

# The Tall Pines Hi Lites

Volume 40, Issue 7 - Online Only SEPTEMBER 2024

The Tall Pines Board announces with great sadness, that Ed McClain passed away on August 3rd. Please see page 2 & 3 for information and tributes to this special man, Veteran's Day moderator, guitarist, community supporter and a decades long editor of the Tall Pines Hi Lites.

This issue of the Hi Lites is online only. It was determined that the very hot and humid weather conditions are not optimal for our Delivery Volunteers. If conditions are acceptable in October, the Hi Lites will be printed and home delivery resumed.

## Water Restriction Continues until December 31st

Florida's regional water conservation agency, SWFWMD ("SwiftMud") voted in late May to extend the one-day-per-week watering **restrictions until December 31st**. The water shortage order was put in place in November of 2023. Previous to this, the SwiftMud board voted to extend it in February.

The restriction is to limit irrigation watering of lawns to once per week. You may hand water your grass, and washing your car is permitted.

## IMPORTANT NOTICE RE: TOWING FEES

### THE COST OF YOUR VEHICLE BEING TOWED WILL NOW BE MUCH HIGHER

On July 1st, new Florida House Bill 179 went into effect. Towing companies can now charge a \$250 Lien Fee and a \$250 Lien Release Fee in addition to their Basic \$150 Towing Fee. After having your vehicle for six hours, a Storage Fee may also be charged.

**Please see Page 7 & 8 to review the Tall Pines Parking Policy.** Not being in compliance with these parking rules will be costly. THE TOW COST COULD RISE TO AS MUCH AS \$650.

GARAGE SALE October 19th

Rain Date Oct 20th

Start getting ready!!



Happy Labor Day from the Tall Pines Board!



## DIRECTORY

Activities pg 15

Advertisers pg 15

Calendar pg 16

Clubhouse pg 13

Committees -

Sunshine pg 14

Welcome pg 14

Communities -

Hunt Ridge pg 13

Ruxton Village pg 8

Ruxton II pg x

Spring Lake pg x

Valley Wood pg 12

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Sue Mac Queen  
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New Owners pg X

Obituaries pg 2,3

Prayer List pg 14

Social Club pg x

Tall Pines -

Minutes pg 4-6

Notices pg 7

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# Obituary



MC Ed McClain, Thank you for all the Years!

**Edward McClain, 93**, passed away after a long and blessed life. He was the youngest of seven children and raised in a house with lots of love, music, friends and family, all of which he celebrated throughout his life.

He attended Ascension School and LaSalle Academy in Manhattan. His love of baseball led to his trying out for the New York Yankees as a young man. While he didn't make the team, he did play softball well into his 70s.

He was a Corporal in the Army during the Korean War, and he helped build Osan Airport, which is still used today. Through the GI Bill Ed learned to be a machinist, and it became his career, working for a number of machine shops, co-owning a Mobil service station in Hartsdale, and concluding his career working for NYC Parks Department.

Ed met the love of his life, Eileen, on a blind date. On their second date, he told her that he was going to marry her, and he did, on April 7, 1956. Ed and Eileen had eight children: Karen Schenker of Cheshire CT; Edward (Judy) of Rockaway, NJ; Margaret (deceased); Eileen (Steve) of Chappaqua, NY; Donald (Angela) of White Plains, NY; Marian (Mike) of Hartsdale, NY; Joann of Seward, AK; and Jessica of Houston, TX.

The McClain family was raised in White Plains, NY, and Ed and Eileen retired to Bradley Beach, NJ, and then New Port Richey, FL. Ed moved back north when he needed more care.

Wherever, he lived, Ed was involved in his community, whether it was playing the guitar for the folk mass at Saint Bernard's Church, staffing an overnight homeless shelter for men, delivering meals to AIDS affected families, or driving "old people" to their doctor's appointments.

