

The Tall Pines Hi Lites

Volume 40, Issue 2 APRIL 2024

AGGRESSIVE ALIGATOR REMOVED FROM LAQUINTA POND

A new large alligator was in the pond for a week or so. Several residents noted the gator's unusual and worrisome interest in people.



Three residents noted if they walked across their back yards. the gator would swim in the same direction close to the edge of the pond, thus following them.

One afternoon it started climbing the pond's rock support wall toward two residents who were sitting outside.

Another resident was eating pizza on his patio at dusk, when he noticed the alligator had climbed up the bank of the pond, and was walking toward him.

Jill Bell, of the Valley Wood and Tall Pines Boards, was contacted, and the next morning, a State Nuisance Alligator Trapper arrived and captured the alligator for removal.

Residents living beside the pond are very relieved, and thankful to Jill for her prompt handling of the situation.

Comments were made about the alligator possibly receiving food from someone, which could explain its interest in people. Normally, alligators will avoid humans. However when fed, they learn to associate humans with food availability and become aggressive. Small animals like squirrels being fed may also become attractive to gators.

Feeding alligators is illegal in Florida, under State Statute Chapter 372 Section 667. A \$500 fine and/or 60 days in jail is the penalty.

Once again the Tall Pines Board asks residents to refrain from feeding the local wildlife — alligators, sandhill cranes, ducks, squirrels etc., with the exception of bird food for songbirds placed in hanging feeders.

DIRECTORY

Activities pg 13

Advertisers pg 15

Calendar pg 16

Clubhouse pg 14

Committees -

Sunshine pg 14

Welcome pg 14

Communities -

Hunt Ridge pg 9

Ruxton Village pg x

Ruxton II pg x

Spring Lake pg 6-8

Valley Wood pg 10-11

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New Owners pg 15

Obituaries pg x

Prayer List pg 14

Social Club pg 12

Tall Pines -

Minutes pg 4-6

Notices pg 2,3

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IMPORTANT NOTICES FROM THE TALL PINES BOARD

DOG OWNERS Please keep your pet off another owners' property.

The board has again, since the last Hi Lites edition, received complaints about residents walking their dogs and letting them go onto a neighbor's property. Please keep your pet at the edge of the grass while walking and not on a neighbors property. Thank you.

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 agency said in a news release. The one-day-per-week watering restrictions for the greater Tampa Bay area has been extended through July 1.

LOCK your CAR! It is recommended that your car is locked at all times.

There was another recent theft. This one also occurred from a car in its parking spot during the day. As items were brought into the house, the car was left unlocked, and the theft occurred. Others have occurred at night. Per the Tall Pines Board, please report any theft to the Police Department!

ON STREET PARKING REMINDER TO ALL COMMUNITIES

Please note that while street parking is now being permitted from 6AM TO 12MIDNIGHT, 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.

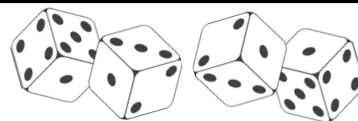
Owners would be responsible for repair of damage to the irrigation system. The board has contracted with Blue Diamond towing company who patrol the neighborhood on a random schedule, and have permission to tow any vehicle not in compliance with the parking policy, including parking on the grass. The 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 April 12 6:30 pm

It's a lively fun evening. Win some \$\$\$\$!



Leave a message for Maureen Johnson at 727-848-3549

with your name and the number of people attending. Please bring a small snack to share with the crowd!

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

TRASH COLLECTION on Mondays and Thursdays

If the trash collection is scheduled for a holiday, it will not take place until the next regularly scheduled day. Large items such as furniture, BBQ grills, and lamps are **not** accepted for pick up.

RECYCLE COLLECTION on Wednesdays

Glass, shredded paper, styrofoam, and items that may tangle are **not** allowed.

Plastic **Codes # 1, 2, 3, 5 and 7 are taken.**

Nothing can be in plastic bags. All items must be loose and clean in your pick up container. A blue plastic trash can is preferred but you can use your regular trash can

Please 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!!

