

The Tall Pines Hi Lites

Volume 40, Issue 12 FEBRUARY 2025

A MESSAGE FROM DAWN HORVATH, PRESIDENT OF TALL PINES HOA

There was some confusion recently regarding the budget increase that Tall Pines voted on in December for the 2025-2026 fiscal year. We would like to clarify how your homeowner association dues work. Tall Pines is the Master community, and there are five Sub-associations within Tall Pines (Hunt Ridge, Ruxton Village, Ruxton II, Valley Wood and Spring Lake). Every homeowner is a member of two associations, the Master and one Sub, dependent upon where their home is located.

Every Homeowner pays their association dues to the Sub-association. The Sub association then takes a portion of those dues and sends that to Tall Pines. For the 2024-2025 budget year, the fee was \$62 per home. For the 2025-2026 budget year, it was raised \$4 to a total of \$66 per home. The 2025-2026 budget year begins on March 1, 2025.

Each Sub-association charges a different monthly amount, as some associations include roof and painting maintenance, others do not. But the fee of \$66 per home for Tall Pines is the same regardless of which Sub-association you belong to.

The Master association governs the common areas and the clubhouse. The \$66 per home covers the follow types of expenses:

- Electric: street lights, irrigation pumps & clocks, HOA signs, clubhouse
- Insurance: Property, General Liability, Crime, D&O
- Property Management fee & office expenses
- Legal & Accountant fees
- Maintenance & Janitorial Payroll
- Water & Sewer
- Telephone & Internet
- Pest Control
- Monthly newsletter, HiLites, & website
- Clubhouse repair & supplies
- Gazebo and Bridge maintenance
- Guard shack maintenance
- Common area: trees, plants, mulch
- Common area lawn & shrub maintenance
- Irrigation system maintenance
- Pond maintenance

In addition, adequate reserves must be maintained for future expenses, including clubhouse roof replacement, street sign replacement, irrigation system replacement, road paving and more. That \$66 goes a long way to keeping our community one we can be proud to call home.

DIRECTORY

Activities pg 13-16

Advertiser pg 19

Calendar pg 20

Clubhouse pg 18

Communities -

Hunt Ridge pg 8

Ruxton Village pg x

Ruxton II pg 8

Spring Lake pg x

Valley Wood pg 9-11

Editor

Sue Mac Queen
valleywoodsue@
gmail.com

New Owners pg x

Obituaries pg x

Prayer List pg 18

Social Club pg 13-
16

Tall Pines -

Minutes pg 5-7

Notices pg 1-4

President Dawn

Horvath

tallpinesdawn@
gmail.com

Ameri-Tech

Andrew George

727-726-8000 X301

andrewg@

PLEASE OBSERVE 20 MPH SPEED LIMIT

THERE ARE MANY COMPLAINTS RE: SPEEDING ON MILLRIVER ROAD

IMPORTANT NOTICE FROM TALL PINES BOARD OF DIRECTORS

At the November board meeting, the Tall Pines Board of Directors voted to include a self-addressed stamped envelope in your Annual Meeting packet. It was decided to incur this expense in the hopes that it would encourage homeowners to return the forms within the packet. Additionally, we installed a locked drop box at the front of the clubhouse for forms to be dropped off.

These mailings, and others required by law, are quite expensive to send. One packet mailing can cost the community as much as \$1200. 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.

Your annual mailing packet, which you should receive this week, will contain a "Consent to Receive Notices by Electronic Transmission" form. 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. If you are do not plan to attend the meeting in person, please fill the proxy out and return either via the self-addressed envelope or by dropping in the drop box at the front door of the clubhouse. It is important to note that 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 will have to be rescheduled, and this will be at a cost of another \$1200 to mail out a rescheduled meeting packet. 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 separate email distribution list maintained by Ameritech. 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.

We haven't published a Community Directory since 2019, so we are hoping to do that during 2025.

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



STREET LIGHT UPDATE

There is now a streetlight out at Millriver and Wingfoot. Residents are cautioned to be careful in this area in the evening and overnight.

Hopefully Withlacoochee River Electric will be back soon for its replacement.

All residents can report an outage. Just call the number on your Withlacoochee electric bill, and give them the number on the pole with the light out.

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

If you plan to use the library for any sort of meeting or gathering you must notify Patrycja Zajac to reserve your date and time, and all HOAs must notify her if your meeting date for the month has been changed.