Ed is predeceased by his wife of 55 years, Eileen (DeCoursey), his daughter, Margaret, his son, Matthew, his four brothers Harold, John, James, and Joseph, and his sisters Irene and Evelyn, and their wonderful spouses

Memories of Ed's kindness and humor will be cherished by his 13 grandchildren: Jessica, Christine, Meaghan, Andrea, Eddie, Matthew, Katie, Veronica, Emily, Conor, Lauryn, Jack, and Shawn; and his two great-grandchildren, Kamen and Maggie. Obituary obtained from McMahan Lyon & Hartnett Funeral Home, Inc

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Ed has been called a "Super Star of Tall Pines". It is reported that he was on the Tall Pines Board of Directors, a resident of over 20 years in Ruxton II, a Men's Club President and member, who was involved in all events and projects. He edited "The Tall Pines Hi Lites" for many, many years.

He was very well known for his support of Veterans, being one himself, and he organized and moderated our Veteran's Day Events for many, many years. He included prayer, music and an explanation of why we must honor our Veterans. Each year he invited a Veteran to the event to speak about his time in the service, a tradition which has been carried on to this day.

He always brought his guitar to parties, along with printed lyrics, so the crowd could sing along. Bob Krobatsch said "Whenever he picked up his guitar, he got a twinkle in his eye, and a smile on his face and it was party time."





Ed was a super star who luckily for us just happened to live in Tall Pines. He was among many other things, an entertainer who made our Veterans Day, Memorial Day and St Patty's Day parties very special. Everyone looked forward to Ed playing his guitar and having singalongs. He was a guy who inspired people to just have fun and enjoy life. He was loved by many and will truly be missed. Rest in Peace Ed.  
Bob Krobatsch

Ed and I were neighbors who emailed each other often. He always sent me jokes, and got me watching "Shark Tank" which he loved. A sweet, kind man with an unforgettable smile, who will never be forgotten.  
Terry St. Onge

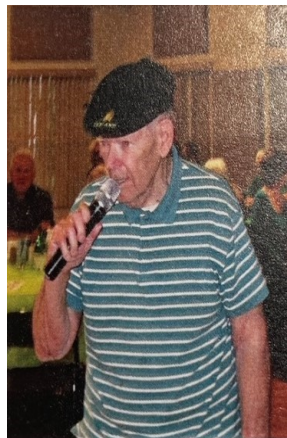
I met Ed with Kristen Van Nort about taking over the Hi Lites for him. He had been looking to resign for a few years.

Sweet, friendly and helpful Ed turned over complete files and shared many helpful tips with us. After Kristen resigned he would send encouraging texts to "keep up the good work."

He was a gentle, lovely man with a warm smile and an offer to help.

The biggest smiles? ... When I brought him banana bread. I am so grateful to have known him.  
Sue Mac Queen

Bill and I were so sad to hear about Ed so many of our old time friends are not with us anymore! We remember Ed leading the Veterans memorial day celebrations and the fact that he always had his guitar for all the parties we had at the clubhouse. He was always ready to lead us in song, good memories! I had the bright idea to in large the website for Tall Pines and was hoping he would do it but he insisted I learn how to do it and we spent countless hours on his computer trying to come up with a workable website. Then we got Dennis Babe involved and it really took off. So many good memories!  
Carmel Greer



*Loved and Missed*

Ed McClain was a kind friend with a great smile. Our parties, especially St. Patrick's Day, were the best! Because Ed would play his guitar and we'd all sing Irish songs.  
He was loved by all, and will be fondly remembered.  
Rosemary Jaskierny

## Obituary

**Charlene "Char" Gibbons** passed away on August 11th in her home state of Michigan. She and her husband Bill lived as Snow Birds in Valley Wood for 23 years, and were married for 69 years. They had three sons, three grandchildren and several great grandchildren.

Charlene was very involved in the Tall Pines Ladies Golf League, and was known as a good, competitive golfer. The back of their villa faced the golf course, and she frequently had friends over to watch golfers. She was recently described as a very loyal friend.