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), OR 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, you may leave a detailed message for Andrew at 727-726-8000 x301

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Date: Thursday, March 21, 2024

Call To Order: 7:07 PM

Pledge Of Allegiance: Was held.

Roll Call: In Person – Dave Antkowiak, Jill Bell, Lonnie Buresh, Jim Davidson, Charlie Kriss, and Ameri-Tech representative Andrew George. On zoom – Patty Burke, and Carolyn Mitrius. Absent – Bob Krobatsch and Dawn Horvath. In Dawn’s absence, the meeting was chaired by Vice President Jill Bell.

Proof Of Notice: Signs posted at Tall Pines entrances, on the clubhouse bulletin board, on the website, and on email.

Secretary’s Report: Motion by Lonnie to waive the reading of the minutes of the last board meeting, 2nd by Dave, all in favor, motion carried.

Treasurer’s Report: Lonnie’s report was for both January and February, since last month’s agenda was for the annual meeting and did not include the January report. This was also the year end report, since February was the last month of the 2023-2024 fiscal year.

In January, we spent approximately \$10,000 out of reserves for paving, landscaping, and clubhouse, and all of which had been previously approved in December.

In January, we earned \$4,414 in interest on a \$100,000 CD that matured, and the \$104,414 was reinvested in a 7 month CD at 4.75% that will mature on 8/23/24.

Lonnie also noted that a \$50,000 CD is maturing on 3/22/24, which will generate approximately \$2,675 in interest, and the principal and interest will be reinvested in another CD.

For January and February combined, we had an income surplus of \$1,328, an operating expense surplus of \$1,155, for a total surplus of \$2,483.

For the fiscal year that ended in February, we had an operating deficit of \$3,640. This was due mostly to increased costs for insurance and irrigation. On the plus side, in comparing our total year end balance sheet assets from 2023 to 2024, our total assets increased by \$24,208 over last year. This was due to increased contributions to reserves, reimbursement from the insurance company for several years of coverage on the pool that we were not responsible for, interest from CDs, and an increase in clubhouse rentals.

Property Manager’s Report: Andrew reported that he had regular inspections on Tuesdays, there was a clubhouse dumpster issue that was resolved, and that there were a couple of complaints on irrigation and landscaping. Overall, it was a fairly quiet month.

Accomplishments/Announcements:

1. Reminder – Homeowners were asked to hold their comments and questions until the end of the meeting, unless specifically called upon by the board.
2. Bunco – Next Bunco is on 4/12/24.
3. Contact Form – Homeowners were reminded to use the Contact Form that is on the Tall Pines website for contacts to the board, management company, and for irrigation and/or landscaping issues.
4. HB979 Estoppel Certificates – This proposed house bill is/was an effort to stop associations from charging fees for preparation and delivery of estoppel certificates. On 3/5/24, this bill was “laid on the table” or put aside until a future date. Andrew indicated that if this bill were brought back up and to become law in the future, it would be unfair because then associations would not be able to charge a fee for this important work that is required to be done.
5. HB173 – This proposed house bill would have required HOAs to donate 15 percent of their annual income to benefit the community in the county which the community served by the association is located. This bill “died in Regulatory Reform & Economic Development Subcommittee on 3/8/24, at 2:25 PM.”
6. Jill reported that there have been many rentals and events at the clubhouse over the past few months, which has generated income for Tall Pines and reinforces the value of this facility to the Tall Pines community. 7. New stop sign was installed in Hunt Ridge – Thank you to Bob Krobatsch for driving down to Tampa to pick it up, since the vendor would not deliver it. 8. Bob saw that the TV we purchased for the clubhouse recently was on sale at an additional \$100 less, so Jill was able to obtain that amount in a refund. Thank you Jill and Bob, which resulted in the 85” TV costing only \$599, plus tax.

Old Business:

1. Property Insurance Updates –

A. Charlie reported that to meet the insurance coverage level increase necessary to adequately cover our clubhouse and guard shack from now until the policy ends on 7/28/24, the additional charge is \$2,366.70. Charlie made a motion to pay the additional policy premium, 2nd by Jim, all in favor, motion carried.