Report to Clubhouse Manager Patrycja Zajac at 773-827-6849 for conflict review.

Meeting changes have resulted in conflicts with scheduled events. Thank you!

Tall Pines Annual Meeting for all Subcommunities on 2/20/25

If you would like to volunteer to check-in attendees or other help that is needed, please contact Jill Bell at vwjillbell@gmail.com

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 done. If you still experience an issue, please re-report the issue.

NO PARKING ON THE GRASS!!!

MAKE CERTAIN YOUR VENDORS, GUESTS, RENTERS, etc ARE NOT PARKING ON THE GRASS ANYWHERE IN TALL PINES.

YOU ARE RESPONSIBLE FOR INFORMING THESE INDIVIDUALS. IF THE IRRIGATION SYSTEM OR SOD IS DAMAGED BY THEIR VEHICLE, THE PROPERTY OWNER WILL BE CHARGED FOR ANY REPAIR OR REPLACEMENT.

THE BOARD IS SEEING THIS OFFENSE "ALL THE TIME".

VANDALISM AT THE LAQUINTA POND

The Valley Wood board is working with the Sheriff's Department about young individuals who have been noted to be throwing trash around and into the pond. It is also reported that they have also been belligerent to our residents. A follow up article will be in the next Hi Lites issue.

Call the non emergency police at 727-847-8102 if you see this activity.

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Date: January 16, 2025

Call To Order: 7:11 PM

Pledge Of Allegiance: Was held.

Roll Call: In Person – Dave Antkowiak, Jill Bell, Patty Burke, Jim Davidson, Dawn Horvath, Charlie Kriss, Bob Krobatsch, and Ameri-Tech representative Andrew George. On Zoom – Carolyn Mitrius. All current board members attended, none absent.

Proof Of Notice: Signs posted at Tall Pines entrances, and in Hi Lites.

Secretary's Report: Motion by Charlie to waive the reading of the November minutes, 2nd by Dave, all in favor, motion carried.

Treasurer's Report:

Jill reported petty cash \$585.00, total operating funds \$1,751.61, total reserve funds \$501,954.97, and total assets \$513,645.71.

Our total liabilities are \$501,954.97, total equity/capital is \$20,037.16, net income gain/loss (for December) was minus \$8,346.42, and total liabilities & equity is \$513,645.71.

Dawn reported that one of our CDs was called early (1/9/25), and it has been reinvested in a new, non-callable 6 month CD at 4.2%. Based on information given to her, we can expect several other of our CDs to be called in the future. This is affecting the "ladder" structure that we planned for our CDs to mature, so as our future CDs mature or are called, we will plan accordingly to space out their maturity dates to get our "ladder" back on track.

Property Manager's Report: Financials were mailed on 1/10/25, weekly inspections were done on Tuesdays, homeowner concerns were mainly regarding irrigation, tree debris situation in Hunt Ridge is expected to be resolved by the end of the month.

Old Business:

1. Baltusrol Flooding Issue – Charlie reported that 1/15/25 was the deadline for Gracewood to respond to our final demand letter, and they did not respond. As a result, our attorney is in the process of drafting a complaint to be filed in Pasco Circuit Court.

2. Gazebo Update – Jill reported that we are about half done with the needed repairs, which were completed by the following volunteers; Terry Bell, Jill Bell, Jim Davidson, Bob Krobatsch, Dave Antkowiak, Carolyn and Dennis Mitrius. The cost for wood, screws, paint and supplies, and an electrician to fix breakers is \$976.83 total. The remaining wood repair work will be done when we have more favorable weather, and the painting will take place in March or when the treated lumber is dry enough to do so. The estimate we had for a contractor to do this work was \$8,500 and didn't include the cost of paint or labor to do the painting, so Tall Pines volunteers are/will be saving our community a substantial amount of money. Volunteers were thanked for their contributions, followed by applause from residents in attendance at the meeting. Jill added that we always welcome volunteers to do work that can save our community money. .

3. Irrigation Update – Jill reported that our new irrigation vendor has been doing a lot of work to fix old and new issues, they are responsive to our needs, and homeowners are able to communicate with them. Residents were reminded to use the contact form on the website to report their irrigation needs.