For years she was in a Pinochle Card Game group with friends. She loved to dance and she and Bill would attend all the parties at the clubhouse.

She was known as the "Goose Lady". Miss Goose could be seen, every day, in her backyard, dressed in one of her 100+ outfits celebrating her Red Wings team, golf, seemingly every holiday, and on a special day every year, she even was holding a birthday card for a neighbor.

She will be missed by Bill, her family, and her Tall Pines friends.





## TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

**Date:** August 15, 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, and Ameri-Tech representative Andrew George. **On Zoom** – Dave Antkowiak, Jill Bell. **Absent** – Patty Burke, Carolyn Mitrius.

### **Proof Of Notice:**

In Hi Lites, and on signs posted at Tall Pines entrances.

### **Secretary's Report:**

Motion by Jim to waive the reading of the minutes from the previous month, 2<sup>nd</sup> by Jill, all in favor, motion carried.

### **Treasurer's Report:**

Lonnie reported monthly income for July was \$20,326, which was a \$442 surplus to budget. Monthly operating expenses were \$11,037, which was \$3,018 less than budget.

There was a monthly net surplus of \$3,460 to budget.

Year to date, we have a \$4,268 deficit to budget.

There is \$5,830 in our general operating account, \$585 in petty cash, and \$466,646 in total reserve funds.

Lonnie commented that there were no outlier expenses or income for the month.

The CD that is invested at South State will mature on August 23. We have \$104,414 invested at 4.75% for a 7 month term. Interest earnings should be just under \$2,900 at maturity.

### **Property Manager's Report:**

Andrew reported that financials were mailed out the first week of August, Tuesday inspections continued, homeowner concerns were irrigation, trees, and the golf course not being mowed.

**Irrigation** concerns are being addressed, there is a delay in addressing the tree concerns.

The owner of the **golf course** is not responding to pressure to mow.

According to the County, the golf course owners are returning the golf course “to the wild” and do not plan to continue mowing it.

Andrew suggested that homeowners should continue to complain to the County, which adds to the pressure to have the problem addressed.

Besides the mowing issue, tree problems on golf course property that are at the edge of the golf course that border Tall Pines HOAs are also a problem not being addressed.

Dawn made a point of having the minutes include advice to homeowners that if they feel a golf course owned tree is a danger to their house, they should send a “Certified” letter to the golf course owner about the problem. If it is not done this way, homeowners' insurance policies may not cover the damage.

Jill suggested that the name and address of the golf course owner(s) be placed in the next HiLites edition.

Regarding **House Bill 1203**, Andrew reported several areas of clarification. Board members need to complete a 4 hour training and provide certification, picture ID needs to be on file, and other areas of clarification will be provided over time.

Andrew also provided some clarification related to **service dogs and emotional service dogs**. Basically, individuals with disabilities that get doctor certification to have service dogs have substantial rights to have them in places where they would otherwise be prohibited, to help accommodate/mitigate disability imposed limitations.

### Announcements/Accomplishments:

1. Dawn reminded meeting attendees to hold questions and comments until the end of the meeting.
2. Reminder – Irrigation vendor only comes twice per month, so homeowners need to utilize the contact form on the website in advance in order to have needs/problems addressed on a timely basis. Also, homeowner projects that require irrigation changes are at the expense of the homeowner.
3. New laws beginning 7/1/24 allow towing companies to charge more for towing, so Dawn again this month emphasized compliance with our parking policy that can avoid towing charges that could exceed \$500.
4. Storm cleanup was conducted by Green Thumb for a couple days after tropical storm Debby went through.
5. Homeowners were reminded to use the contact form on the website to report any tree issues.
6. Jim filled another washout spot near the clubhouse with stone. Thank you to Jim.
7. Baltusrol drain pipe was blown out to free debris, but this is a temporary fix.
8. Withlacoochee raised the electric components in the box by where flooding is/was occurring.
9. Reminder that there will be voting at the clubhouse on Tuesday, August 20, so it will be unavailable to residents for other purposes from Monday night (setup) through Tuesday.
10. A neighborhood group is hoping to start a regular canasta game. If interested, contact Rosemary Jaskierny.
11. There have been reports of an aggressive dog in the neighborhood. If residents personally encounter this, contact animal control and report it rather than reporting to the HOA.
12. Thank you to Bob, Jim and Jerry for taking the trash pump to the repair shop and bringing it back.
13. The sign posted at our entrance is posted on County property, so we cannot have it removed.
14. Garage sale is on October 19, or October 20 if the 19<sup>th</sup> is a rainout.

