

The Tall Pines Hi Lites

Volume 40, Issue 4-Online Only- June 2024

This is the first of three issues – June, July and August, that will be online only. Weather permitting, the Hi Lites will be printed and delivered to you starting in September.

DROUGHT AND WATER RESTRICTIONS

Residents - Please be aware that we are in a drought, and that SWFWMD and Pasco county have placed watering restrictions which only allow the irrigation system to be run once a week.

The grass is starting to brown throughout the community, and that is beyond our control. Until we get some rain, there is not much more that can be done. Hand watering is allowed if a homeowner wishes to do so. Refer to this Online Water Resource for more information:

https://www.pascocountyfl.net/services/utilities/water_resources/index.php

RAIN RIGHT IRRIGATION COMPANY

For any residents who plan to do sod installation, the county does allow additional watering for a period of time to help the sod take root, however the homeowner must notify TPCAPresident@tampabay.rr.com **PRIOR** to making plans to install the sod.

Our irrigation vendor only makes two service calls per month to the property. If an additional visit is required to make adjustments for new sod, the homeowner will be responsible for the service charge.

New!! Re: Resident on Site Communication with Rain Right

Due to excessive service charges having been incurred by the community when homeowners pull the vendor aside for questions, the board has voted to limit all homeowners to a 15 minute time period in which to question/consult or converse with the irrigation vendor. The community pays an hourly service rate which includes any time that homeowners are asking questions or speaking to the vendor. Residents must report their issues ahead of time, and all irrigation work orders are turned in by the board to the vendor the day prior to their visit, but sometimes a homeowner would like to speak with the vendor to show them a problem, and that is fine. However, the board agreed unanimously that 15 minutes should be plenty of time to relay any concerns or questions that a homeowner may have. The vendors have been instructed that they must end any conversations at the 15 minute mark.

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- **NEW \$50,000 PROPERTY EXEMPTION FOR HOMEOWNERS OVER 65 years of age.**
Good News for some Seniors
- **STARTING IN THE 2025 TAX YEAR - Additional Exemption for Low-Income Seniors:**
Eligible seniors can benefit from this additional exemption, set at \$50,000
- In January 2024, the Pasco Board of County Commissioners approved this **additional homestead tax exemption** for low-income property owners aged 65 or older.
For example, if your residence is worth \$250,000, after the initial \$50,000 deduction AND the new additional \$50,000 are applied, a qualified individual would be taxed on a value of \$150,000.
This exemption provides financial relief to seniors with a household income not exceeding \$35,167 for 2023. To be eligible, a sworn statement must be submitted to the Pasco County Property Appraiser re: household income by March 1, 2025, and documents such as federal income tax returns and wage statements submitted by June 1, 2025.
- This tax break is in response to the growing need to help seniors maintain their personal residences comfortably. The Commission is thrilled to provide this financial relief and to help some seniors age in their own homes.
- **For more details and to apply, visit the [Pasco County Property Appraiser's website](#).**
If you have any other questions, feel free to ask!

INFORMATION ON THE INITIAL FLORIDA RESIDENT HOMEOWNER DEDUCTION

In Pasco County, Florida, the **Homestead Exemption** provides property tax relief for homeowners. Here are the key details:
Eligibility:

- The property where you apply for Homestead Exemption must be your **primary (permanent) residence** as of January 1 of the application year.
- You must be a **permanent resident of Florida** and not receive a residency-required exemption in any other state.
- Other requirements include having a valid Florida-issued driver's license or identification card, a Social Security Number (mandatory for online filing), and proof of property ownership on or before January 1st of the application year.
- If you previously owned a home in Florida, provide the physical address or Parcel Identification Number from a prior tax bill.

Application Process:

- The Pasco County Property Appraiser's Office accepts applications for Homestead Exemption **online year-round** for your convenience.
- The deadline to file for the current year is **March 1**.
- Approved exemptions **automatically renew annually**, unless there's a change in status (e.g., property sale or relocation).
- **For more details and to apply, visit the [Pasco County Property Appraiser's website](#).**

Happy Father's to all of our Tall Pines Dads !