4. Fire Protection Update – Bob reported that we learned that the company that we were going to have our clubhouse fire protection system set up through (Safe Home) is not licensed to do commercial installations in Florida. In order to do the system correctly, it would cost us close to \$30,000, so unless the

vendor that we are expecting another quote from is substantially less, it is unlikely that we will proceed with this. Safe Home did not start work, and we are not being charged anything from them.

5. Update On Previously Approved Landscape Work At Baltusrol And Pineneedles –

Jill reported that the vendor we approved has been very busy. She contacted them earlier in the day, and if it turns out that they continue to be too busy to do the work, she will contact the vendor who quoted a price that was only a couple hundred dollars higher than the one we selected.

6. Status Of Clubhouse Shed Floor Damaged By Vendor – As previously reported, the roof was repaired but the vendor still has not fixed the floor that was also damaged when the tarp blew off and caused the additional damage before the roof was fixed. Andrew will contact them again to have them address this issue.

7. Status Of Homeowner Tree Left On Common Property – Andrew reported it is still an ongoing issue, which he expects will be resolved by the end of the month.

8. Clubhouse Bar Ideas – Jim had an idea to address this, but after discussion with Slawek and Patrycja, it was agreed they will get estimates for this. They are aware of places that we can get materials and work at lower cost. Since the next meeting is our annual meeting, we will do an update in March.

New Business:

1. Clubhouse Air Conditioner Maintenance – We pay for 2X per year but it must be scheduled by Tall Pines. We are due, so Andrew will contact them to do this. We also need to determine the age of all units and budget for replacements - Andrew will check when the most recent one was replaced, to help us plan for when the next of the seven air conditioning units might need replacing.

2. Drop Box Was Installed At Clubhouse Front Entrance – Do We Want To Extend Use To Sub-Associations? – Motion by Jill to extend to sub-associations, 2nd by Jim, all in favor, motion carried. Jill and Patrycja are the only two who have keys to the drop box, and Patrycja will sort the proxies that are placed in the drop box. Dawn will email the sub-association presidents of this change.

3. Ownership Of Tall Pines Website On Ameri-Tech Server – Andrew confirmed that Tall Pines owns the website, so if we were to change management companies in the future, we would take the website with us.

4. Request For No Parking Signs – Andrew clarified that the request was not to add no parking signs, but someone asked to have one removed. Andrew suggested and the board agreed not to do anything with this at this time.

5. Social Club Update – Bob reported that there are 3 upcoming parties. The first is the super bowl party on Sunday, February ninth, which costs \$5 per person and will include hot dogs, salad(s), beans, and soda and water. People can bring their own drinks, snacks, etc.

The second party is the Doo Wop on Saturday, February 22nd, which is catered by Slice Of Life, and costs \$20 per person.

The third is the St. Patrick's Day party on Monday, March 17th. That event will be catered by Central Park, and will also cost \$20 per person. Al March will provide live music for the Doo Wop and St. Patrick's Day parties.

Movie night is on Friday, January 17th.

Announcements/Accomplishments:

1. Watch for your annual meeting packet in the mail. If you do not intend to attend the meeting in person, it is imperative you return your proxy or give it to a neighbor.

2. We have a few volunteers already, but if you would like to volunteer to assist at the annual meeting, please contact Jill Bell.

3. Spring Garage Sale is scheduled for March 22, with a rain date of March 23.

4. Parking at the clubhouse overnight requires a pass from any board member. You can find their numbers in the Hi Lites. If you don't have a pass in the window your vehicle could be towed.

5. There should be NO parking on any grass/lawns. Remind your contractors/vendors to park on pavement. It damages the irrigation system.
6. 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 detailed information, refer to the front page of the November edition of Hi Lites community newsletter.
7. All scheduled events, including meetings, must be sent to Clubhouse Manager Patrycja, even if you are just using the library. She manages the clubhouse calendar and ensures there are no conflicts.
8. Please do not feed the wildlife – that includes alligators, ducks, etc.
9. Just a sampling of the things that were handled in the last month or so: The front doors of the clubhouse were painted, drop box installed at front of clubhouse entrance, several lights were repaired both inside and out, breaker for pond lights was changed, exterior camera system was reset and added to cell phones of a couple people, Carolyn was able to get the County to fix the stop sign at Baltusrol and DeCubellis.
10. Withlacoochee finally fixed the light on the corner of Millriver and Tall Pines Blvd., but the light at Millriver and Wingfoot is out now. If any resident notices a street light out, you can take the number off the pole and report it to Withlacoochee yourself.