### Old Business:

**1. Insurance Update:** Charlie reported that our insurance company is requiring that we trim trees overhanging the clubhouse, and that we submit before and after color pictures when complete. The tree trimming has been completed, and the pictures will be provided. Regarding the prospect of getting an appraisal for the replacement cost of the bridge and gazebo, Charlie is still working on finding a company to do this, and we'll revisit this next month.

**2. Baltusrol Flooding:** Gracewood has not responded to our attorney letter, so the board has agreed to engage a civil attorney to file suit and recoup our damages as well as force maintenance of the drain pipe. Scoping was done the previous week which was successful at providing a temporary opening of the drain, and Andrew obtained an estimate for a 2<sup>nd</sup> scoping and blowout if/when needed. The first charge was \$3,900, and the second estimate is for the same amount. Since they used 2 tanks of water on Baltusrol, they were not able to address the drain on LaQuinta. If a second scoping and blowout is approved, LaQuinta will be addressed at that time.

After considerable discussion on the issue, it was agreed that Andrew will go back to Brett of SWFWMD for clarification on the permit renewal issue, Charlie will continue to pursue finding an appropriate attorney for us to use in the lawsuit, and we will continue to monitor the situation. On a contingency basis, Lonnie made a motion to approve another \$3,900 for the same company to do another blowout with 2 tanks of water, 2<sup>nd</sup> by Jim, all in favor, motion carried.

During this discussion, Lonnie also made a motion to pay \$1,878 of the first blowout cost out of General Reserve fund, and the remaining balance of \$2,022 out of Deferred Maintenance Reserve fund, 2<sup>nd</sup> by Charlie, all in favor, motion carried. replacement. Meanwhile, Slawek was asked and agreed to provide boards to block people from trying to access the bridge and gazebo.

**3. Gazebo Boards And Rails:** Andrew reported that vendors have been extremely busy and haven't been able to get bids for us to do these repairs. We anticipate getting bids also for full for full replacement. Meanwhile, Slawek was asked and agreed to provide boards to block people from trying to access the bridge and gazebo

**4. Watering Variance Request Status:** Bob basically summarized that the application is extensive and difficult to get accurate and/or complete information for, and in order to provide this on several parts of the application, it is still being worked on. Bob is still hopeful for approval, once all the information is satisfactorily provided.

**5. Dead Trees:** Several trees on common property were removed, storm cleanup was approved, and due to additional work needing to be completed, we're getting new bids. Dawn spoke with an arborist on the beetle infestation issue, and he basically confirmed similar information that we have been getting from several sources, and that is that the beetles attack stressed and/or dying trees, not healthy trees. The arborist stated it would be a waste of money to come do an inspection as was discussed at the last board meeting, and that the association should just remove the trees when they are dead.

#### **New Business:**

**1. Irrigation:** Dawn recommends that when we need to renew our irrigation contract, we should have them bid for weekly service to better meet our needs.

**2. Homeowners Insurance Proof:** Homeowners need to provide this to their management company, as required. Overall, compliance has been low, so we will continue to secure these.

