michael, 2 grandsons, Mike and Mark, and a granddaughter, Olive.

They were very friendly as a couple, & well known around Tall Pines. Dick was a President of the Men’s Club and was involved in some the yearly corned beef dinner parties.

Dick was also a golfer and had many friends within the golfing community.

There are no services scheduled at this time.

Sympathies from the Tall Pines community go out to Joyce, and their family and friends.

SHRUB OR HEDGE TRIMMING

Trimming of certain shrubs and hedges is done every month.

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

THE HI LITES ARE ALWAYS AVAILABLE TO YOU!

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

P.S. **RENTERS** may be placed on the Tall Pines e-mail list, and receive all emails sent to the community.

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

SEE THE ALL COLOR
HI LITES AT

<https://tallpinesnpr.com>
Click Community
Newsletter on top



RUXTON VILLAGE HOA | Board of Directors | Minutes Annual Budget Mtg | Jan 14, 2026

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

Call to Order: Dawn Horvath, President, at 6:58 p.m.

Board Members Present: Dawn; William Martin, Vice President/Treasurer via zoom; Dana Ringewald, Secretary; Maureen Johnson, Director. A quorum was reached.

Member Owners Present: Stanton Olsen.

Parklane RES Present: Richard Bremer, LCAM, via Zoom, and Salie Alvarez present.

Proof of Notice: Sign posted at entrance to Tall Pines, on Tall Pines website and in the Hi Lites.

Parklane emailed notice to Owners 48 hrs prior to meeting.

Secretary Report: Maureen moved to approve and waive reading of the Nov 12, 2025 Minutes. Bill seconded. All in favor. Minutes were posted on Tall Pines website and in the Hi Lites.

Treasurer Report: Bill reported HOA is right on budget. Year to date income on CD's was \$7,000. Current rates are lower at 4.46%..

New Business:

Budget March 1, 2026 to Feb 28, 2027:

Proposed 2026 - 2027 budget was presented by Dawn. It proposed income of \$78,912 with expenses of \$78,912.

The budget also indicated a proposed increase in monthly dues per unit from \$230.00 monthly to \$274.00 monthly beginning March 1, 2026.

To account for major items that increased the monthly per unit:

\$20. for Roof Reserves for reroofing project

\$14. for Tall Pines Community Assn

In addition, monthly costs to Ruxton Village HOA for lawn service, trash and property management services all accounted for small increases.

There being no objections, Dana moved to approve the budget for March 1, 2026 - Feb 28, 2027. Maureen seconded. All approved.

Roofing Project:

Samples of shingles were discussed, mindful of Region's advice that the lighter the roof, the cooler the attic. Preference was for Driftwood or Golden Harvest. Email choice to Dawn.

Painting:

Question was raised about needed painting of wood trim on some quad buildings considering the painting project for all buildings won't be funded from reserves for a year or two. Proposal was considered to hire a painter for those worn boards to buy time until funding is available.

Board agreed to solicit painting bids for the areas with immediate needs, as well as for the future entire project. Jacky Besio will be asked to recommend contractors.

Next Meeting: Ruxton Village HOA Annual Meeting: Wednesday, Feb 11, 2026.

Adjournment: Maureen moved to adjourn the meeting at 8:30p.m. Bill seconded, all in favor.

Respectfully submitted, Dana Ringewald, Secretary

FEBRUARY 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			LOVE			
1	2 Trash	3 <u>Ruxton II</u> <u>ANNUAL</u> HOA Meeting 7pm.	4 Recycle 7AM Game Night 5 PM in Game Room	5 Trash Social Club Breakfast Meeting 8 AM	6	
8  SUPER BOWL PARTY 5:00 PM	9 Trash	10	11 Recycle 7AM Ruxton Village HOA <u>ANNUAL</u> MTG 7 PM Game Night 5 PM in Game Room	12 Trash	13 BUNKO 6:30 PM RSVP Maureen 727-848-3549	14 HAPPY VALENTINE'S DAY 
15	16 Trash	17 Valley Wood HOA <u>ANNUAL</u> MEETING 7 PM	18 Recycle 7AM Game Night 5 PM in Game Room	19 Trash Tall Pines <u>ANNUAL</u> HOA meeting 7 PM	20	21 <div style="border: 2px solid red; padding: 5px;">HI LITES Deadline</div>
22	23 Trash Hunt Ridge HOA <u>ANNUAL</u> Meeting 7 PM	24	25 Recycle 7AM Game Night 5 PM in Game Room	26 Trash	27 Movie Night 7 PM at Clubhouse 	28 Doo Wop Party 5 PM 