Walk-On Topics From Board Members:

Jill reported that the outside of the clubhouse front doors have been painted by Slawek, and he has ideas to improve the inside of the doors. Discussion that followed resulted in the board agreeing to have him patch and paint the insides, and to include the addition of a metal kick-plate at the bottom.

Resident Comments Or Concerns:

On Zoom – None.

In Person – One resident had questions/comments about our CDs and a particular budget item balance. Another asked how to get a clubhouse key, which Clubhouse Manager Patrycja will provide for them.

Patrycja expressed interest in starting a bingo game day at the clubhouse, and Bob agreed to have it included under the Social Club umbrella, to assist with the planning. A note will also be placed in Hi Lites.

Patrycja also expressed interest in bringing back the flea market event that Tall Pines had until Covid essentially stopped it following the last one we had in February, 2020. Since then we have had annual and/or bi-annual garage sale events, which as noted above, the next one is on March 22nd. Residents will again be able to get tables from the clubhouse, and Slawek volunteered to help with this.

For the future, the flea market idea will continue to be explored. Another resident suggested we get bigger and better signs for Tall Pines, so that residents are more likely to be made aware of scheduled activities, events, etc. Dawn said we will investigate doing that.

Next Meeting Date: 2/20/25 – Dawn reminded everyone that the February meeting is our annual meeting, and encouraged residents to attend or return their proxies. She also said that she will be unable to attend that meeting, and Jill has agreed to chair the meeting in her absence.

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

Adjournment Time: 8:10 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary

HUNT RIDGE HOMEOWNERS' ASSOCIATION

BOARD MEETING MINUTES

January 20, 2025

Call to Order

The board meeting was called to order at 7:03 pm by Nick Vavoulis, President. Board members present: Trish Ives, Anne McQuade, Susan Gavin, Staffan Linnerstan - absent: Marty Giles, Bob Krobatsch: 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. A mailing was sent to every homeowner which included the 2025-2026 budget.

This was the 2025-2026 Budget Adoption Meeting and as such was the only agenda item.

The vote to waive the requirement for a compiled financial statement for 2024-2025 and provide in lieu thereof a report of cash receipts and expenditures was passed with a majority vote.

The vote to roll over excess operating funds in the 2024-2025 calendar year into the 2025-2026 budget as a constructive return of capital to the membership was passed with a majority vote.

The budget was reviewed by line item and questions were addressed. A motion was made by Susan, seconded by Staffan to approve the new budget; motion carried.

Next Meeting Date

The next meeting is scheduled for February 17, 2025, at 7 PM, Tall Pines Clubhouse.

This will be the Annual Member Meeting. The new budget goes into effect March 1, 2025

Adjournment

A motion was made by Anne, seconded by Nick, to adjourn the meeting at 7:30 PM; motion carried.

Submitted by

Susan Gavin, Secretary

RUXTON II HOA MEETING

January 7, 2025

President Donna Hoey called the meeting to order at 7:05 P.M. Board members present were Donna, David Smyth, Beverly Dierking and Charlie Kriss. Joe Capasso participated via ZOOM. Ameri-Tech representative Andrew George was also present. There were three unit owners in attendance.

Meeting notice was posted in advance of the meeting. David made a motion to accept last months minutes.. Joe seconded. Unanimous approval.

TREASURERS REPORT

Andrew reported that at the end of November we had \$16,351.. in Operating Funds and \$184,131.. in Reserves. There were no unexpected expenses last month. Maintenance fees were over budget and expenses under budget. Charlie questioned several small late fees. Theses are from changeover of bank accounts and will be removed per Andrew.

MANAGERS REPORT

Andrew presented two different budget schedules for next year. One increased the monthly fee by \$45. and one by \$50. Both schedules include the \$6 increase to the Tall Pines budget. Currently Andrew expects each quad to cost \$50,000. when roofs are replaced. He discussed where we would be if we raise the HOA fee by \$50. this year and again next year. He feels this should cover all of our roofing expenses. Andrew continues to get bid information.

OLD BUSINESS

After Andrew's report Charlie made a motion to adopt the budget with the \$50. monthly increase. Dave seconded the motion. Unanimously approved.

Andrew reported that the No Parking sign on Haig Court was put there by Tall Pines. He said it is there to prevent overnight parking.

The street light on Mill River was finally fixed.