**3. Maintenance On The Tall Pines Golf Cart Issue:** Slawek fixed the cable that corroded and broke, and the cart is working fine now. The batteries are only about 3 years old, so we are fine there for now.

#### **Walk-On Topics From Board Members:**

Bob started discussion on updating our **telephone directory**, and said he would ask at the October social club meeting if there are any volunteers willing to work on this.

Dawn or Bob will ask Sue to put something in Hi Lites, indicating that residents with records in the previous directory will be included in a new directory, unless they notify us of their objection to doing so.

Jill suggested we use the annual meeting mailing of documents to assist with securing information for, and agreement to being put in the directory. Also, current records that some HOAs already have on file will help in providing information that is needed.

**Social Club Update:** Bob said the next meeting is in October, and he confirmed plans for a Veteran's Day party. Also in the plans is a movie night, which will be in HiLites and will take place somewhere around September 25.

#### **Resident Comments Or Concerns:**

**On Site** - Several residents expressed concerns with irrigation problems at their residences, which emphasize the importance of increasing the level of irrigation service that we contract for at the next contract renewal. Our intention to do this had already been discussed previously in the meeting, and these resident concerns reinforce that plan.

Other on site resident concerns were related to flooding problems and resolution.

**On Zoom** – None

**Next Meeting Date:** September 19, 2024 Dawn will be up North during that meeting, and in her absence, Jill has agreed to chair the meeting.

**Adjournment:** Charlie made a motion to adjourn the meeting, 2<sup>nd</sup> by Jim, all in favor, motion carried.

Adjournment Time: 8:44 PM

**Minutes Submitted By Tall Pines Board Secretary David Antkowiak**

## NOTICES FROM THE TALL PINES BOARD

### RE: GOLF COURSE

The golf course has not been maintaining their mowing. Many residents have been complaining to code enforcement but different responses were given. One response was that the golf course was returning to natural habitat and that the county would not be forcing them to mow, and another response was that they would pursue forcing mowing. For those residents that abut the golf course, this unkempt grass brings rodents and snakes and other undesirable things. After many calls, finally this week some mowing was done. So, if you see that the golf course grass is too long, please reach out to Code Enforcement. The squeaky wheel gets the oil, so it is more effective for many of us to call than for everyone to call the Property Management company and they place one complaint.

NEW PORT RICHEY CODE ENFORCEMENT 727-841-4550

### RE: GAZEBO

You may have noticed that the gazebo has been closed to use. The railings are loose, and some of the boards are rotting. A couple vendors have been contacted to give us quotes but we are still awaiting three full quotes to include full inspection of the footings. The board has instructed maintenance to place boards across the walkways.

**Please, for your own safety, do not walk upon the bridge until we can have it repaired.**

### RE: TALL PINES CLUBHOUSE IS A VOTING LOCATION

The clubhouse has been rented by Pasco County for elections twice this year. There is one more election in November. Please note that they requested set up a day early, so the clubhouse will be locked once election equipment is set up and no one will be allowed inside from Monday evening until after the election. We apologize for any inconvenience.

Remember to exercise your right to vote on Tuesday 11/5!

### REMINDER: INSURANCE DECLARATION PAGE **Please respond to this!**

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

If you have not already turned in a copy of the declaration page of your policy, please do so immediately. Email to Andrew at Ameritech - [andrewg@ameritechmail.com](mailto: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.

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

**Call to Order:** Dawn Horvath, President, at 7:00PM. Board Members Present: William Martin, Vice President & Treasurer via phone; Dana Ringewald, Secretary, and Maureen Johnson, Director. A quorum was reached. John Lamont for Parklane present.

**Proof of Notice:** Sign posted at entrance to Tall Pines . Notice posted on Tall Pines website and in the HiLites newsletter.

**Secretary Report:** Bill moved to approve and waive reading of the May 15, 2024 minutes. Maureen seconded. All approved. Minutes were posted on the Clubhouse bulletin board, in the Hi Lites and on the Tall Pines website.