B. Regarding the prospect of increasing the deductible on our policy, Charlie said the broker indicated that it is the policy of the insurance company that they will not change deductibles in mid-term. We need to wait until policy renewal, and meanwhile they will advise us as to what deductibles are available, and what the premium savings would be.

C. Charlie indicated that we need to start looking at alternative brokers in early May, because the one we are working with now doesn't seem all that cooperative. Following Charlie's presentation, Lonnie discussed with Andrew where the \$2,366.70 should be paid out of, and it was agreed it should come out of general reserve funds. Lonnie made the motion to pay this out of general reserve funds, 2nd by Jill, all in favor, motion carried.

2. Road Repairs Update – Jill said she has been unable to get additional vendors to provide estimates for patching on the entrance of Rockville Ct., so this will be tabled to consider whether road replacement might be a wiser choice than patching which doesn't last very well.

3. Garage Sale – Will be held on 3/23/24 from 8:00 AM to 2:00 PM, with rain date on 3/24/25. Thank you to Cathy Westerman and other volunteers for putting up signs, and Cathy will sign out tables for those who need them.

4. Baltusrol flooding was determined by SWFWMD to be Gracewood's responsibility, since the blockage is on their side. They are reluctant to address it, because the increased water flow in their community leads to potential flooding problems for them.

Dave asked if SWFWMD has the power to make sure all the communities drainage systems are addressed and working properly, and Andrew said that SWFWMD is only required to do inspections every five years, and their power to address the issues follows their inspections.

Andrew did ask them where they are at in that time frame and they agreed to give him that information. They have not gotten back with him, so Andrew will contact them again for that information. At any rate, the decision for us to purchase a pump to address our flooding problems is being tabled again.

New Business:

1. Ratification of tree trimming and invasive plant removal at Millriver and Tall Pines – The cost was \$625 to do this work, and Jill made a motion to ratify it, 2nd by Lonnie, all in favor, motion carried

2. Dumpster issue – Emptying of the clubhouse dumpster was becoming problematic, but it has since been taken care of.

3. Clubhouse deposit change – Recently the clubhouse was used for an event (memorial) on a non rental basis, and in violation of the rules, balloons ended up at the ceiling. Swavek removed them, and to compensate him for that, Jill (thank you Jill) requested and received \$50 from the responsible party to give to Swavek for this work. To insure clubhouse damage reimbursement in the future, Jill made a motion to include non rental clubhouse reservations also be charged the same \$200 deposit that we charge for rentals, 2nd by Dave, all in favor, motion carried.

4. Landscaping vendors damaging sprinkler heads (can we hold them liable for repair cost)? Andrew said we can if we have proof, which is difficult to do. He said that Eric (Green Thumb) typically will have his guys do the repair themselves, and they do carry spare parts

5. Lawn damage at Bloomingdale and Tall Pines Blvd. - Nobody knows who did it, but Andrew will ask Green Thumb to do the repairs.

6. DeCubellis Widening project meeting – Homeowners who attended the meeting on 3/14/24 expected a presentation, and were generally disappointed in how it was handled, including a lack of specific answers to questions and concerns. A primary concern that many homeowners have is the need for a noise/privacy barrier, and their response was that the next step is for them to do a noise assessment to determine if/what needs to be done to address that. As far as a timeline, it appears that actual construction may not start until 2027 or 2028, with a

projected completion date of 2030. It was also conveyed that there will be future meetings for community input into the project. Comment forms were available at the board meeting for homeowners/residents that would like to mail to Pasco County by 3/29/24, and several board members have additional forms for those homeowners/residents who don't have one and are still interested in submitting one.

Walk On Topics From Board Members:

1. Lonnie commented that having accounted for the increase in our property insurance, and with projected cost reductions in irrigation and clubhouse cleaning, we should be in a better position this year in terms of our operating costs with the income we have planned.
2. At this point Andrew commented that we had close to \$6000 in clubhouse rentals last year, which went a long way in supporting costs to maintain it.

Social Club Update:

Jill reported that the Men's Club is now the Social Club, and women are invited. There were 32 people in attendance at the last meeting.