REMINDER: INSURANCE DECLARATION PAGE

Tall Pines documents require in Article XIII Section 6, that all homeowners maintain a full replacement value insurance policy.

If you have not already turned in a copy of the declaration page of your policy, please do so immediately. Email to Andrew at Ameritech - andrewg@ameritechmail.com or mail to 24701 US Highway 19, Clearwater, FL 33763

You can also contact your insurance company and ask them to add Tall Pines to your policy so that the insurance company automatically notifies of your renewal

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 umbrella.

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

Valley Wood encompasses 92 side by side villas 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 to the neighborhood.

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

And 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>.

IMPORTANT NOTICES FROM THE TALL PINES BOARD *SEE NEW INFO BELOW

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.

**NEW!! PICKUP INFORMATION: PLEASE SEE & NOTE PAGE 10 INFORMATION
IF YOUR PICKUP IS SCHEDULED ON A HOLIDAY, THE PICKUP WILL BE DELAYED 1 DAY**

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 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

BALTUSROL FLOODING UPDATE

The board has been monitoring the flooding situation at the end of Baltusrol and Pineneedles closely. It was thought to be resolved, but when we had some rain the circle flooded again. It was decided to purchase a trash pump, which is similar to what we rented last year for Hurricane Idalia, so that the water can be drained quickly. The pump will be kept nearby as we enter hurricane season so that action can be taken quickly.

Pasco County and SWFWMD have both informed Tall Pines Board of Directors that the responsibility lies with a neighboring community and that community's HOA has been non responsive.

A resident from Hunt Ridge who is a road engineer has offered some assistance in trying to locate the exact blockage. For those residents that are in the affected area, please know that the Board continues to work to remediate this issue.



NEW HOUSE BILL SIGNED IN MAY: HOAs and HURRICANE PROTECTION MEASURES. NOTE OF INTEREST FOR SUB-HOAs and Residents

FLORIDA HOUSE BILL 293 CS/HB 293: Hurricane Protections for Homeowners' Associations

Hurricane Protections for Homeowners' Associations; Requires board or committee of homeowners' association to adopt hurricane protection specifications; requires such specifications conform to applicable building codes; prohibits board or committee of association from denying application for installation, enhancement, or replacement of certain hurricane protection; authorizes requirement to adhere to certain guidelines regarding external appearance of structure or improvement on parcel. The specifications may include the color and style of hurricane protection products and any other factor deemed relevant by the board. All specifications adopted by the homeowners' association must comply with the applicable building code. The bill allows the homeowners' association or committee to require parcel owners to adhere to an existing unified building scheme regarding the external appearance of the structure or other improvement on the parcel.

The bill provides that, regardless of any other provision in association governing documents, the homeowners' associations and committees may not deny an application for the installation, enhancement, or replacement of hurricane protection by a parcel owner which conforms to the specifications adopted by the homeowners' association or committee.

The term "hurricane protection" is defined by the bill to include, but not be limited to, roof systems recognized by the Florida Building Code that meet ASCE 7 -22 standards, which are standards adopted by the American Society of Civil Engineers, permanent fixed storm shutters, roll-down track storm shutters, impact-resistant windows and doors, polycarbonate panels, reinforced garage doors, erosion controls, exterior fixed generators, fuel storage tanks and other hurricane protection products used to preserve and protect the structures or improvements on a parcel governed by the association.

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 JUNE 14th 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 small snack to share!

Ruxton Village Homeowners Association Minutes | Board of Directors | May 15, 2024 Tall Pines Clubhouse | 10930 Tall Pines Blvd, New Port Richey, FL 34654

Call to Order: Dawn Horvath, President, at 7:02PM. **Board Members Present:** Dawn; Dana Ringewald, Secretary; William Martin, Treasurer via Zoom; Maureen Johnson, Director. Quorum established. **Not Present:** Betty Ditzenberger, Vice President; John Lamont, Parklane **Member Present:** Paula Morin

Proof of Notice: Sign posted at Tall Pines entrance, notice on Clubhouse bulletin board, posted in HiLites newsletter and on the Tall Pines website.

