

The Tall Pines Hi Lites

Volume 40, Issue 3 MAY 2024



Memorial Day 2024
Honor them in your Heart.
Give Thanks to them ... &
Mourn the Brave Souls who served to
protect our Country and your Freedom.

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A SURPRISE ON LAQUINTA

At first it was
thought to be a
large weed, but
over weeks it
turned out to be
a Sunflower!

It is thought
that a bird
dropped the
seed from a
near by feeder,
onto the edge of
the pond.

HaPPY SpRinG!



Even the Sandcranes were Surprised!



IMPORTANT NOTICES FROM THE TALL PINES BOARD

Remember, HOA rules prohibit advertising on vehicles. If your vehicle has advertising or a logo on it, you will need to obtain a magnet or other covering unless it is parked inside your garage overnight.

TRASH COLLECTION on Mondays and Thursdays

If the trash collection is scheduled for a holiday, it will not take place until the next regularly scheduled day. 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 at 7am Wednesday mornings from now on. Don't miss the truck!!

IMPORTANT IRRIGATION INFORMATION

Our irrigation vendor is Rain Right. Our contract with them calls for one quarter of the system to be fully inspected each month, and any reported service issues to be handled every 2 weeks.

A few points to keep in mind:

Please do not approach the vendor directly asking them to add a stop to their work order. They are only authorized to perform work on the items which are provided to them the evening before their visit. You must report the issue as directed below.

Please report ANY sprinkler issue that you see within the community, whether it is on common ground, your property or your neighbor's property. We will send someone to look at it on the next visit.

To report a problem, go to the website <https://tallpinesnpr.com>, click Contact Form and submit the information (automatic emails will be generated to the necessary parties)

Email both andrewg@ameritechmail.com AND TPCAPresident@tampabay.rr.com

with a **detailed description** of the issue and the address.

For those few residents who do not have access to a computer or the internet,

please leave a detailed message with

Ameritech at 727-726-8000

Attending HOA Meetings

At the April Tall Pines HOA Meeting, it was reported that a resident did not know that he or she was allowed to attend HOA meetings. **To clarify: All Homeowners are Members of a Sub-HOA and can attend their meetings (ie: Hunt Ridge HOA), as well as the Tall Pines Master HOA meetings.** You are encouraged to attend your HOA meetings!

PASCO COUNTY WATER RESTRICTIONS CONTINUE

The Southwest Florida Water Management District governing board voted last month to extend the restrictions in Hillsborough, Pasco and Pinellas counties. **The one-day-per-week watering restrictions for the greater Tampa Bay area have been extended through July 1.** You may still hand water plants, wash your car etc.

DOG OWNERS

The board has received complaints and reminds you to pick up after your dog. Use a bag & take it with you. Please keep your pet at the edge of the grass while walking and not on a neighbors property. Thank you.

ON STREET PARKING REMINDER TO ALL COMMUNITIES

Please note that while street parking is now being permitted from 6AM TO 12 MIDNIGHT, **OVERNIGHT PARKING ON ALL TALL PINES STREETS IS NOT PERMITTED.**

Be sure you, your guests or vendors do not park on the grass.

Parking on the grass will result in towing. Our community documents state that parking is only allowed on paved surfaces. There are many sprinkler heads located at the grass/street junction. The weight of a car parking on the grass will likely break irrigation lines below ground.

Owners would be responsible for repair of damage to the irrigation system. The board has contracted with Blue Diamond towing company who patrol the neighborhood on a random schedule, and have permission to tow any vehicle not in compliance with the parking policy, including parking on the grass. The official parking policy can be found on the website, and has been published in the Hi Lites several times.

If residents or guests fail to follow the parking policy, they are subject to towing and **the very lowest charge for a tow will be about \$225,** with additional charges accruing depending on the individual situation.

Thank you for your cooperation.

RSVP for BUNKO on May 10th! It's a lively fun evening. Win \$\$\$\$!

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

Beverages are provided! Please bring a snack to share!

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Date: Thursday April 18, 2024

Call to Order: 7:00 PM by President Dawn Horvath

Pledge of Allegiance was held

Roll Call: In Person- Dawn Horvath, Lonnie Buresh, Jim Davidson, Jill Bell, Carolyn Mitrius, Charlie Kriss, Dave Antkowiak, Ameritech Representative-Phil, On Zoom- Patty Burke and Bob Krobatsch

Proof of Notice: website, email and posted on site

Secretary Report: Jill made a motion to waive reading the minutes and accept them as posted on the website, 2nd by Jim, all in favor, motion carried

Treasurer's Report: Lonnie's report for March, our first month of the fiscal year. Actual vs Budgeted Monthly income \$20,694, monthly expenses \$11,813, monthly reserve funding \$5,829. Leaving us with a monthly surplus of \$3,052 as we took in more income and spent less than we had budgeted. Operating account \$13,150 , Reserves Total \$437,966. Due to Andrew from Ameritech being out of the office, Lonnie will fully review the financials and report any items with questions.