Items discussed included possibly having a movie night at the clubhouse, a 4th of July party, and new people are welcome to come to the next meeting on 4/4/24 to have breakfast, participate and provide input, support, etc. Additional board members are also needed for this club, so please consider volunteering for this important role.

Resident Comments Or Concerns:

1. A homeowner on site asked how much that insurance costs to insure our guard shack, and whether we need and use it. Charlie said that we are required to insure all of our property. We don't have a specific breakdown of the cost to insure it, but it is insured for \$15,000 and probably costs around \$300 or so per year.
2. A resident on zoom expressed support to keep the guard shack, saying that it provides a sense of added security, and the impression that we are a safe/guarded community.
3. Another resident on site said that the pond close to the clubhouse smells like sewage. Even though the ponds are treated monthly, Andrew said he would call Pristine Ponds the next day to inquire when they will be out for the next treatment.
4. Another resident on site expressed concerns about the new road project, saying that speed limits will need to be better enforced than they are now, and that a sound barrier will be needed also. He emphasized that influencing what needs to be done before work commences is of utmost importance, because once the plan is hardened for implementation, it is hard to make changes.
5. Another homeowner also reinforced that the road project meeting on 4/14/24 was a disappointment.

Next Meeting Date: 4/18/24

Adjournment: Jill made a motion to adjourn the meeting, 2nd by Charlie, all in favor, motion carried

Adjournment Time: 7:55 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary

Spring Lake Homeowners Association of Palm Harbor, Inc.

2024 Fiscal Year Budget Meeting

February 19, 2024, Meeting Minutes

Call to Order

Mary Hadnott, President of the Board of Directors, called the meeting to order at 5:02pm. In attendance, on behalf of the Board of Directors was Mary Hadnott, President; Chris Witaszek, Vice-President; and Robert Brunelle, Secretary/Treasurer.

A quorum of the board was established.

Also in attendance, on behalf of Parklane Real Estate, John Lamont, Property Manager. 1 additional member of the association was present.

Proof of Notice

Notice was posted outside the Tall Pines Clubhouse at least 48-hours in advance in accordance with Florida Statutes 720.303(2)(c).

Last Meeting Minutes

Mr. Brunelle read the minutes from the budget workshop meeting held on January 16th, 2024.

Committee Reports – None

Old Business – None

New Business

Mr. Brunelle motions to accept the budget as presented at the meeting; Mr. Witaszek seconded; all in favor. The Fiscal Year 2024/25 Budget was approved with an increase of the monthly assessments to \$240.00 effective March 1st, 2024.

Next Meeting

The 2024 Annual Members Meeting to follow immediately upon adjournment.

Adjournment

Ms. Hadnott made a motion to adjourn the meeting at 5:10PM; Mr. Brunelle seconded. Motion unanimously passed. Meeting adjourned.

Spring Lake Homeowners Association of Palm Harbor, Inc.

2024 Annual Members Meeting

February 19, 2024, Meeting Minutes

Call to Order

Mary Hadnott, President of the Board of Directors, called the meeting to order at 5:19pm. In attendance, on behalf of the Board of Directors was Mary Hadnott, President; Chris Witaszek, Vice-President; and Robert Brunelle, Secretary/Treasurer.

A quorum of the board was established.

Also in attendance, on behalf of Parklane Real Estate, John Lamont, Property Manager.

4 members were represented in person; 4 members were represented by proxy. A quorum of association membership was established in accordance with Florida Statutes 720.306(1)(a).

Proof of Notice

A letter was mailed out via United States Postal Service to all association members more than 14-days in advance in compliance with Florida Statutes 720.306(5). In addition, notice was posted at the Tall Pines Clubhouse more than 14-days in advance.

Last Meeting Minutes

Mr. Brunelle made a motion to waive the reading of last year's annual minutes; Mr. Witaszek seconded. All in favor. Motion unanimously passed.

Committee Reports – None

Old Business

The board of directors met on February 19th, 2024, to vote on approving the Fiscal Year 2024/25 budget. The monthly member dues were increased to \$240.00 per unit effective March 1st, 2024.

