

# The Tall Pines Hi Lites

Volume 42, Issue 3 On-line Only MAY 2026



## Memorial Day 2026

Honor them in your Heart.

Give Thanks to them ... &

Mourn the Brave Souls who served to  
protect our Country and your Freedom.



*Happy Mother's Day to all of  
our Tall Pines Moms!!*



The Hi Lites season of ON-LINE ONLY issues  
for 2026 will include May through September.

Enjoy the full color issues on-line!

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#### Editor

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#### President

Jill Bell

vwjillbell@gmail.com

#### Our Ameri-Tech

Manager is

Brett Newby

727.726.8000

X301

bnewby@

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**OBITUARY**

Joyce Garneau of Ruxton II passed on April 13th. She was 93 years of age. She lived there with her husband Dick, who passed away on January 22nd of this year. They were from Rochester, NY.

She leaves a son, Michael, and his wife Nury, 2 grandsons, Mike and Mark, and a granddaughter, Olive.

They were very social, and friendly as a couple, and well known around Tall Pines.

Dick was a President of the Men’s Club and they were involved in the yearly corned beef dinner parties then.

Sincere sympathy goes out to the family once again.

**HOLD OFF SOD PLANTING IN TALL PINES**

The Tall Pines Board of Directors advises, due to watering restrictions, that owners are advised not to install new sod at this time.

Please try not to apply to your Community Architectural Review Committee (CARC) now to install sod. We are in a severe drought and you are asked to wait a few months until the summer rainy season. No one will receive a violation for dead sod at this time.

Tall Pines President Jill Bell spoke with a landscaper who recommends St. Augustine sod for our area.

Please remember to keep your property in compliance with your ARC documents to maintain curb appeal. Also many people have dead plants in pots, and many weeds in garden beds. Please make sure to take care these issues.

**DROUGHT INFORMATION\*\***

There is a drought in Pasco County, therefore any potable water (Your hose) watering is limited by your address as follows:

<b>If your house number ends in:</b>	<b>Then you may only water on:</b>
0 or 1	Monday
2 or 3	Tuesday
4 or 5	Wednesday
6 or 7	Thursday
8 or 9	Friday
Mixed Address or No Address	Friday
Non-Watering Days	Saturday and Sunday

**Water Restrictions Using Potable, Well, or Surface Water**  
**Watering is only permitted between 6 p.m. - 8 a.m.**

**New landscape material may be watered for a 60-day establishment period**

**Residential Car Washing - Fountain Operation - Pressure Washing**

No HOA or other entity shall enforce deed restrictions or other community standards requiring an increase in water use, including replacement of plant material to meet aesthetic standards or pressure washing, per Phase II Modified Water Shortage Order effective Feb. 8 – July 1, 2026.

Annual pressure washing or in preparation for painting and sealing is allowed

**\*\*NOTE: Tall Pines Irrigation will continue at twice per week**

## HOA Meeting Open Forum Rules for all Tall Pines HOA Meetings

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

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

### RESIDENTS COMPLAIN ABOUT ARMADILLO PROBLEM

These animals are digging 12-15" deep holes near foundations. This is serious because it may cause water to seep under the foundation and cause cracking.

Some residents are hiring trapping experts to remove the animals.



RESIDENTS MAY ALSO FILL THESE HOLES WITH STONE OR CEMENT, OR A WATER FILLED BOTTLE SURROUNDED BY DIRT. CASTOR OIL IS SAID TO REPEL THE ANIMAL, SO YOU MAY PLACE A LINE OF IT ON THE GRASS BESIDE YOUR FOUNDATION.

Many residents are complaining about numerous 4-5 inch holes being dug in their sod during the night. It is thought that armadillos digging for grubs are responsible for these holes.

Suggested treatment of the sod includes Cayenne Pepper available at dollar stores, and Scott's GRUB-X applied to dry grass and then watered.