**Treasurer Report:** Bill presented the July, 2024 report.

Year to date income of \$26,131 was on course with budget; year to date expenses were \$25,941.

Total operating account \$34,874.

Reserve Funding for roof (\$105,022) and painting (28,601) totaling \$133,622 invested in CD's.

Total assets \$163,842.

Parklane Financial Report .....John to check \$416 taxes paid on 2023 IRS return.

#### **Old Business:**

Lawn aeration estimate from Southern \$975 tabled. Unsightly brown areas in most lawns noted due to recent drought spell, yet large patches of green weeds evident. Inquire whether Green Thumb can suggest an alternative to sodding. Parklane to arrange meeting/call with Southern and a board member regarding effectiveness of their spraying in view of many large, healthy green patches of weeds. Board agreed that any sodding would be at individual property owner's expense and not by special assessment.

#### **New Business:**

##### **Contract renewals:**

Insurance by Jan 10, 2025. Dawn to inquire name of new agency for Tall Pines.

Southern Pest due Jan 1, 2025 pending their response to evident proliferation of weeds.

##### **HB 1203:**

Extensive new HOA regulations enacted July 1, 2024 though limited for communities under 100 units like Ruxton.

Fortunately, documents, minutes, etc. already appear on master TPCA website as required.

New regulation for HOA to provide recorded documents and Rules to new owners. Question if sufficient that board direct property manager to reference link to TPCA website or necessary for Parklane to scan the documents and forward with estoppel. Question of deadline for required courses for board members. Question of deadline to comply with new regulations. Question of where to maintain list of owners' personal information. Parklane waiting for updates since interpretation of provisions varies from one attorney to another.

##### **Architectural Review Committee:**

Maureen reported questions regarding real estate signs with two units on the market. HB 1203 requires adding hurricane provisions on ARC application form. New law requires a written approval or denial of an ARC application after having been voted on at soonest board meeting. An email to the owner can be sent previously noting that "it appears" that application will be formally approved at next board meeting

**Next meeting:** Nov 13, 2024.

**Adjournment:** Maureen moved to adjourn the meeting at 8:37PM. Dana seconded, all in favor.



**Tall Pines Community Association****Parking Rules and Enforcement**

Original Effective Date: 05/15/2023

Date Reviewed: 04/20/2023

Revision Date: 04/20/2023

**Purpose and Scope of Document**

The purpose of this document is to outline the new parking rules and enforcement for the Tall Pines at River Ridge community which have been agreed upon by the TPCA Board of Directors and are being formalized with this document. The rules outlined in this document shall apply to all Tall Pines owners, residents and their guests. These rules are necessary to reduce the incidence of parking violations and nuisance to fellow residents. The former policy of providing written warnings has been rescinded and is no longer in effect. Violators of the below rules are subject to having their vehicle(s) towed at their own expense.

**Clubhouse Parking**

1. The Tall Pines Club House parking lot is not intended for long-term parking.
2. Residents or guests may park their vehicles in the clubhouse parking lot during the daytime hours with no permit required.
3. Parking under the portico (covered entrance) is strictly prohibited except for drop-off and pickup.
4. For overnight parking, a permit must be obtained from any Tall Pines Board Member which will allow temporary parking for a period of up to one (1) week.
5. Permission for an extension, for guests only, must be approved by a Tall Pines Board Member. An extension cannot exceed 30 days.
6. Boat trailers, Campers, Travel Trailers, Motorhomes and Recreational Vehicles may park at the Tall Pines Clubhouse for a limit of seven (7) days with a permit obtained from any Tall Pines Board Member. These should be parked away from the building on the east side of the lot when possible.
7. The Clubhouse address is 10930 Tall Pines Boulevard. TPCA is not permitted to park in the Golf Course Clubhouse parking lot at 11022 Tee Time Circle.