New Business

Per Florida Statutes 720.306 (9)(a) “An election is not required unless more candidates are nominated than vacancies exist.” There was 1 vacancy and 1 nominee. Mr. Brunelle was re-elected to a 3-year term per the community By-Laws in an uncontested election. The Board of Directors discussed the possibility of amending the Declarations to add Late Fee assessments against association members who fall behind on their dues. Due to more pressing financial matters, the Board decided not to move forward with such an amendment at this time.

Next Meeting

Next Board of Directors meeting is currently to be determined.

Adjournment

Mr. Witaszek motioned to adjourn the meeting at 5:33PM; Mr. Brunelle seconded. Motion unanimously passed. Meeting adjourned.

Organizational Meeting

Mary Hadnott (term expiring 2026) was selected unanimously to serve as President of the Board of Directors. Chris Witaszek (term expiring 2025) was selected unanimously to serve as Vice-President. Robert Brunelle (term expiring 2027) was selected unanimously to serve as Secretary/Treasurer.

“Spring Lake Homeowners
Association of Palm Harbor, Inc.”
is the legal name of the Spring Lake
HOA within Tall Pines.

Update: Baltusrol Flooding Problem

At the February Tall Pine HOA Meeting the flooding problem was discussed, and ordering a pump was debated, and tabled.

After the late March heavy rains occurred, and the flooding below occurred, photos below were shared with the board, and a pump was deemed necessary. The board is working to find a suitable pump as soon as possible.



HUNT RIDGE HOMEOWNERS' ASSOCIATION

BOARD MEETING MINUTES

March 25, 2024

Call to Order

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

The Meeting notice was posted at the Tall Pines Clubhouse, on the TP website and on signs throughout the community.

Approve Minutes – Previous Board Meeting

A motion to waive the reading of the minutes from the last meeting and approve, as posted on the website, was made by Lonnie, seconded by Anne; motion carried.

Treasurer's Report

Total Operating Account & Reserves: \$30,417; YTD income: \$263,783; YTD expenses: \$268,266; YTD deficit: \$4,483; Accounts Receivable: \$8,438

Old Business

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

New Business

Patricia (Trish) Ives has volunteered to fill the vacant board seat. A motion was made by Anne and seconded by Nick to appoint Trish to the board; motion carried.

The welcome packet will be updated to ensure that each new homeowner is aware of the Architectural Rules and their responsibility to acquire an approved request form for all changes.

Next Meeting Date

The next meeting is scheduled for Monday, April 15, 2024, at 7 PM, Tall Pines Clubhouse.

Adjournment

A motion was made by Lonnie, seconded by Marty to adjourn the meeting at 7:41 PM; motion carried.

Submitted by

Susan Gavin, Secretary



THE TALL PINES GARAGE SALE

Cathy Westerman, our Garage Sale Chairperson, would like to thank all those who participated in the 2024 Garage Sale, and those who helped her.

The AmVets donation trailer in the clubhouse parking lot was packed full to the ceiling! She will arrange to have it again for next year.

Cathy welcomes suggestions for the 2025 sale. You can email her at valleywoodcat@gmail.com.

Valley Wood Monthly HOA Meeting

Date: Wednesday March 20, 2024 Time: 7:00 PM

Location: Tall Pines Clubhouse

1. **Call to order** at 7:01 pm by Jill Bell
2. **Roll call:** Jill, Cathy, Diane, Betty, Dennis
3. **Proof of notice:** Posted on Tall Pines website, mail, email and posted on site
4. **Quorum** reached- 6 attended in person, 1 on zoom
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: by Dennis

1. Monthly Income \$28,388; Expenses \$36,218; Net deficit \$7,830

1. Income and expenses are as expected.
2. \$10,000 of income is from the CD interest
3. \$13,650 of R&M expense is for 15 carports
4. This is a planned expense covered by the operating account

2. YTD Income \$227,072; Expenses \$253,204; Net deficit of \$26,133

3. Operating Account \$21,531; Account Receivables \$0

4. Reserves: Roof \$181,745; Paint \$58,524; General \$132,536; Total Reserve \$372,805

5. Total Operating & Reserve Funds \$394,336

Committees:

ARC: 2 gutter & downspout approvals on Millriver.