"PLEASE DO NOT DRIVE OR PARK ON THE GRASS"

### NO PARKING ON THE GRASS SIGNS HAVE BEEN INSTALLED

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

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

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

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

**AMERI-TECH MANAGER FOR TALL PINES****Brett Newby****727-726-8000 X301****bnewby@ameritechmail.com****ELECTRICAL SERVICE**

Please notify Withlacooche Electric to report streetlight or residential outages. Call 352-567-5133, or to report on line, go to [wrec.net](http://wrec.net) and click on "Report a Streetlight Outage" or "Report an Outage".

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

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

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

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

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

**IF YOU HAVE NOT SUBMITTED A COPY OF YOUR HOMEOWNERS INSURANCE DECLARATION PAGE TO YOUR HOA, please send it in to BRETT NEWBY at [bnewby@ameritechmail.com](mailto:bnewby@ameritechmail.com)**

**ARE YOUR SPRINKLERS NOT WORKING?**

**Please report this immediately via the website contact form.**

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

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

**CAT ISSUE****Check your community's rules!**

Some have a rule cats can only be indoors, others have a rule that any pet outside must be on a leash.

Please abide by this — if a pet roaming the community is reported as a nuisance, animal control will be contacted and the animal removed.

Several residents have complained about a black cat bothering their indoor cats and scratching up the screen. The cat owner will be responsible to fix a homeowner's screen.

Please keep cats indoors or on a leash.

Please keep your pet cats out of danger and keep them indoors.

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

## TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

Tall Pines Community Association

Monthly Board Meeting

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

Meeting Date: Thursday, April 16, 2026

- Call to Order 7:00 PM
- Pledge of Allegiance
- Roll Call – Present: Jill, Charlie, Judith, Bruce, Patty on zoom. Absent- Dave and Anne
- Proof of Notice- Posted on website, email and on site

### Announcements-

- \* Please keep residents comments to 3 minute limit
- \* Terry Bell & Bruce Ganfield replaced the lights around the gazebo
- \* Repaired the Utility Cart- cost \$595
- \* Purchased a tree for Laquinta & Millriver Total \$258. Will be installed next week

**Secretary's Report-** Move to waive the reading of last month's minutes as posted on the Tall Pines website and approve same as posted, Motion by Jill, 2nd by Charlie, All in favor, motion carried

### Treasurer's Report-Bruce

Monthly income \$26,340, Operating expenses \$20,396, Reserve Funding \$6,468, Net deficit—\$522.  
Total reserves are \$456,243

### Property Manager's Report

- \*Some residents are paying to have a trapper come and trap and remove Armadillos.
- \*Trees were trimmed by Pasco Trees.
- \*Weekly inspections done on Tuesday.

### Old Business-

- \* Charlie- update on Gracewood Lawsuit.

We are currently waiting for response from Pasco County.

The Pasco Board of Commissioners must approve the 3 party agreement and schedule to put it on their agenda.

Once the 3 party agreement is signed and completed it will be recorded with County Clerk.

Final approval and Gracewood will send us their settlement agreement of \$6,000.

Final step is to prepare and file stipulation of dismissal with the court.

### New Business

\* Acceptance of Carolyn Mitrius' resignation from the board. She sold her house and will be returning to Michigan to spend time with her grandson. Thank you Carolyn for your board service and hard work, we will definitely miss you

\*Social Club Update- May 7th, final breakfast for the season

\*Fire Inspector came for follow up inspection and we passed

\*We have two c/ds maturing on May 1,2026.

We will renew one for \$57,000 for a term of 15 months.

The second cd is for \$42,000 coming due in May 2026, we will renew

for 18 months. This would continue our investment ladder with 3 month steps.

Motion to renew cd's as stated, Motion by Bruce, 2nd by Judith, all in favor, motion carried

### \*Walk on topics by board members-

1. I (Jill) calculated the cost of the clubhouse approximately \$8.72 per household for the clubhouse expenses, that includes clubhouse rental income.