**Street Parking**

1. Daytime street parking is permitted; however, if the vehicle is causing a hazard/blockage, including blocking vehicle passage on the street, any driveway, mailbox, hydrant or view of stop signs, it will immediately be towed at the owner's expense. Daytime hours are considered 6AM-12AM.
2. Residents/Owners are expected to notify their guests and vendors of these policies and ensure those visitors do not create any blockage
3. There will be NO overnight on-street parking allowed at any time. Overnight hours are considered 12AM-6AM. Violators will be towed, at the owner's expense immediately upon observation of a violation.

### Miscellaneous Vehicle Rules

1. No vehicle shall be parked within properties except on a paved parking surface, driveway, or within a garage. NO PARKING ON THE GRASS.
  2. No trucks or vehicles used for commercial purposes, other than those temporarily present on business, nor any trailers, may be parked within the properties.
  3. No business signs may be displayed on vehicles. Those vehicles with business signs must either be covered with a magnet or be stored in a garage. They are not permitted in driveways.
  4. Boats, boat trailers, campers, travel trailers, motorhomes, recreation vehicles, and inoperable vehicles are prohibited from being parked on any lot, unit, or parcel unless kept inside a garage and concealed from public view.
- \* Note: See Clubhouse Parking accommodations on page one for limited Clubhouse Parking accommodations for all of the above except inoperable vehicles.
5. No vehicle mechanical repairs or like activity shall be conducted on any lot other than within a garage and concealed from public view.

### ADDITIONAL PARKING INFORMATION

**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 charge for a tow could rise to as much as \$650, with additional charges accruing according to the new Florida House Bill 179 noted on page 1.**

**NEW!! PICKUP INFORMATION: SEE BELOW**

**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://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!!

\*\*\*\*\*

The Waste Connections trash and recycle schedule below was newly obtained om 7/30/24. All Tall Pines HOAs use the same company. Please save this schedule. You can cut it out of the next printed Hi Lites.

**NEW 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**

**CANASTA CARD GAME**

Interest in gathering a group who might like to play Canasta at the Clubhouse was sent in.

**If you are interested please contact Editor Sue MacQueen at [valleywoodsue@gmail.com](mailto:valleywoodsue@gmail.com)** If enough people are interested Sue will contact Patrycja Zajac, our Clubhouse Manager, who will determine an available day of the week and time for the group.

**ATTENTION VALLEY WOOD OWNERS**

**The HOA Board of Directors is looking for a volunteer to serve as The Welcoming Committee.**

Board members thank volunteer Susan Johnson who did a wonderful job welcoming new owners to Valley Wood for several years. Susan recently moved from Valley Wood.

Welcoming a new owner involves giving a Tall Pines Welcome Packet, provided by Bob Krobatsch of the Tall Pines Board, and Valley Wood Information, along with sharing general information about Valley Wood and Tall Pines. Answering questions a new owner might have is very helpful. If there are extra Hi Lites editions available, they are shared as well.

This position does not involve a lot of time.

Jill Bell, Valley Wood HOA President will temporarily serve to welcome new residents.

The board is also interested in adding to other committees such as the Maintenance Committee and Fining Committee, and is always open to any ideas that may improve the Valley Wood community.

**RSVP for BUNKO on SEPTEMBER 13th 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.

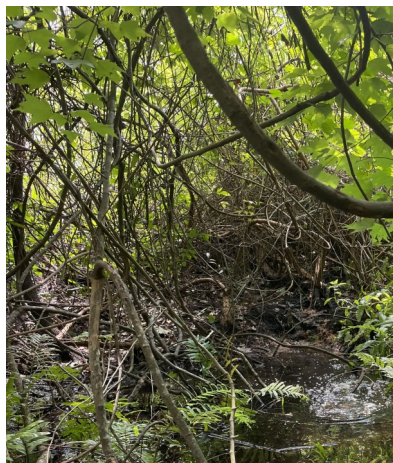
Beverages are provided! Please bring a small snack to share!