Maintenance: Nothing at this time

Fines: No fines at this time

Welcome: No New Owners

New Business:

1. Please remember to get ARC approval for any outside work on your villa, this includes gutters, downspouts, patios, garden areas, etc.
2. Please remind visitors Do Not Park on the edge of the grass, there are sprinkler heads there.

Old Business:

1. Carport rejuvenation is completed
2. Carport poles have been touched up with paint
3. Walkaround done. If you receive a letter please remedy and notify Parklane

Open Forum

1. Diane has a contact regarding the road work on Decubulis: Representative Kevin Steele in Hudson
2. Cathy thanked Larry Knobel for helping to put out signs

- 3. Jill asked – Is there a rule on which way cars must be parked on our streets. Everyone was in agreement since these are private streets, there was no rule
- 4. Some residents have observed solicitors in our neighborhood, this is not allowed , so please do not acknowledge them
- 5. A resident cautioned people crossing on DeCubellis, cars do not look for individuals walking
- 6. A motion was made to start the process of fining a Homeowner due to 6 months of contact and no results. The fine will be \$100 dollars a day. Parklane will reach out to the Homeowner once again and start the fining process. Jill made the motion, 2nd by Dennis, all in favor, motion carried

Next Meeting: April 16, 2024 7 PM at Tall Pines Clubhouse

Motion to adjourn by Jill, 2nd by Cathy, all in favor, motion carried
Adjournment time 7:29 PM

Submitted by Elizabeth Mayeux

ATTENTION VALLEY WOOD HOMEOWNERS Re: ARTICTECTURAL COMMITTEE APPROVAL

Please remember that most things you do to the outside of your property must be approved by the committee. This includes:

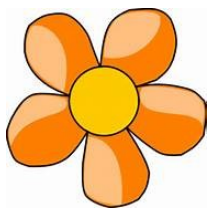
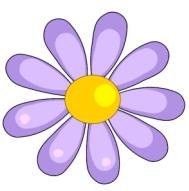
- Any painting.– Doors, shutters, sidewalks, driveways.
- Installing gutters or downspouts.
- Installing new interior or exterior front doors
- Installing new windows**
- Certain garden additions.
- New trees are not allowed.

**Hurricane Window must be one approved by Pasco County and a post window installation inspection is conducted by Pasco County

Pasco County Building Permit, and proof of vender’s and installer’s (if different) insurance is required,

PLEASE REVIEW THE ARCITECTURAL RULES DOCUMENT ON THE VALLEY WOOD TAB OF THE TALL PINES WEBSITE.

Happy Spring!!!



The Mens Club Is Now the TALL PINES SOCIAL CLUB!

We are Looking for New Members!

The Tall Pines Social Club will hold a Membership Meeting on April 4th.

Tall Pines and River Ridge residents are invited to join.

Those joining the club will be charged the yearly \$5.00 fee, and receive a free breakfast.

The club is looking for 2 Tall Pines property owners to join the Board. Currently Bob Krobatsch and Jerry Jaskierny are handling all officer positions.

The Tall Pines Social Club will continue to host successful parties such as the Christmas Party, Doo Wop Party, St. Patrick's Day Party, and events such as the Annual Veterans Day Celebration. The recent St. Patrick's Day party had over 100 people attending!

The yearly Super Bowl Party will be continued, and some Movie Nights, Game Nights and Day Trips are likely. *Bob and Jerry are looking for ideas for events or trips.* The LEFT RIGHT CENTER game was suggested at the March meeting, as it has become a hugely popular game night over at Timber Greens.

The club will also continue to provide community upkeep such as recently spreading wood chips on the cart path between neighborhoods, and performing common ground tasks in order to reduce expenses for the Tall Pines HOA. Please consider joining!

