

# The Tall Pines Hi Lites

Volume 39, Issue 12 FEBRUARY 2024

**The Tall Pines Annual Meeting will be held on February 15, 2024.** By print time of this edition, all homeowners should have received two separate packets in the mail from Ameritech regarding this Annual Meeting. The first packet is regarding an Amendment Meeting to vote on multiple changes within our Articles of Incorporation and By Laws. The second packet is regarding the Annual Meeting and Election of Directors. Note that:

In order to even hold the Annual Meeting, we MUST have a quorum of owners (minimum of 106). If we do not achieve 106 via in person attendance or submission of proxy, the meeting must be rescheduled. This requires resending all packets with the rescheduled date which is financially costly to the community. **Your proxy must be submitted if you will not physically attend the annual meeting OR if you will attend by Zoom. This includes one proxy from EACH packet which was mailed to you by Ameritech.**

IF YOU DID NOT RECEIVE YOUR 2 MAILINGS, OR IF YOU RECEIVE YOUR MAIL AT YOUR NORTHERN HOME, EMAIL ANDREW AND HE WILL SEND AN ELECTRONIC COPY. IF YOU DO NOT EMAIL, PLEASE CALL HIM.

**IF YOU ARE NOT ABLE TO ATTEND THE TALL PINES ANNUAL MEETING IN PERSON, there are four ways to get your proxies turned in:**

- You may mail your proxies back to our Property Management company, Ameri-Tech, in the envelope provided in the packet
- You may call any board member to have your proxies picked up. (See Page 10).
- You may give your proxies to your neighbor, who is a Tall Pines property owner attending the meeting, to hand in for you.
- You may scan your proxy, or take a clear photo with your phone and email to our property manager, Andrew at [andrewg@ameritechmail.com](mailto:andrewg@ameritechmail.com).

The important part is to turn your proxy in so that you are represented, and so that the meeting business can be conducted. If the quorum is reached, the meeting will occur as scheduled, the amendment vote will be completed and the board will hold officer elections. Note that officer positions may change from year to year.

In order to prevent the long line for signing in for the meeting that occurred in prior years, we will be setting up 5 tables, one for each sub-community. If you are attending in person, please go to the back of the ballroom and look for your sub-communities table to sign in.

**If you would like to volunteer to assist with overseeing one of those 5 tables**, please contact either Andrew or one of our board members. **We will also need volunteers to assist with ballot counting** (you may not be related to anyone on the board or running for the board). If you are interested in assisting with that, please let Andrew know.

**MEETING DATES**      Ruxton II 2/6                      Ruxton Village 2/7  
Hunt Ridge 2/19      Spring Lake 2/19                      Valley Wood 2/20

## DIRECTORY

**Activities** pg 4,9

**Advertisers** pg 14

**Calendar** pg 16

**Clubhouse** pg 15

**Committees -**

Sunshine pg 15

Welcome pg 15

**Communities -**

Hunt Ridge pg 13

Ruxton Village pg 16

Ruxton II pg 11

Spring Lake pg 16

Valley Wood pg 12

**Editor**

Sue Mac Queen  
valleywoodsue@gmail.com

**Mens Club** pg 10

**New Owners** pg 14

**Obituaries** pg x

**Prayer List** pg 15

**Tall Pines -**

**Minutes** pg 5

**Notices** pg 2,3,8,9

**President Dawn**

**Horvath**  
tallpinesdawn@gmail.com

**Ameri-Tech**

Andrew George  
727-726-8000 X301  
andrewg@ameritechmail.com

**"IMPORTANT!!** 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. **IF YOU HAVE NOT SUBMITTED A COPY OF YOUR HOMEOWNERS INSURANCE DECLARATION PAGE TO YOUR HOA, PLEASE BRING IT TO THE TALL PINES ANNUAL MEETING, OR INCLUDE IT WITH YOUR PROXIES .**

**IMPORTANT NOTICES FROM THE TALL PINES BOARD**

**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 \*NEW — BREAK DOWN ALL CARDBOARD BOXES PLEASE**

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. If you have a cardboard box, it may also be used for loose recycle items, and it will be accepted. **Break down all other cardboard boxes** Do not mix trash with recycle items.

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

Aluminum cans, metal cans, newspaper, office paper, junk mail and plastic jars, plastic bottles and plastic containers with **Codes # 1, 2, 3, 5 and 7 are accepted.**

\*\*\*\*\*

**LOCK UP!** Lock your home and cars! If you see anything suspicious, please call the Pasco Sheriff Office.

\*\*\*\*\*

**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 NEWS**

February is the fourth month with our new irrigation vendor, Rain Right. The regular maintenance schedule is to check 52 zones per month. The entire Tall Pines irrigation system consists of 13 separate wells which altogether have 207 zones throughout the community. With our current contract, one quarter of the system will be inspected each month. This includes activating and running each zone, adjusting arc and spray patterns as needed and straightening heads. Additionally, our contract calls for cleaning around heads as necessary to ensure proper operation, inspection of rain sensors, checking controllers and valves, as well as inspecting lateral and zone lines for leaks. Rain Right will service any reported work orders every two weeks.