Donna asked about what is being done with the pine tree at the corner of Upton and Mill River. Andrew said it is still being reviewed.

Speeders continue to be a problem even though it is posted for 20 MPH. Tall Pines will continue to remind unit owners to watch their speeds.

NEW BUSINESS

There was no new business but unit owners were reminded to be on the lookout for strangers and report them if necessary.

Charlie made a motion to adjourn the meeting at 7:36 p.m. , seconded by Donna. Unanimous

Our next meeting will be **Tuesday, February 4, 2025**. This will be our annual meeting and unit owners are reminded to return proxy statements if they will not be in attendance.

Respectfully submitted, Beverly Dierking, Secretary

***Note re: above minutes. The Tall Pines HOA increase was finalized at \$4.00**

Valley Wood Monthly HOA Meeting

Date: Tuesday January 21, 2025 Time: 7:00 PM

Location: Tall Pines Clubhouse

Call to order at 7:02pm by Jill Bell

Roll call: Jill_X_, Cathy_X_, Diane_X_, Betty___, Dennis_X_, Rico, Parklane__X_

Proof of notice: Minutes in Hi Lites on Tall Pines website, email and posted on site

Quorum reached

Pledge of Allegiance

0 on Zoom, 3 in attendance

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

Treasurer's Report: Dennis

- Monthly Income \$18,502; Expenses \$18,304; Net surplus of \$197
 - Income is as expected, insurance expense of \$4,000 did not come in yet.
- YTD Income \$186,060; Expenses \$193,461; Net deficit of \$7,401
- Operating Account \$12,311; Account Receivables \$618
- Reserves: Roof \$214,793; Paint \$65,034; General \$154,253; Total Reserve \$434,080
- Total Operating & Reserve Funds \$446,391

Interest income generated is approximately \$11,000

• **Notes & Comments:**

- HOA dues are due on the 1st of the month, if received within 30 days there is no late fee. Late fees will begin the end of January 2025 at a rate of \$25 per month.
- Payments received when there is a late fee on an account, the money is applied to the late fee first, the remainder to the HOA payment due.
- Auto pay is always a great way to be sure your dues are paid on time. Individuals not on autopay will receive a new coupon book.
- Individuals who have overpaid on HOA dues are contacted to request a refund.

Committees: ARC: Nothing, Maintenance: Nothing, Painting: Nothing, Fines: None. **Welcome:** Nothing

Announcements:

- VW email list** – reviewed and have 87 out of 92 owner contact emails. Parklane will send annual mailer via email and individuals without an email will be mailed to them. Electronic notices save the community a lot of money due to the high cost of mailings. We are looking to piggy-back on the Tall Pines effort to get the consent forms in place.
- We have **new residents** in our community, as a reminder, if you are making any changes to the outside of your villa, please check with the architectural committee. Not everything needs an arc form but ask just to be sure.
- If you are having **vendors** coming in to do work, please tell them do no park on the grass, there are sprinkler heads there.
- The board will look at **roof projections**, how many years left on roofs and the cost of replacement.
- Community items: Garage sale is March 22nd. If interested in **Bingo** or a clubhouse **flea market**, contact Patrycja, the clubhouse manager. If interested in the game **Left, Right, Center** contact Sue Mac Queen.

Old Business:

Amendments were passed by a yes vote from 51 members. We are waiting for them to be filed with Pasco County. Parklane is in the process of obtaining a document that has to be notarized and then it will be filed with Pasco County.

A motion was passed to implement late fees for residents over 30 days. Effective date January 1, 2025. After January 30th a late fee will be imposed on residents by Parklane. The fee is \$25 per month.

Budget meeting will be January

New Business: .

Review proposed budget effective March 1, 2025. \$204 per month, this includes the portion paid to Tall Pines. Parklane notifies Truist of the monthly amount of \$204, effective 3/1/2025. Parklane will request Truist send payment coupon book to residents that are not on autopay. Truist will notify individuals on auto pay of the new amount and effective date. If you are not on auto pay Truist will mail you a new coupon book. If you write a check or have your bank send the money, you must update it with your bank. Dennis explained the increase: Tall Pines increase was \$4 due to insurance, irrigation,

paving reserves and electric street lights costs have risen. Valley Wood cost increases: Trash, Lawn, Bank & Professional fees and legal fees have increased.