Secretary Report: Maureen moved to approve and waive reading of minutes of Board Meeting, Nov 8, 2023. Dana seconded, all in favor.

Treasurer Report: Bill presented April 2024 report. Year to date income \$10,023 on course with YTD expenses \$9,728. Total operating account \$34,959. Total Reserve Funding \$127, 473 in CD's. Total Assets \$162,432.

Old Business: Liability insurance and Bonding for Board of Directors. John confirmed, as requested, that current insurance policy meets State and Federal guidelines.

New Business: Board Resignation. Betty Ditzenberger has resigned as Vice President. Dana moved to accept, Maureen seconded, all in favor. Maureen nominated Billy to also serve as Vice President consistent with the FL Statutes. Dana seconded, all agreed. **Pest Spraying.** Green Thumb sprays planting beds along units' outside walls but Southern sprays the lawns. Question Parklane about two checks issued to Southern in one month? **Lawns.** Many concerned with brown spots/areas in lawns. Pasco currently restricts watering systems to once per week, while hand sprinkling is permitted. System should run one hour per section. Rain Right is checking sprinkler heads on rotating basis. Malfunctioning heads should be reported to Dawn or reported on Tall Pines website. Paula suggested that Green Thumb thatch lawns for water to seep deeper into the soil. (Green Thumb has since recommended better to aerate lawns which Southern can provide.) Estimate needed. **Roof regulations.** HOA documents require that **owners have full responsibility to replace/repair fascia and gutters on their units.** **Architectural Committee ARC:** Maureen reported an application submitted to replace windows on a unit which was approved with two additional Board members.

Walk-on Topics from Board: Roof Reserves. Dawn reported that our documents require that all 24 units must be assessed equally with regard to roof replacements starting in 2026. Will likely need a Special Assessment. We would likely have enough funds to complete half of the buildings but a special assessment may need to occur as we work on the last three buildings. As outlined in our documents, any special assessments would need to be voted on by members of Ruxton Village before being assessed.

Next Meetings: Wednesdays at 7:00PM, August 21, 2024 and Nov 13, 2024 the Clubhouse.

Adjournment: Maureen moved to adjourn at 7:40PM. Dana seconded, all in favor.
Respectfully submitted, Dana Ringewald, Secretary

ATTENTION RUXTON VILLAGE OWNERS: ROOF REGULATIONS

PLEASE NOTE that Parklane has clarified the question of insurance coverage for **ROOFS** with regard to **HOMEOWNER INSURANCE POLICIES** referencing the Florida Statutes/2023/627.3011, paraphrased below: An insurer may **NOT** refuse to issue or refuse to renew a Homeowners Policy insuring a residential structure with a roof that is less than 15 years old solely because of the age of the roof. For a roof 15 years old, an insurer may **NOT** refuse to issue or refuse to renew a Homeowners Policy solely because of roof age **IF** an inspection performed by an authorized inspector indicates that the roof has 5 years or more of useful life remaining.

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Date: May 16, 2024

Call To Order: 7:00 PM

Pledge Of Allegiance: Was held.

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

Proof Of Notice: In Hi Lites, signs were put out, and on email.

Secretary's Report:

Motion by Charlie to waive the reading of the minutes from last month, 2nd by Carolyn, all in favor, motion carried.

Treasurer's Report:

Lonnie reported that for April, we had monthly income of \$20,379, for a surplus of \$495. Monthly operating expenses were \$7,409, for a surplus of \$6,646. Net surplus was \$7,141. YTD income was \$1,305 over budget, YTD operating expenses surplus was \$8,889, for a total surplus of \$10,194.

In our general operating account we have \$20,292, and petty cash at \$585.

Our total reserve funds are \$445,478.

Lonnie noted that a large portion of the \$6,600 monthly surplus is because 3 expenses were not paid for the month, including lawn, maintenance, and insurance. After factoring in those expenses, he estimates that our surplus is still roughly \$2,900 for April. After factoring in those same 3 expenses for YTD, he estimates a surplus of \$3,600 which indicates our budget is in good shape.