REMINDER! TALL PINES INSURANCE REQUIREMENT

EVERY YEAR AFTER YOU RENEW, PLEASE SEND A COPY OF YOUR NEW HOMEOWNERS INSURANCE DECLARATION PAGE TO TALL PINES MANAGEMENT COMPANY AMERI-TECH. Your insurance broker can add Tall Pines to the policy and then your insurance company can send it automatically to Andrew George of Ameri-Tech.

Andrew George's contact information is on the front cover of the Hi Lites every month.

Residents have asked for the Trash & Recycle Pick-up days to be put back on the Calendar. This has been done.

Just a reminder that Memorial Day, July 4th, Labor Day, Veterans Day, Thanksgiving and Christmas will have pick-up on the next regularly scheduled day.

WATCH FOR VERY INVASIVE TREE THE BRAZILIAN PEPPER TREE

This invasive tree has been found to be growing within another tree in Tall Pines. The "pepper berries" are bright red, and the tree can grow to 30 feet in height. Should you see it, please remove it!



TYPO on the Amendment Mailer from Ameri-Tech

Bullet 4 of the Cover letter sent with the new Tall Pines Amendments, references Article IV, but should be Article III.

The copy of the actual Amendment, however is correct.



St Patty's Party

check full color page on-line!



Are you kidding me?!!! Is that a real leprechaun?



THOUGHTS & PRAYERS

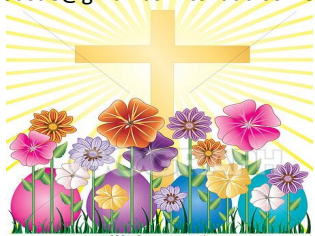
go out to

Bob and Peggy Krobatsch

Lynda Leonard

Jean Kordewick

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



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

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 !!

WELCOME COMMITTEE

Hunt Ridge – Brookhaven - **Volunteer needed**

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

Ruxton Village - Maureen Johnson sneezy1223@yahoo.com

Ruxton II - **Volunteer needed**

Spring Lake - **Volunteer needed**

Valley Wood – Susan Johnson (334) 355-0036

SUNSHINE COMMITTEE

Hunt Ridge - Brookhaven - **Volunteer needed**

Hunt Ridge - West - **Volunteer needed**

Ruxton Village - **Volunteer needed**

Ruxton II - **Volunteer needed**

Spring Lake - **Volunteer needed**

Valley Wood - Sue Mac Queen


valleywoodsue@gmail.com

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

Send a card to an ailing neighbor!

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

THANK YOU
CHRISTINE
WOMACK !!



Editor Note A
 A few residents on the west end of LaQuinta Drive have noticed a new frequent visitor, who has taken an interest in the grass below this street sign.

This Red Shouldered Hawk, while a raptor that tends to hunt small animals like mice, will fly to the grass, scratch it & feed, presumably on grubs.

I have been photographing it from a distance, but getting closer & closer without it flying away.

On this day I was able to get right up to the street sign, and it just stayed there. Longer than I did!



Re/Max Marketing Specialist
Nicholas Vavoulis
 We Don't Just Sell Here,
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 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

MARCH BUNKO \$\$ Winners

Most Bunkos! Wow!
 Liz & Dave Antkowiak, Marilyn Griffis, Bob Krobatsch, and Loraine Longo

Most Losses! Chris Horvath, Maureen Johnson and Patrycja Zajac

Most Wins! Dave Antkowiak, Diane Zenchuk and Sue Mac Queen

COME FOR THE FUN on
 APRIL 12TH 
 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!

GTU, LLC DBA Licensed & Insured

Green Thumb Unlimited
 Professional Landscape Services

Eric Kopp
 727-457-3460
eric@greenthumbunlimited.com
greenthumbunlimited.com 4/1/24



SHRUB OR HEDGE TRIMMING

Trimming of certain shrubs and hedges is done every month.


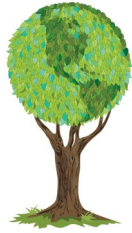
Since all sub-associations have not contracted with the same vendor, the universal sign to let a company know that you **do not** want a trimming done, is to **tie a red ribbon** on it, **cover it with a towel**, or **put up a "Do Not Trim" sign** on it.

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



APRIL. 2024



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