Motion to adopt the 2025 budget of \$204 a month HOA dues, motion by Jill, 2nd by Cathy, all in favor, motion carried
Rico stated next year per Florida Statutes our financial reporting will need to incorporate a \$2,000 expense line next year to create this report and file it. Rico recommended this year the board agreed to bypass this year as we are only able to bypass it for one year, we have not budgeted for this. The board unanimously agreed.

Next meeting on February 18, 2025 will be Valley Woods annual meeting. Please be sure to send in your proxy if you do not plan on attending the meeting. Options available are: a drop box in front of Tall Pines clubhouse, or a board member can pick it up, or mail to Parklane Management Company.

We are looking for volunteers to help touch up some missing paint along the bottom of villas. Please let Jill know if you are available to assist.

Open Forum Sue MacQueen sent in questions:

When is walk around being done- Some time in February

Are carport poles & gutters due to be done- Residents are responsible for carport poles cleaning and painting.

Gutters are new on the carports so nothing will be done with them. The board will review and see if we have the funds to clean gutters on villas as well as spot clean roofs

Have we discontinued cleaning roofs- only spot cleaning is done as needed

Cathy Westerman said there is a new Senior income exemption on taxes. You can contact the tax department to verify the guidelines for this program

One board seat is up for election

Next Meeting: Annual Meeting February 18, 2025 7 PM at Tall Pines Clubhouse

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

Adjournment time 7:46 PM

Submitted by Jill Bell

ATTENTION VALLEY WOOD:

The annual **Walk Around** will take place this month.

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

clean driveways, sidewalks and patios, border stones

removal of rust stains on stucco, sheds, driveways & sidewalks

weed-free garden beds, plants maximum 7' high

well maintained mulch, shrubs, flowers & trees

plants away from all stucco, soffits and sheds, carport poles etc.

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

GAZEBO RESTORATION

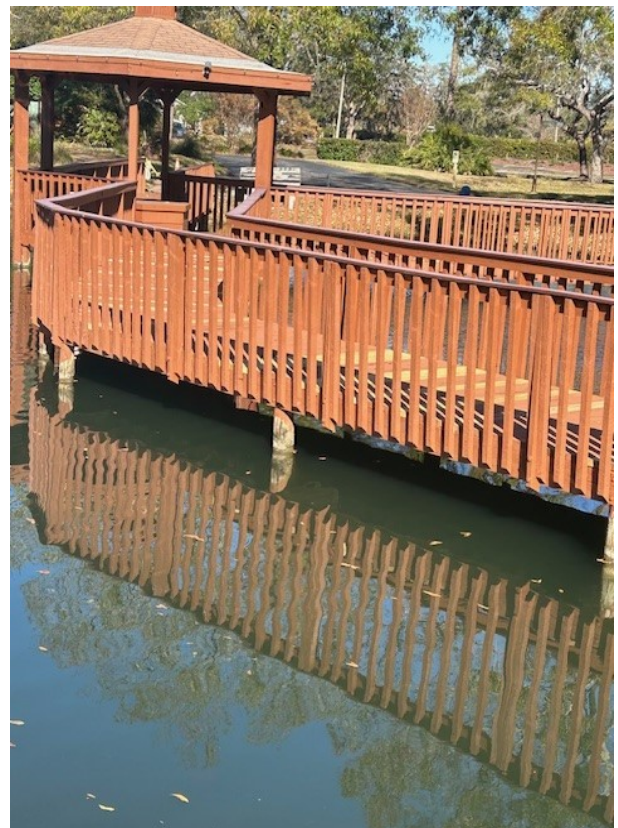
The Tall Pines Board of Directors wants to thank a dedicated group of residents for their on-going work on the gazebo. Several board members are volunteering— Jim Davidson, Bob Krobatsch, David Antkowiak, Carolyn Mitrius and Jill Bell. Terry Bell and Dennis Mitrius are also volunteering.

The work is not completed yet, but when the temperatures improve, the structural work will be completed. At that point the wood needs to dry which can take up to 3 months.

The board will then have volunteers begin painting. **If you are interested in helping us paint, please contact Jill Bell, TP Vice-President at vwjillbell@google.com.**

Help the board save the HOA money!

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!



Doo Wop Party!!



Dance the Night Away!
Dress In Vintage Style!