With this reduced maintenance schedule, we need every resident's assistance in being our eyes and ears to report issues. If you notice anything that looks amiss with your own property or a neighbor's property, please report it so that we can have it looked at on the next visit. This could include brown lawn, or water running where you do not think it should be, a head having been run over by the lawn service, etc. All irrigation issues will be addressed during Rain Right's visits regardless of which wells are being serviced that month."

**A few points to keep in mind:**

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

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

To report a problem, go to the website <https://tallpinesnpr.com>, click Contact Form and submit the information (automatic emails will be generated to the necessary parties)  
Email both [andrewg@ameritechmail.com](mailto:andrewg@ameritechmail.com) AND [TPCAPresident@tampabay.rr.com](mailto: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

**ON STREET PARKING REMINDER TO ALL COMMUNITIES**

Please note that with on street parking now being permitted, comes a reminder to **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 February 9th! 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.



**MANY HANDS MAKES LIGHT WORK**

Some tree work was completed in the community the first week of January, and Tall Pines HOA was able to have the trimmed branches ground up and dumped as mulch on the golf cart path between Millriver and Baltusrol.

On Saturday January 6th, a group of volunteers came together to spread the mulch over the path. A big THANK-YOU TO Lonnie Buresh, Carolyn Mitruis, Barb Mullen, Terry Mullen, Dawn Horvath and Chris Horvath for their hard work!

**BICYCLE FOUND**

IF anyone has lost a blue bicycle please contact Andrew George at Ameri-Tech 727-726-8000 X301.

One of the Board of Directors found it at the rear of her property and its now being held for the owner at the clubhouse.



Mens Club

# DOO WOP PARTY

February 17th at 5 pm



Italian Dinner, Salad, Rolls  
by Slice of Life

Beverages Desserts 50/50

Music by Al March

Come in your best 50's outfit!

**TICKETS ARE \$20 PER PERSON**

Available until deadline of

February 11th

**Bob Krobatsch 727-267-4604**

**Jill Bell 518-725-6407**

**Jerry Jaskierny 727-807-3513**

Mens Club

# Superbowl Party

## Feb 11th 5 pm

### ENJOY THE GAME ON THE

### NEW 85" CLUBHOUSE TV

Donated by the Tall Pines HOA  
Sound Bar & Stand by the Mens Club

**\$5 Donation at the Door**

**BYOB**

Menu: Hot dogs Potato Salad

Macaroni Salad Beans

Non-alcoholic Beverages



# ST PATTY'S DAY PARTY

## March 16th 5 pm



Corned Beef & Cabbage  
Dinner by Central Park

Restaurant Beverages

Desserts 50/50

Music by Al March

**TICKETS ARE \$20 PER PERSON**

Available until deadline of

March 11th

**Bob Krobatsch 727-267-4604**

**Jill Bell 518-725-6407**

**Jerry Jaskierny 727-807-3513**

2024 Tall Pines

## GARAGE SALE !

March 23rd 8am -2pm

Rain date 3/24



Use your driveway & garage for your sale!

There is No Fee for use of a limited number of tables available for pick-up at the Clubhouse by contacting Cathy Westerman. Call 615-476-2886 or email [yogagrannie@gmail.com](mailto:yogagrannie@gmail.com). Please leave a message with your name and phone number.

The AmVets trailer will be in the Clubhouse parking lot on the day of the sale from 1-5pm and is available to ALL RESIDENTS for donations.

Parking is available in the Clubhouse lot on the sale day for Tall Pines owners who need to move vehicles from their garages & driveways, but there is no overnight parking there.

## TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

**Date:** January 18, 2024

**Call To Order:** 7:00 PM

**Pledge Of Allegiance:** Was held

**Roll Call:** Dave Antkowiak, Jill Bell, Patty Burke, Lonnie Buresh, Dawn Horvath, Charles Kriss, Bob Krobatsch, Carolyn Mitrius, and Ameri-Tech representative Andrew George. All board members present, and in person. None absent.

**Proof Of Notice:** Signs posted at Tall Pines entrances, in Hi Lites, on clubhouse bulletin board, and Andrew sent an email blast.

**Secretary's Report:** Jill made a motion to waive the reading of the minutes from the last board meeting, 2<sup>nd</sup> by Charlie, all in favor, motion carried.