Property Manager's Report: In Andrew's absence, Phil, Keith and Pablo will be filling in for his duties. Currently Phil reported no outstanding issues.

1. Tree limb and small banana tree were removed from behind Upton Ct. for cost of \$250
2. Landscaping cleanup over the last month

Old Business:

1. Charlie on property ins.- He received the endorsement increasing our property value and additional premium. Next month the renewal period starts. If we want to switch companies Phil from Ameritech said he will send recommendations to Charlie to choose a company to start the renewal process for us by getting quotes.
2. Baltursol Flooding- we purchased a trash pump \$842.02, ratify purchase, Motion by Dave, 2nd by Patty, all in favor, motion passed. We still need to purchase hoses from Harbor Freight.
3. Clubhouse pond was smelly last month, Pristine Ponds came out and no one has reported any ongoing issues.
4. Amendments that were sent to homeowners, there was a typo on bullet 4 of the cover letter

but the amendment itself was correct. The board wanted this information included in the minutes.

New Business:

1. At the back of clubhouse, washing out, either need dirt and stone or a gutter on the small roof. Jill will get quotes. Lonnie & Jim said if we put up a gutter we would need gutter screen.
2. Clubhouse Hot water tank needs to be replaced. 3 quotes, waiting on a 4th quote. 10-gallon tank, it was last replaced in 2007. After discussion, tankless is not an option for us. Keilty \$1713, Hauck \$1175, Home Depot \$1858. Patty made a motion to go with lowest bid once 4th quote is received, 2nd by Lonnie, all in favor, motion carried. It will be replaced by a licensed plumber and with a permit.
3. Neighborhood Watch sign, at entrance the sign broke, Carolyn received 2 estimates. Estimates were for \$145 + tax or \$328. The board agreed to go with \$145 sign. No motion needed.

Walk on Topics from Board Members:

1. Steffan Linnersten on Pineneedles has a sound meter to measure noise on Decubellis. If anyone would like to use it, see him.
2. Jim, do we have a schedule for sprinklers? 207 zones, 13 wells, he stated Ruxton II has not had water for 2 weeks. Dawn & Carolyn will put on the irrigation work schedule. Pasco County still has a water restriction on, so watering can only be once a week.
3. Gazebo boards needs replacing, Maintenance people will check it.

Social Club Update: by Bob Krobatsch

One more meeting on Thursday in May 2nd. They will see how many people will be here in the summer and if anyone wants any events in the summer.

Sue MacQueen has pictures of social club and can put in the Hi Lites

Residents comments or concerns:

1. A resident stated a neighbor thought HOA board meetings were for the board only.

All residents are invited to HOA board meetings. Sue will include a blurb in the Hi Lites.

2. Blue Sun Coast paper box. Empty, Jill will call Sun Coast to either fill it or take it away. Dawn said if they don't fill it, we will dispose of it.

Next meeting May 16th, 7 PM, Charlie motion to adjourn, 2nd by Carolyn, all in favor, motion passed

Adjournment time 7:35 PM

Submitted by Jill Bell

HUNT RIDGE HOMEOWNERS' ASSOCIATION**BOARD MEETING MINUTES****April 15, 2024****Call to Order**

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

The Meeting notice was posted at the Tall Pines Clubhouse, on the TP website 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 Lonnie, seconded by Susan; motion carried.

Treasurer's Report

Total Operating Account & Reserves: \$30,386; YTD income: \$22,62; YTD expenses: \$22,683; YTD deficit: \$63; Accounts Receivable: \$9,175

Management Report Account Collections – 4 are with attorney, 3 are 90+ days delinquent, 2 are 60+ days delinquent, 9 are 30+ days delinquent.

Old Business

Violation update: Per our documents there are no sheds allowed on any property. The current unresolved situation with Homeowner Account 35 will be turned over to the association attorney for further action. *On hold pending further attorney clarification on changes to Florida statutes.*

New Business

In order to address our increasing accounts receivable, the board has approved an aggressive collection process. A motion was made by Nick, seconded by Anne, and carried by all to have the second late payment notice sent by the HOA attorney. This will in effect give the homeowner 45 days to bring the account current in order to avoid having a lien placed on the property. In addition, a minimum of \$200 will be added to the account to cover the attorney costs. From that point on the homeowner must deal directly with the attorney to resolve the issue.

As a reminder, any payment that is received after the 16th of the month incurs a \$10 late fee.

Next Meeting Date

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

This is our last meeting before the summer break (June, July, August)

Adjournment

A motion was made by Anne, seconded by Nick to adjourn the meeting at 7:32 PM; motion carried.