2. Brett is getting the names of 3 Paving companies to do some patching in the community. We have a spot on Buena Des Mortis and a repair on Rockville. These are too big for our maintenance people to take care of.

### **Resident's Comments or Concerns ( 3 minute limit)**

▪ Ronald McDonald, a developer associated with Tracy Shull spoke on his plans to develop property owned by Holden Group and would like to put in a lot of duplexes and town homes in our back yards. He also pointed out that the Front Entrance sign and our irrigation well are located on a lot he owns.

The piece of property out front is owned by River Ridge Homes, Inc., not Holden Group as Mr. McDonald stated. He stated he owns the road in front of the clubhouse and has the right to block it off. Jill asked him the selling price since he has a realtor sign on the property, and he stated it is not for sale.

Pasco County has that property valued at \$35,000. His reason for attending our meeting was to propose he gives us the property at the front entrance, and in turn we give him the clubhouse which has an appraised value of \$1,000,000.00.

There is no value comparison as the clubhouse is valued at a lot more than the front lot. He suggested we remove our utilities from his property.

Jill asked him to send us his plans, proposals, and any other pertinent information for our review. Then he was asked to leave the meeting as he is not a homeowner.

As he was leaving the meeting he made a comment to the woman with him "do you believe they think that clubhouse is worth a million dollars".

No residents were asked to leave the meeting.

**Jill:** "I felt like the board was ambushed, as a resident told this person to attend the meeting, came in and did not introduce him or even acknowledge his presence. "

We may have to have a sign in sheet and do a verification before the meeting starts to be sure only homeowners are in attendance.

- IN THE FUTURE- Residents are reminded if they would like to have someone who is not a resident attend our meeting; they MUST submit the information and reason to the board. Then the Board will approve and contact the person to invite them in advance of the meeting.
- A resident asked about our legal debt for the Gracewood lawsuit, there is no incurred debt, all invoices to date have been paid.
- A resident asked when DeCubellis road is widened will construction vehicles be parked on our streets, Charlie responded with no.

**Next Meeting: June 18, 2026**

**Adjournment:** Motion by Charlie, 2nd by Judith, all in favor, Adjournment time 7:50 PM

### **THE FIRST VOLUNTEERS FOR THE 2026 TALL PINES DIRECTORY ANNOUNCED – more needed!**

**JUDITH SCOTT & PATTY BURKE**, both Directors on the Tall Pines HOA Board are our first volunteers to assist **DENNIS BABE** with the update of our 2019 Directory. If you can help out in your neighborhood, please contact Dennis at [vwdennis@wi.rr.com](mailto:vwdennis@wi.rr.com) and thank you!

## Valley Wood HOA Meeting

April 21, 2026 7:00PM

Location: Tall Pines Clubhouse

1. Call to order at 7:01 pm by Jill Bell
2. Roll call: Jill x, Cathy x, Dennis X, Diane Remote, Betty x, Janx, Rico Parklane Remote
3. Proof of notice: Posted on Tall Pines website, email and posted on site
4. Quorum reached
5. Pledge of allegiance

### Secretary Report

Secretary to make a motion to wave the reading of last month's minutes and accept them as published on the Tall Pines website

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

### Treasurer's Report

- Monthly Income \$22,163; Expenses \$25,795; Net deficit of \$3,632
- We are starting with a deficit mostly because of two things:
  1. the gutter and siding cleaning. This will balance out as we progress through the year.
  2. the amount of Aged Owners is high
- YTD numbers are the same, it's a new year!
- Operating Account \$794; Account Receivables \$1,685
- Reserves: Roof \$269,546; Paint \$74,799; General \$198,301; Total Reserve \$542,646
- Total Operating & Reserve Funds \$543,440

### Committees:

ARC: Muttontown

Maintenance: Nothing

Fines: Nothing

Welcome: Nothing

### Old Business

New Business

- Under Pressure installed 85 roof vent caps for the protection of the vent pipes. Squirrels chew on the vent pipes causing damage, which can lead to leaks. The cost was \$3,455,64 for materials and labor.