Dawn noted that Jill and Carolyn found an anomaly related to our monthly electric bills, and following board discussion, it was determined that we need to do more research on the issue and have an update at next month's meeting. There was also a late fee in one of the bills, which Ameri-Tech will cover if it is determined they didn't pay a bill on time that they received.

Property Manager's Report:

Andrew reported that as he recovers from his medical issue, his co-workers Keith and Pablo have been doing inspections and addressing Tall Pines obligations. The main issues have been related to irrigation and associated dying grass. Watering restrictions continue to be in place, which we cannot control. We will look into seeing if we can get a variance to water more often, and in the meantime, altering the way mowing is being done is also being pursued.

Accomplishments/Announcements:

1. The water heater in the clubhouse kitchen has been replaced, and we're waiting on the final inspection on that.
2. Carolyn got us a new Neighborhood Watch sign, which Slawek installed along with the new stop sign that Bob helped us purchase.
3. To address washout behind the clubhouse, installing stone or gutters was discussed. Eric quoted us \$300 for stone, but Jim said he would look into seeing if we might do it ourselves at a cost savings.
4. Dawn said that if homeowners want to hand water their lawns, they can do that at their own expense on their water/sewer bills.
5. Dawn reminded homeowners that irrigation workers only come out 2 times per month, so notification ahead of time utilizing the contact forms online is important in order to have needs addressed on a timely basis. Patty suggested and it was agreed that this information also be put in Hi Lites again.
6. Castor oil was purchased to hopefully deter the animal that was digging under the shed near the clubhouse. None of the board members know if applying this substance around the shed has been effective, and Dawn said she will follow up with Slawek and/or Patrycja for an update.

7. The Suncoast Newspaper box that was at the entrance of Hunt Ridge has been disposed of, since it was in bad shape.

8. Jill had some trimming done on several overgrown bushes.

Old Business:

Property insurance update – Charlie did considerable research to find an insurance broker that will better meet our needs.

The overwhelming favorite is Marsh McLennan Agency of Clearwater in terms of answering questions that we have, company size, reputation, flexibility in deductibles and other areas of choice and/or need. Charlie made a motion to switch from our current insurance agent to MarshMcLennan Agency, 2nd by Patty, all in favor, motion carried.

Dawn will sign Agent Of Record letters for them, to begin generating price quotes for the coverages that we consider for a new policy on July 1st.

New Business:

1. **Trash Pump** – Hoses costing \$335 have been purchased, no vote needed.

The pump itself is very heavy, so several options are being considered regarding either how to make it easy to transport or to place it in a stationary location close to where flooding is occurring. Further consideration will take place before a decision is made.

2. **Related to the pump issue**, Baltusrol flooding has generated board discussion as to whether we should get an attorney's opinion on whether we should sue Gracewood for not resolving the problem from their end.

Jill has made several attempts to resolve it with them, and they are not responsive. Patty made a motion to get a legal opinion, 2nd by Bob, all in favor, motion carried.

3. **Pond Pump Update** – Bob reported that it has been resolved, and the pump is working fine.

4. **Gazebo Boards And Rails** – Walkway closed to residents due to safety issue, rails loose and boards rotted. So far we have one estimate for the boards and none on the rails. Andrew will get more estimates, and will also ask for an assessment of the structural integrity of the whole unit as well.

Switching to composite decking was also discussed, but cost would be quite high for doing that.

On Zoom, Dennis said that natural wood decking is stronger than composite, so we would need to make sure that the rafters that the decking is secured to are no more than 16" apart.

5. **Residents asking questions of irrigation vendor** – Due to a resident talking to our irrigation vendor for an undue length of time, it resulted in us being charged \$90 for the time involved.

Lonnie made a motion that there be a conversation limit of 15 minutes with the irrigation vendor, 2nd by Jim, all in favor, motion carried. Dawn will notify Tom of Rain Right of the new rule.

6. **Decubellis widening** old document located – Jill found a document from 1999 indicating that the Pasco County Board Of Commissioners unanimously passed a resolution that if Decubellis is widened, a wall would be built.