Submitted by

Susan Gavin, Secretary

RUXTON II HOA MEETING**April 2, 2024**

President Donna Hoey called the meeting to order at 7:00 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 was one unit owner in attendance.

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

VICE PRESIDENTS

There was no Vice Presidents report.

TREASURERS REPORT

March figures were not released yet. Andrew reported that at the end of February we had \$6,792 in Operating Funds and \$243,311. in Reserves. Painters still had to be paid from these funds.

MANAGERS REPORT

Andrew stated that we are still waiting for date on foreclosure. He also said he has received 6 gallons of paint from painters for touchups. Donna and Beverly will each store 3 cans. Andrew is also waiting for lawyers final bylaw changes. Lawn maintenance will begin weekly again. Donna asked Andrew to check on maintenance of north end of Roland Court. Beverly asked Andrew to check with Waste Management on holiday pickup days. Andrew is still waiting for word from real estate company on rental of unit on Mill River.

OLD BUSINESS

Dog owners are once again reminded to pick up after your pets when you are walking them. Joe asked if .sprinkler company had checked to make sure sprinklers were not hitting walls that had just been painted. Andrew said he would check. Green Thumb will be replacing dead bush on north end of Upton Court.

NEW BUSINESS

Unit owner in attendance brought up issue with leaking roof. Unit owner will provide Andrew with name and phone number of company who looked at his roof. ALL OWNERS ARE REMINDED TO CHECK THEIR CEILINGS AND REPORT ANY ROOF LEAKS IMMEDIATELY TO ANDREW OR A BOARD MEMBER.

Charlie made a motion to adjourn meeting at 7:33 p.m. , seconded by Beverly. Unanimous approval.

The next scheduled meeting will be **Tuesday, October 1, 2024 at 7:00 p.m.**

Respectfully submitted,

Beverly Dierking, Secretary

Valley Wood Monthly HOA Meeting

Date: Tuesday April 16, 2024

Time: 7:00 PM

Location: Tall Pines Clubhouse

Call to order at 7:01PM ___ by Jill Bell, President

Present: Jill, Cathy, Diane, Dennis, Richard from Parklane, Betty-absent. 5 members in attendance, 0 on zoom. Quorum reached

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

Pledge of Allegiance recited

Approve Minutes- Previous board meeting

A motion 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:

1. Monthly Income \$17,937; Expenses \$24,130; Net deficit \$6,193

- Income and expenses are as expected.
- \$5,910 of Repairs & Maintenance expense is for the last 7 carports

- This is a planned expense covered by the operating account

2. YTD Income \$17,937; Expenses \$24,130; Net deficit of \$6,193

3. Operating Account \$14,954; Account Receivables \$4

4. Reserves: Roof \$185,294; Paint \$59,175; General \$134,057; Total Reserve \$378,526

5. Total Operating & Reserve Funds \$393,480

Committees:

ARC: Patio approval on Millriver

Maintenance:

Painting: Linda Gray, Jean Fahey, Sue MacQueen

Fines: 1 in progress

Welcome: Nothing or sale in Valley Wood

New Business:

1. We are looking for Maintenance Committee volunteers

2. Painting committee, we have 3 volunteers

3. Please send the homeowners Insurance Declaration page to Parklane & Ameritech. Only about 25 have so far. It costs the HOA money to mail notices out, so please send this in.

4. We are revising the Architectural document. Jill made a motion to adopt the changes, Discussion with residents, Cathy 2nd, all in favor, motion carried.

5. Also, a lot more residents have Pots with plants, flowers, etc. Empty pots should not be scattered about your property and if the plant dies, please clean out the pots. We want to keep property from looking unsightly and cluttered. Thank you.

6. Document Amendment Changes-Dennis spoke on. Changes are being made to reflect Florida Statutes.

34 changes to update information and remove old language that is no longer pertinent. Changes are to Amendments, Bylaws. An example of changes are 1. Increase late fee from \$10 to \$25 (at this time we do not enforce this 2: Bylaws- must be a member to be on the board. Once finalized with our attorney, all residents will receive these changes to vote on by cover letter and ballot. So please return your ballot.

Thank you to Linda Gray and Mary Sue Taylor for all their hard work and support on this.

7. Possibly next year we would like to restate all documents into one easy to read document.

Old Business:

1. Please remember to get ARC approval for any outside work on your villa, this includes gutters, downspouts, patios, garden areas, etc.