- Jan will be the point person for Southern Care Lawn Service. If you have a problem with weeds contact her and she will In turn contact the company.
- Pots on people's property- Discussion. How many should be allowed in front. This topic will not be revisited in future meetings. Please remember that curb appeal is important to the overall appearance of the community and to your neighbors. We ask that all residents maintain their property in a neat and visually appealing manner.

### **Open Forum:**

- Diane asked if anyone has a Handyman that would like to be put on a list. Hurricane season approaching and would be nice to be able to have contacts that are familiar with the properties if any damage was to occur and what services they offer. Jill has a couple people she will send to Diane
- Jan got with Southern Care on their spray schedule and they do 6 sprays a year and 3 inspections. Please contact Jan if you have any issues/concerns or would like to get any further information regarding the lawn spraying. Southern care said if replacing sod get St. Augustine, it the best for our area. • Please note that Homeowners' declarations pages need to be sent to Parklane. A list will be done by Parkland on whom has not sent theirs in.
- It was brought up about a roof inspection to prolong replacing roofs. Due to the cost of a roof mitigation at this point in time, we feel the money would be better spent on replacement vs. inspection. The first roofs scheduled to be replaced will be in February 2027, first set of 5 buildings
- All homeowners are encouraged to get a Mitigation report to reduce their homeowners insurance cost.
- If someone sees what they feel is a violation they can report it to a board member or Parklane.
- Any homeowner receiving a violation should contact Parklane with any questions, or if they are looking for assistance, or if they need more time than the 14 days. This will prevent it going to the fining committee

Next Meeting: at Tall Pines Clubhouse in September 2026

Motion to adjourn by Jill, 2nd by Cathy , all in favor, motion carried, Next meeting will be in September.

Adjournment time 7:55 PM

### **ATTENTION VALLEY WOOD OWNERS WHO ARE SELLING**

If you are selling your villa, please be sure to notify Parklane Management and the realtor an application and background check is required for each person on the deed. Failure to do this step can result in the closing being held up.

**ATTENTION VALLEY WOOD OWNERS: MANY PLANT VIOLATIONS ARE NOTED  
PLEASE CORRECT YOURS!**

**PLANTS are to be a MAXIMUM HEIGHT OF SEVEN FEET HIGH AND ONE FOOT AWAY FROM buildings, sheds, columns, soffits, carport poles etc. Plants should not be in contact with roofs or soffits.**

**ALSO, AT THE MARCH MEETING, THE BOARD VOTED TO SEND OUT VIOLATIONS OUT AS THEY SEE THEM, THROUGHOUT THE YEAR, IN ADDITION TO THE ANNUAL WALK-AROUND. Owners may report violations to our Parklane manager, Ricco.**

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

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

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

**Rust stains on sheds, driveways & sidewalks (try "Iron Out" )**

**Ruxton Village II**

Board of Directors' Meeting

April 7th, 2026

7:00 PM

LOCATION: TALL PINES CLUBHOUSE & ZOOM

Call to Order: 7:02 PM

Establish Quorum of the Board of Directors: Donna Hoey (President), Joe Capasso (Vice President on Zoom), David Smyth (Treasurer), Sherrie Walker (Secretary), Mike Laszewski (Director on Zoom)

Notice posted on website, Hi Lights, and mailbox

Brett Newby (Ameritech) appointed Chairperson

Board of Directors Reports – None

Management Reports

Brett presented to the Board of Directors a Petition (below) filed by Charlie Kriss signed by 20% or more of the voting interests of the Association.

"Reversal of the Board's decision to approve the 2026 budget based on a 15-year roof replacement schedule. Further, to adopt a 2026 budget based on a 20-year schedule following the attached motion and supporting budget."

Roofs – This is the fourth time the board has entertained the motions and now the petition to lower monthly budget based on a 20-year roof replacement schedule.