Charlie sent a letter to Project Manager, Mr. Poon of Pasco County to see if that has changed, and in the absence of a response, it is assumed the 1999 resolution remains County policy.

Since the project is not expected to be completed until around 2030, we will not seek a legal opinion on this until a later date.

7. **River Ridge looking to purchase golf course**, price too high, wanting to know if Tall Pines would be interested in a joint venture – After a short board discussion, it was quickly decided we are not interested.

8. **Watering Variance Renewal** – Discussed previously in the meeting, and a variance is being pursued but is not likely to be approved.

9. **Cancellation fee for cancelled HOA meeting rentals** by other River Ridge communities – Ratification needed. Dave made a motion that a \$25 fee be charged for HOA meeting cancellations made less than 24 hours in advance, 2nd by Charlie, all in favor, motion carried.

10. **Clubhouse Bar Ideas**. Would like to do late in fiscal year if budget permits, but need to do research now – Jim volunteered to do research on this, and would even do work on completing the project.

11. Some **hedges** were destroyed across from the guard shack – It was agreed to put this on the back burner until better rainfall weather.

Walk On Topics From Board Members:

Lonnie reported that Raymond James is having a paper shredding event next week, so he will have some of the older HOA documents shredded.

Social Club Update:

Bob reported that there is a movie night scheduled for May 17th, and one of 5 different movies will be selected by the people who attend. Popcorn will be provided.
 He also reported that there will be a 4th of July party on the 4th at 1:00 PM. There will be hamburgers, hot dogs, salads, and beverages. The cost is \$8, and it will be in Hi Lites and on email.

Resident Comments Or Concerns: None

Next Meeting Date: June 20th. Dawn will be unavailable, so Lonnie volunteered to chair that meeting.

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

Adjournment Time: 8:15 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary

TRASH & RECYCLE SCHEDULE

| | Day After New Years | Juneteenth |
|---------------------------------|---------------------------------|----------------------------------|
| | Office Open | Office Open |
| Holiday schedule | Normal collection schedule | Normal collection schedule |
| Presidents Day | | |
| Office Open | Thanksgiving Day | Veterans Day |
| Normal collection schedule | Office Closed | Office Open |
| | Collection delayed 1 day | Normal collection schedule |
| MLK Day | | |
| Office Open | Christmas Eve | Day After Thanksgiving |
| Normal collection schedule | Office Open | Office Open |
| | Normal collection schedule | Collection delayed 1 day. |
| Independence Day | | |
| Office Closed | Labor Day | Memorial Day |
| Collection delayed 1 day | Office Closed | Office Closed |
| | Collection delayed 1 day | Collection delayed 1 day |

RUXTON II HOA MEETING

May 7, 2024

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

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

VICE PRESIDENTS REPORT

There was no Vice Presidents report.

OLD BUSINESS

Discussion was held regarding the latest version of the By-Laws. Beverly made a motion to accept these By-Laws and Joe seconded the motion. Motion unanimously approved. The version approved is ByLaws-DRAFTv4.pdf.

NEW BUSINESS

Charlie raised the idea of moving more funds to Raymond James. Discussion ensued about the difficulty of quick availability. David made a motion to keep funds where they currently are, seconded by Joe. Motion approved by Donna, Joe, David and Beverly. Charlie abstained from voting.

Beverly made a motion to adjourn meeting at 7:18 p.m. , seconded by Charlie Unanimous approval.

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

Respectfully submitted,

Beverly Dierking, Secretary

HUNT RIDGE HOMEOWNERS' ASSOCIATION**BOARD MEETING MINUTES****May 20, 2024****Call to Order**

The board meeting was called to order at 7:03 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 Susan, seconded by Anne; motion carried.

Treasurer's Report

Total Operating Account & Reserves: \$31,896; YTD income: \$24,006; YTD expenses: \$22,511; YTD surplus: \$1,495; Accounts Receivable: \$7,671

Management Report

Account Collections – 5 are with attorney, 2 are 90+ days delinquent, 2 are 60+ days delinquent, 5 are 30+ days delinquent. Accounts are charged a \$10 late fee for payments received after the 16th of the month.