2. Please remind visitors Do Not Park on the edge of the grass, there are sprinkler heads there

Open Forum:

1. A question was raised about service dogs. They must be registered with Pasco county and be certified.

2. Today there was a solicitor in Valley Wood, he was informed there is no soliciting allowed and was asked to leave.

Next Meeting: To be announced in September

Adjournment: Motion to adjourn by Jill, 2nd by Cathy , all in favor, motion carried. Adjournment time 7:43 PM

Submitted by Jill Bell, President

The Tall Pines Social Club

Officers Bob Krobatsch & Jerry Jaskierny



Jerry & Bob noted that replacing some aging cookware was approved last month and has been replaced. Replacing the grill on the back patio was also approved & is being looked into. Buying a traditional standing Pop Corn Machine was discussed and was put on hold.

Many snowbirds leave in early May, and concern over poor attendance to any functions held from May to October was discussed. The club is still interested in having Movie Nights and Game Nights.



Member Jill Bell selling tickets for the weekly 50/50 drawing

Next Meeting is May 2nd

The Tall Pines Social Club currently has twenty five members. The April monthly meeting was well attended.

Members enjoyed a traditional breakfast buffet, followed by a meeting. Thanks to Laddie Buresh, Bob Henke, Jerry & Bob and Terry Bell for shopping and preparing for the breakfast.

Thanks go out to the regular clean up crew: Jerry, Bob Henke, Jill & Terry Bell, Sue Mac Queen and those who have joined them.

Members Attending

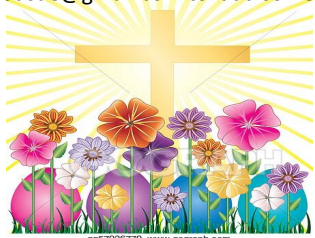


THOUGHTS & PRAYERS

go out to

Bob and Peggy Krobatsch
Lynda Leonard
Jean Kordewick

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



REMINDERS

Keep
our
streets
SAFE!



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

PLEASE STOP FEEDING WILDLIFE

The Board is asking residents to
refrain from feeding alligators,
ducks, deer, Sandhill Cranes etc.

PLEASE DO NOT THROW CIGARETTE
BUTTS ON THE ROADS OR GRASS !!

BOOKS AND PUZZLES GALORE!

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

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

CLUBHOUSE RENTAL

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

Christmas & New Years

Parties Retirement Parties

Meetings Birthdays

Weddings

Life Celebrations Showers

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

WELCOME COMMITTEE

Hunt Ridge – Brookhaven - **Volunteer needed**

Hunt Ridge West - **Christine Womack NEW!!!!**

Ruxton Village - Maureen Johnson sneezy1223@yahoo.com

Ruxton II - **Volunteer needed**

Spring Lake - **Volunteer needed**

Valley Wood – Susan Johnson (334) 355-0036

SUNSHINE COMMITTEE

Hunt Ridge - Brookhaven - **Volunteer needed**

Hunt Ridge - West - **Volunteer needed**

Ruxton Village - **Volunteer needed**

Ruxton II - **Volunteer needed**

Spring Lake - **Volunteer needed**

Valley Wood - Sue Mac Queen
valleywoodsue@gmail.com

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


Send a card to an ailing neighbor!

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

THANK YOU
CHRISTINE
WOMACK !!

OBITUARY
 Michael Karafantis, 70, moved into Ruxton Village in late 2021 passed away on April 15th. He was originally from Greece & emigrated in 1969, opening Greek restaurants in NY and Las Vegas. He always had a dog, and named each beloved one "Baby". Sympathies go out to friends and family.

Final Landscape Improvements to the end Island on Millriver Road



APRIL BUNKO ... Lots of Winners

Most Bunkos - Marian Pope, Jill Samu, Terry St. Onge

Most Losses - Sande Nelson, Peggy Krobatsch, Dawn Horvath

Most Wins - Liz Antkowiak, Chris Horvath, Terry St. Onge

COME FOR THE FUN on MAY 10TH
 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
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 20 + Years Of Experience




11/1/24

Tall Pines
Housekeeping & Organization
 Reliable & Affordable

Nichina Wycoff
 727-793-1764
 Call for Free Estimate



7602 Roland Ct. Tall Pines Ruxton II
 9/1/24

GTU, LLC DBA Licensed & Insured

Green Thumb Unlimited
 Professional Landscape Services

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



4/1/25

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 on it.**

If you have an issue with the trimming which occurred, please email your property manager with your address and details of the complaint.



MAY. 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Recycle	2 Trash Social Club Meets 8 am See pg 9	3	4
5 	6 Trash	7	8 Recycle	9 Trash	10 BUNKO 6:30 pm RSVP Bunko 727-848-3549 	11
12	13 Trash	14	15 Recycle Ruxton Village HOA meets 7 pm	16 Trash Tall Pines HOA meets at 7 pm	17	18
19	20 Trash Hunt Ridge HOA meets at 7 pm	21	22 Recycle	23 Trash Hi Lites Deadline Send Minutes to valleywoodsue@gmail.com	24	25
26	27  Memorial Day	28 Trash	29 Recycle	30 Trash	31	