Brett opened the discussion to the public for the homeowners in person and/or on Zoom.

Stated "been transparency for the homeowners and all meetings posted."

If waiting twenty (20) years on roofs, possibly not be insured.

Brett responded to all questions and fully explained details pertaining to the roofs.

Owner asked for information/clarification concerning fee increase. There was no decision by the board to raise next year's fee to \$350. This was incorrect information. The board's intentions are not to have to increase fees next year. The board has been working on plans to replace roofs, being mindful of the reserves and avoiding special assessments.

Tall Pines raised their fees by \$14 this year. This amount of Tall Pines increase was unexpected to the board. We were expecting no increase this year. Chairman stated, "This cannot be discussed here and should be discussed at the Tall Pines meetings."

Key Points about the Roofs:

- Board of Directors has seven (7) quotes with seven (7) different companies.
- The roof replacement installation which occurred fifteen (15) years ago, was found to have been done with some key defects. Missing flashing is at least one of the identified defects.
- The roof replacement installation which occurred fifteen (15) years ago, was found to have been done with some key defects. Missing flashing is at least one of the identified defects.
- All twelve (12) of the Ruxton Village II buildings' roofs were inspected and condition rated from an independent roofing company.
- There are five (5) quotes for repairs of one building with six (6) identified leaks totaling to \$9,000.
- The three (3) buildings' roofs were selected by the roofing company, not the board.

These roofs are in the worst condition, some have existing leaks, and cannot wait longer for the possibility of more leaks continuing to pop up.

o There are two buildings with leaks, one building with six (6) leaks alone. Two of these buildings are missing shingles, have damaged shingles. The majority of the three (3) building roof shingles have granule loss. Multiple repairs were made to these buildings over the previous years.

- These three (3) buildings' roofs will be fully replaced this year sometime soon.

Meeting Adjourned: 8:00 PM

## HUNT RIDGE HOMEOWNERS ASSOCIATION MINUTES

**April 20, 2026**

The board meeting was called to order at 7:01 pm by Trish Ives - Secretary. Board members present: Trish Ives - Secretary, Patrycja Zajac – Treasurer, Susan Gavin, and Saile Alvarez from Parklane RES. Nick Vavoulis, President, was absent. A quorum was established.

The Meeting notice was published in Hi Lites, posted on signs throughout the community, and Parklane RES sent out an email notification to residents with an email address on file.

### 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 Trish, seconded by Susan; motion carried.

### Treasurer’s Report

Financials were reviewed by Patrycja Zajac. Total revenue year-to-date is \$30,845; Total operating expenses were \$22,948. There is a surplus of \$7,897 and Accounts Receivable are \$8,361. The surplus is attributed to resident pre-payment of HOA dues, which some pay annually.

### Management Report

Parklane RES reports no new major violations at this time, but reminded the board that residents are welcome to submit any concerns to Parklane RES via phone. Susan mentioned watering restrictions are still in place in Pasco County and emphasized that no fines should be levied at this time for lawn watering, roof washing, etc. Trish asked Saile to send the Board members a checklist that Parklane RES uses during drive-through inspections.

Parklane RES reported on attorney activity regarding past-due HOA violations. Saile Alvarez confirmed that Hunt Ridge wants to proceed with attorney collections previously paused to allow homeowners to respond. We already have one homeowner in foreclosure; there are three other homeowners still with the attorney. One more homeowner will be going over to the attorney soon; several others are on their final 30-day notice before attorney actions commence.

### Old Business

Hunt Ridge sidewalk cleaning was discussed at Tall Pines’ March meeting. The Tall Pines board voted unanimously to not clean sidewalks in the Hunt Ridge community. Tall Pines will continue to repair sidewalks as needed. Hunt Ridge homeowners are encouraged to clean their sidewalks when they clean their driveways, however they are not required to do so.