**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.**

## BALTUSROL FLOODING UPDATE

The board hired a vendor who came in with two truck loads of water which were jetted through the drain lines. After thousands of gallons of high pressure water were pushed through, it finally broke through on the other end. We have minimal flooding at this time, however it is only a matter of time before growth and debris block the passage again. Because of this, and because of the neighboring HOA being unwilling to assist or remedy this issue, the Tall Pines board has engaged an attorney with the hopes of forcing them to maintain their side of the drainage pipe as well as to recoup expenses that our association has had to incur to temporarily relieve this situation but we do not expect a speedy resolution to this. The board will bring the same vendor back a second time if the streets begin to flood at the same rate they were previously.



### OVERNIGHT PARKING REMINDER

If you have any guests who need overnight parking in our Clubhouse lot, you can obtain an overnight pass by contacting any Tall Pines Board Member to the right.

**PARKING PERMIT**

Joe Ruxton 7/7/2024

### Tall Pines Board Contact Information

Dawn Horvath, President (630) 373.6363  
 Jill Bell, Vice President (518) 725.6407  
 Dave Antkowiak, Secretary (989) 255.0304  
 Lonnie Buresh, Treasurer (224) 277.5988  
 Bob Krobatsch, Director (727) 267.4604  
 Charlie Kriss, Director (610) 212.2068  
 Carolyn Mitruis, Director (630) 886-8124  
 Patty Burke, Director (847) 274.4206  
 Jim Davidson, Director (770) 468.3464

**DEAD Trees:** There are some dead or dying trees throughout Tall Pines. The Board is working on addressing these trees. If you feel that a tree on common property has an issue, please either fill out the Contact Form on the website or notify Andrew George with the details. His contact information is on the front page of every Hi Lites issue.

### SOLICITING: TURN SOLICITORS AWAY AND CALL POLICE IF NECESSARY

There is no soliciting allowed in Tall Pines.

Board members and homeowners should turn them away. Our Property Manager Andrew George indicated, at the June Board Meeting, that the previous president worked out a signed agreement with the Sheriff's Department whereby people can call their non-emergency number to have them come and escort solicitors out of the community if necessary.



## THOUGHTS &amp; 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 678-764-5085

Ruxton Village - Maureen Johnson sneezy1223@yahoo.com

Ruxton II - **Volunteer needed**

Spring Lake - **Volunteer needed**

Valley Wood – Jill Bell (518) 725-6407 (Temporary)

## 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.



**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.**

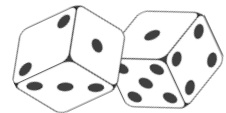
**AUGUST BUNKO WINNERS**

**Most Bunkos** - Bob Krobatsch

**Most Losses** - Cathy Westerman & Dawn Horvath

**Most Wins** - Peggy Krobatsch, Rosemary Jaskierny & Bev Dierking

COME FOR THE FUN on  
September 13th  
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](mailto: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](mailto:eric@greenthumbunlimited.com)  
[greenthumbunlimited.com](http://greenthumbunlimited.com)





4/1/25

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

**CALL BOB KROBATSCH AT**

**727-267-4604**

# SEPTEMBER 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Trash will be collected  LABOR DAY	3	4 Recycle	5 Trash	6	7
8	9 Trash	10	11 Recycle	12 Trash	13 <b>BUNKO</b> 6:30 pm RSVP Bunko 727-848-3549 	14
15	16 Trash Hunt Ridge HOA meets at 7 pm	17 Valley Wood HOA meets at 7PM	18 Recycle	19 Trash Tall Pines HOA meets at 7pm	20	21
22	23 Trash	24 <b>Hi Lites</b> Deadline Send Minutes to valleywoodsue@gmail.com	25 Recycle	26 Trash	27 <b>Hi Lites</b> to Printer	28
29	30			Next Social Club Mtg on October 3rd		