Tickets are \$20.00 each
Deadline is Friday 2/14

Get your tickets from:

Bob Krobatsch 727-845-0950

Jerry Jaskierny 727-807-3513

Jill Bell 518-725-6407

Laddie Buresh 402-440-6842

Tall Pines
Clubhouse
February 22nd
at 5 pm
Italian Dinner
by Slice of Life
Desserts &
Beverages
50/50
Music by Al
March
BYOB



TALL PINES COMMUNITY FLEA MARKET

COMING SOON

CALL PATRYCJA AT 773-827-6849
TO RESERVE A TABLE AND FOR
MORE DETAILS

THE TALL PINES SOCIAL CLUB IS
INTERESTED IN HAVING A NEW GAME
NIGHT FEATURING
“LEFT-CENTER-RIGHT”.

It's a round table elimination game costing \$3, with one person winning the \$\$\$\$ pot! It's hugely popular over at Timber Greens!

E-mail Sue Mac Queen at valleywoodsue@gmail.com, subject LCR, if interested.





Watch on our
84" television!

2025 SUPER BOWL PARTY!!

**Sunday February 9th, 5:30 pm at
The Tall Pines Community Clubhouse**
**\$5.00 admission at the door includes
Hot Dogs, Potato & Macaroni
Salads, Beans, Water, Soda**

BYOB & Snacks

It's Always a Great Time!

TALL PINES BINGO NIGHT

Games | Prize | Party

**DATE AND TIME
COMING SOON**

*Join us for an evening of fun,
excitement, and fantastic prizes at
our Bingo Night!*

CALL PATRYCJA AT
773-827-6849 TO SIGN UP!!!



**LET'S
JOIN!**



SAVE THE DATE !



St. Patty's Day Party March 17th 5 PM
Tall Pines Community Clubhouse

Enjoy Corned Beef & Cabbage Dinner
by Central Park

Beverages & Desserts 50/50

BYOB

Music by Al March



Tickets are \$20.00 ea. - Deadline is Wednesday 3/12

Get your tickets from:

Bob Krobatsch 727-845-0950

Jerry Jaskierny 727-807-3513

Jill Bell 518-725-6407

Laddie Buresh 402-440-6842

Community Garage Sale

March 22nd. Rain Date March 23rd.

Save the Date!!



Tables available to reserve again
Start Getting Ready!
Details in the March Hi Lites

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**

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.tallpinesnr.com



GTU, LLC DBA

Licensed & Insured

Green Thumb Unlimited

Professional Landscape Services

Eric Kopp

727-457-3460

eric@greenthumbunlimited.com

greenthumbunlimited.com

4/1/25



JANUARY BUNKO WINNERS

Most Bunkos - Sue Mac Queen

Most Losses - Ernie Frey & Kathy

Ganfield

Most Wins - Rosemary Jaskierny

COME FOR THE FUN on February 7th

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

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.**

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

CALL BOB KROBATSCH AT 727-267-4604

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.

don't burn
your
Bridges
because
there
might
be
crocodiles
in the
river

KYLE ESSENDRUP
A G E • 5



FEBRUARY 2025

Sunday

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

<p>SAVE THE DATE: March 22 Garage Sale Rain Date 3/23</p>	<p>SAVE THE DATE: March 17th St Patty's Day Party</p>					1
2	3 Trash	<p>4</p> <p>Ruxton II HOA ANNUAL MEETING at 7 pm</p>	<p>5 Recycle</p>	<p>6 Trash</p> <p>Social Club Breakfast Meeting 8 am</p>	<p>7 BUNKO 6:30 pm RSVP Maureen 727-848-3549</p> 	8
<p>9 SUPER BOWL PARTY 5:30 PM</p> 	10 Trash	11	<p>12 Recycle</p> <p>Ruxton Village ANNUAL HOA MTG AT 7 pm</p>	13 Trash	<p>14 VALENTINE'S DAY</p> 	15
16	<p>17 Trash</p> <p>Hunt Ridge ANNUAL MEETING at 7 pm</p>	<p>18</p> <p>Valley Wood ANNUAL MEETING at 7 pm</p>	<p>19 Recycle</p>	<p>20 Trash</p> <p>Tall Pines ANNUAL HOA MEETING at 7 pm</p>	21	<p>22 DOO WOP PARTY 5 PM</p> 
<p>23 <u>HI LITES DEAD LINE</u></p>	24 Trash	25	26 Recycle	27 Trash	28	