### New Business

#### Board of Directors

- There is a vacancy on the Hunt Ridge Board of Directors due to Anne McQuade’s resignation.
- The board is asking for a resident to step up and join the board! Please attend the next board meeting if you would like to be our next board member. The vacant board seat term expires in 2029.
- The board reiterated that any new board member should expect to:
  - ✦ Participate in email discussions regarding community issues
  - ✦ Attend monthly board meetings from September through May
  - ✦ Listen to resident concerns, financial discussions, and community topics, and
  - ✦ Make decisions on those issues and topics.

#### Coupon Book for HOA Payments

- Patrycja reported she has not received a payment book for her HOA payments since Parklane RES became our community property managers.

Any other residents who did not receive a coupon book, but would like one, can reach out to Parklane RES Accounting department to request a book.

### Open Forum

- Trish asked about a colony of cats roaming the golf course (backyard) areas of Baltusrol Drive.
- Residents are reminded that pets (including cats) must be leashed at all times when outdoors, and residents should not feed stray animals or wildlife.
- The pet restrictions are stated in Article IX, "Use Restrictions" in our community Covenants, available to view online in the Documents section of [www.huntridgehoa.org](http://www.huntridgehoa.org)

The board will be reaching out to Richard at Parklane RES to research options for managing the stray cats in our community.

### Next Meeting Date

The board decided to skip the May board meeting barring no new business to discuss. The next meeting is scheduled for Monday, September 21, 2026, at 7 PM, Tall Pines Clubhouse.

### Adjournment

A motion was made by Susan Gavin, seconded by Patrycja Zajac, to adjourn the meeting at 7:34 PM; motion carried.

Submitted by

Trish Ives, Secretary



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

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

**BE CONSIDERATE TO OTHER OWNERS AND PICK IT UP!**

**DOG WALKERS**

A common complaint about some, is letting their dog up onto a neighbor's property.

Please keep your dog leashed at the edge of the grass/road junction.

Your neighbors thank you.

**TRASH & RECYCLE PICKUP INFORMATION:**

**TRASH COLLECTION on Mondays and Thursdays** Large items such as furniture, BBQ grills, and lamps are **not** accepted for pick up.

**RECYCLE COLLECTION on Wednesdays** Glass, shredded paper, styrofoam, and items that may tangle are **not** allowed. Plastic **Codes # 1, 2, 3, 5 and 7 are taken. Nothing can be in plastic bags.** All items must be loose and clean in your pick up container. A blue plastic trash can is preferred but you can use your regular trash can. **Do not mix trash with recycle items.**

See [Pasco West FL | Dumpster Rentals & Garbage Pickup \(wasteconnections.com\)](http://Pasco West FL | Dumpster Rentals & Garbage Pickup (wasteconnections.com)) for more information on what recyclable items are accepted.

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

<p><b>TRASH &amp; RECYCLE SCHEDULE</b></p> <p><b>HOLIDAY SCHEDULE</b></p> <p><b>Presidents Day</b> Office Open Normal collection schedule</p> <p><b>MLK Day</b> Office Open Normal collection schedule</p> <p><b>Juneteenth</b> Office Open Normal collection schedule</p> <p><b>Memorial Day</b> Office Closed Normal Collection Schedule</p> <p><b>Independence Day</b> Office Closed Normal Collection Schedule</p>	<p><b>Labor Day</b> Office Closed Normal collection schedule</p> <p><b>Veterans Day</b> Office Open Normal collection schedule</p> <p><b>Thanksgiving Day</b> Office Closed Collection delayed until next service day</p> <p><b>Day After Thanksgiving</b> Office Open Normal Collection Schedule</p> <p><b>YOU ARE PAYING FOR IT!</b></p> <p><b>PLEASE RECYCLE!</b> PICK-UP IS INCLUDED IN YOUR HOA FEE.</p>	<p><b>Christmas Eve</b> Office Open Normal collection schedule</p> <p><b>Christmas Day</b> Office Closed Collection delayed until next service day</p> <p><b>New Years Day ***</b> Office Closed Collection delayed until next service day</p>
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**EMERGENCY CONTACT FORM - Please send in if you have not done so!!**