New Business

Our HOA attorney has prepared a Violation Policy and a Collection Policy specifically tailored to the association's governing documents and are fully compliant with all Florida statutes. The board has reviewed and voted to adopt the proposed policies. A motion was made by Susan, seconded by Anne; motion carried. A copy of the executed polices will be returned to the attorney's office, posted on the website and mailed to each homeowner.

A motion was made by Anne, seconded by Lonnie to approve the amended architectural rules to include removal of all holiday lights and decorations no later than 30 days after the holiday. The motion carried.

Next Meeting Date

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

Adjournment

A motion was made by Marty, seconded by Nick to adjourn the meeting at 7:51 PM; motion carried.

Submitted by

Susan Gavin, Secretary

The Tall Pines Social Club



Officers Bob Krobatsch & Jerry Jaskierny

Our Social Club met on May 2nd. 1. There is a still call out for people to fill officer positions. 2. The new grill discussed & voted on at a previous meeting has been purchased, and

assembled by Jerry & Bob. 3. Purchase of an old fashioned popcorn machine has been tabled for now. 4. No Meetings until the Fall.

A movie night was held on May 17th. Those in attendance had five movies to choose from. Popcorn was provided. The attendance was light, but the club will schedule another in the future.



There will be a 4th of July party on the 4th at 1:00 PM.

There will be hamburgers, hot dogs, salads, and beverages.

The cost is \$8 per person—pay at the door.

A THANK YOU TO SANTINE CUCCIO OF VALLEY WOOD

Jill Bell, Tall Pines Vice-President, along with the Tall Pines Board of Directors would like to extend a Thank-You to Santine Cuccio for her hard work and assistance with several of the Tall Pines landscaping projects.



Santine loves gardening and landscaping. She has frequently offered her assistance to Jill.



She has worked very hard for, and loves to help the community.
Thank you Santine!



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

THANK YOU
CHRISTINE
WOMACK !!

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

Send a card to an ailing neighbor!

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

SHRUB OR HEDGE TRIMMING

Trimming of certain shrubs and hedges is done every month.

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

MAY BUNKO

Most Bunkos - Peggy Krobatsch

Most Losses - Beverly Deirking

Maureen Johnson

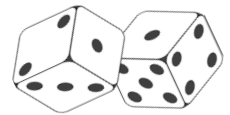
Most Wins - Peggy Krobatsch

COME FOR THE FUN on JUNE 14th

WIN SOME \$\$\$

Please RSVP by leaving a message:

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



Re/Max Marketing Specialist
Nicholas Vavoulis
 We Don't Just Sell Here,
 We Live Here
 8915 Mitchell Blvd
 Trinity Blvd FL 34655
 Email: nickvavoulis@gmail.com
 Mobile: 727 234 3743
 20 + Years Of Experience




11/1/24

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

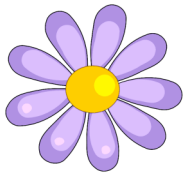


4/1/25

 Oh Happy Day!!
 An unusual occasion for Tall Pines!
 We are happy to announce that Christie Keller and Mark Cowan of Muttontown Lane wed on May 5th!



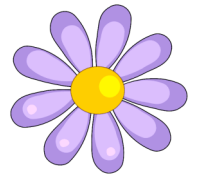
Wishing you Every Happiness
 In your Life Together!



JUNE



2024



Sunday

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

NOTE:

SEE PG 13



**JULY 4TH
PARTY AT
CLUBHOUSE**

1

2

3 Trash

4

5 Recycle

6 Trash

7

8

**The Social
Club Meets
again in the
Fall.**

9

10 Trash

11

12 Recycle

13 Trash

**14 BUNKO
6:30 pm**

**RSVP Bunko
727-848-3549**



15

16

17 Trash

18

19 Recycle
Juneteenth

20 Trash
**Tall Pines HOA
meets at 7pm**

21

22



23

24 Trash

25

26 Recycle

27 Trash

28

29

**Hi Lites
Deadline Send
Minutes to
valleywoodsue@
gmail.com**

30