The board would like to have all owners submit this form for a few reasons:

1. To be able to reach you in the event of an emergency or about work being done in Tall Pines
2. To allow you to choose to receive Tall Pines HOA communications by email to save postage
3. To give your permission to be included in the new Tall Pines Directory

The form can be obtained here and on our website, [www.tallpinesnpr.com](http://www.tallpinesnpr.com) and submitted to Brett Newby at [bnewby@ameritechmail.com](mailto:bnewby@ameritechmail.com)

**TALL PINES COMMUNITY ASSOCIATION, INC.**

Please return to Ameri-tech Community Management Partners, LLC.

5434 Grand Blvd., New Port Richey, FL 34652

E-mail: [bnewby@ameritechmail.com](mailto:bnewby@ameritechmail.com) – 727-726-8000 Ext. 253

**EMERGENCY CONTACT INFORMATION****FOR OWNER OR TENANT**

Property Address: \_\_\_\_\_

Please complete the form by **PRINTING** the requested information, sign & date & hand deliver, mail, or Scan and email to Ameri-tech Community Management Partners, LLC, c/o Brett Newby.

Homeowners Name(s): \_\_\_\_\_

Tall Pines Property Address: \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

Home Telephone Number: \_\_\_\_\_

Work Telephone Number: \_\_\_\_\_ TEXT CELL PHONE: YES OR NO

EMAIL: \_\_\_\_\_ CELL PHONE # \_\_\_\_\_

TENANT(S), IF APPLICABLE: \_\_\_\_\_

Home Phone Number: \_\_\_\_\_

Text Cell Number: YES OR NO

E-MAIL: \_\_\_\_\_ CELL PHONE # \_\_\_\_\_

**PLEASE SIGN AND DATE BELOW:**

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Co-owner, if applicable

\_\_\_\_\_  
Date

I grant permission to be included in the Tall Pines Directory

### Tall Pines Board Members 2026

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

### HUNT RIDGE HOA BOARD OF DIRECTORS as of FEBRUARY/2026

President – Nick Vavoulis 727-234-3743  
 Vice President – position open  
 Treasurer – Patrycja Zajac 773-827-6849  
 Secretary – Trish Ives 727-744-4102  
 Director— Susan Gavin 727-505-2346

### RUXTON VILLAGE JANUARY 2026 BOARD OF DIRECTORS

**Dawn Horvath** President  
**Bill Martin** Vice – President/Treasurer  
**Dana Ringewald** Secretary  
**Maureen Johnson** Director

### VALLEY WOOD HOA FEBRUARY 2026 BOARD OF DIRECTORS

**President Jill Bell** (518) 725-6407  
 vwjillbell@gmail.com  
**Vice President Cathy Westerman**  
 (615) 476-2886 valleywoodcat@gmail.com  
**Secretary Betty Mayeux** (727) 403-7085  
 elizabethmayeux@yahoo.com  
**Treasurer Dennis Babe** (262) 786-1076  
 vwdennis@wi.rr.com  
**Diane Zenchuk Director** (402) 210-3447  
 vwdianz@gmail.com  
**Jan Hoffenkamp, Director** (312) 339-9983  
 valleyjh26@gmail.com

### RUXTON II HOA FEBRUARY 2026 BOARD OF DIRECTORS

Donna Hoey	President
Joe Capasso	Vice President
David Smyth	Treasurer
Sherrie Walker	Secretary

### SPRING LAKE BOARD OF DIRECTORS 1/2026

President - Mary Hadnott  
 (727) 236-6639  
 Vice President - Bruce Ganfield  
 ganbru1@gmail.com  
 Secretary/Treasurer - Bob Brunelle  
 (813) 451-44161

**IF YOU HAVE ISSUES, REPORT TO YOUR MANAGEMENT REPRESENTATIVE FIRST. HE or SHE WILL CONTACT THE BOARD ACCORDINGLY**

Tall Pines and Ruxton II call:

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

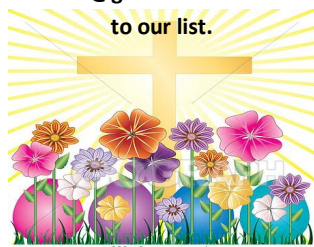
Valley Wood, Ruxton Village, Hunt Ridge and Spring Lake call:

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

THOUGHTS & PRAYERS go out to

Lynda Leonard  
Dana Ringewald  
Peggy Krobatsch

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



#### ACTIVITY IDEAS FOR THE CLUBHOUSE

If you have any ideas, or want to teach a class,  
contact Clubhouse Manager Patrycja at  
773.827.6849

Learn MAHJONG BOOK CLUB

WALKING BUDDIES GARDENING

EXERCISE CLASS / YOGA

HOMEMADE GREETING CARDS

WATERCOLOR CLASS CARD GAMES

CHRISTMAS CRAFTS ETC.,

SEND YOUR SUGGESTIONS!!

#### BOOKS AND PUZZLES GALORE!

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

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

#### CLUBHOUSE RENTAL \*\*

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

**Christmas & New Years**

**Parties Retirement Parties**

**Meetings Birthdays**

**Weddings**

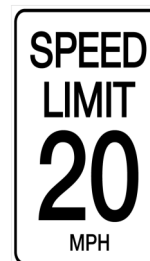
**Life Celebrations Showers**

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

\*\* \$500 Security Deposit Required

#### REMINDERS!! Please Slow Down!!

Keep  
our  
streets  
SAFE!



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

PLEASE STOP THROWING CIGARETTE  
BUTTS ON THE ROADS OR GRASS!!

#### PLEASE STOP FEEDING CERTAIN WILDLIFE

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

Feeding songbirds, woodpeckers  
and hummingbirds from hanging  
feeders is acceptable.

GTU, LLC DBA Licensed & Insured

**Green Thumb Unlimited**  
Professional Landscape Services

**Eric Kopp**

727-457-3460

eric@greenthumbunlimited.com

greenthumbunlimited.com 4/1/26



## 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.**

## APRIL BUNKO WINNERS

**Most Wins** - Maureen Johnson

**Most Losses** - Peggy Krobatsch

**Most Bunkos** - Dawn Horvath

## COME ENJOY OUR NEXT

**LIVELY, FUN GAME, on May 8\***

**\*12 people needed for the game or it will be cancelled**

**Please RSVP** by leaving a message for Maureen Johnson at 727-848-3549 with your name and # of players

## THE HI LITES ARE ALWAYS AVAILABLE TO YOU!

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

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

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

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

If you plan to use the library for any sort of meeting or gathering you must notify **Patrycja Zajac** to reserve your date and time.

All HOAs must notify her if your meeting date for the month has been changed.

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

Meeting changes have resulted in conflicts with scheduled events.

Thank you!



# MAY 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4 Trash  No Ruxton II Meeting is scheduled for May	5 	6 Recycle 7AM  Game Night 5PM in Game Room	7 Trash  Social Club Breakfast meets 8AM. Last meeting until the Fall	8  BUNKO 6:30 PM RSVP Maureen 727-848-3549 	9
10 Mother's Day 	11 Trash	12	13 Recycle 7AM  Ruxton Village HOA MTG 7 PM  Game Night 5 PM in Game Room	14 Trash	15	16
17	18 Trash	19 Next Valley Wood meeting is in September	20 Recycle 7AM  Game Night 5 PM in Game Room	21 Trash  Tall Pines Meeting cancelled. Next one on 6/18	22	23
24 <hr/> 31	25 Trash	26 <div style="border: 2px solid red; padding: 5px; display: inline-block;">HI LITES Deadline</div>	27 Recycle 7AM  Game Night 5 PM in Game Room	28 Trash	29	30