**Treasurer's report:** Lonnie reported that due to last month's meeting focusing only on the 2024-2025 budget, the November, 2023 budget information was not reported at that time. For November, he reported a deficit of \$5,456, due primarily to two areas: The first was due to annual taxes and fees for solid waste, storm water, and CPA for a total of \$1,929. The second was due to the final irrigation bill from ALOTT, which was a little over \$4,800.

For December, Lonnie reported income of \$19,028, which was \$642 more than budgeted. Operating expenses were \$11,018, which was \$1,177 less than budgeted. The total budget surplus for December was \$1,820. For the fiscal year at the end of December, which is the 10<sup>th</sup> of the 12 months, we have a budget deficit of \$6,123. As Lonnie had previously reported in past months, irrigation and property insurance costs are the two areas primarily.

We have \$7,614 in our general operating account, and \$585 in petty cash.

In our total reserve funds, we have \$429,117. One of our CDs matured at the end of December and was reinvested in a new CD, and another will mature on 1/23/24 and will also be reinvested in a new CD.

Regarding clubhouse rentals this fiscal year, Lonnie reported income of \$5,020 so far.

Lastly, Lonnie commented on the fact that ALOTT charged us approximately \$4,000 per month for their services, which had prompted us to pursue the new vendor, Rain Right. We are only one month in with billing from Rain Right, which was \$1,730. This is approximately 55% less than ALOTT charged us monthly. The contract with Rain Right involves less inspections per month than were in the ALOTT contract, but overall the general consensus is positive on their performance so far.

**Property Manager's Report:** Andrew reported that financials were mailed 1/10/24, weekly inspections were done on Tuesdays, homeowner concerns were mostly for irrigation.

Adam's Tree Service completed work previously approved, except for one job near LaQuinta Pond. They will come back to do that.

There are a couple of loose planks on the pond bridge, which our maintenance person Slawek will be asked to take care of fixing.

Andrew reminded everyone that next month is our **annual meeting**, which includes voting on a couple of important amendments to our documents. We need 106 members to be present either in person or by proxy, and Dawn made a point that proxies can be given to board members to bring to the meeting if not mailed in to Ameri-Tech. The meeting is at 6:45 PM to address the amendments, with the annual meeting at 7:00 PM.

### **Accomplishments/Announcements:**

1. Homeowners were reminded to hold their comments and questions until the end of the meeting, unless specifically called upon by the board.

2. Game Night – Scheduled for Friday, January 26<sup>th</sup>. RSVP is required, and if Dawn doesn't get at least 10 people to RSVP, it will be cancelled.



**3. Bunco** – Next one is on Friday, February 9<sup>th</sup>.

**4. Contact Form** – Dawn reminded everyone that on the Tall Pines website, there is a contact form to make contact with the board, the management company, report irrigation issues, and report landscaping issues.

**5. House Bill 173 was introduced in the Florida House, which if passed, may impact us.** It would require all HOAs to donate or use at least 15% of the association's annual income to benefit the community in the county which the community served by the association is located. This has not passed yet, and it is questionable if it would negatively impact us anyway. Information will be in Hi Lites, so residents can provide input to legislators.

**6.** The **street light** that has been out for a long time at the corner of Tall Pines Blvd. and Millriver has been fixed, thanks to the persistence of Jill. Thank you Jill.

### Old Business:

**1. Baltusrol Flooding** – It was determined by SWFWMD to be Gracewood's responsibility. Recent rains have not been a problem, so we are delaying purchasing a pump until we determine if the problem recurs.

**2. Property Insurance** – Charlie made a motion to ratify the \$550 payment for the property appraisal that was completed, 2<sup>nd</sup> by Lonnie, all in favor, motion carried.

The results of the appraisal revealed that we are under insured on the clubhouse substantially.

We are currently insured at \$780,000, and we need to increase that to \$1,200,000. If we don't do the increase, we could be penalized if we had a loss. The increase in premium to cover this would/will be about \$7,700. In an effort to decrease our premium cost overall, the board agreed to look into raising the deductible.

Charlie reported that the insurance company has been asked about that, but we haven't received a response yet. The board also discussed if self insurance is a possibility, and Charlie indicated that it is quite involved and expensive to even set up, and in practicality, only viable for large organizations.

**3. Road Repairs** – Some additional areas are needing repairs. We have had 2 estimates for the work for a while now, and continue having difficulty getting a 3<sup>rd</sup> quote. Jill made a motion that we go with only 2 estimates and that we go with the lower of the 2 that we have, 2<sup>nd</sup> by Patty, all in favor, motion carried.

**4. Stop Sign Order** – Bob reported that at Baltusrol and Ravines, the speed sign will be removed and replaced with a stop sign. We previously approved the purchase of \$369. Slawek will be asked to do this work for us.

**5. Cleaning Service For Clubhouse** – The board decided not to renew the contract with the current vendor and instead to hire an individual under 1099. This was agreed upon through email, so Patty made a motion to ratify it, and Dave 2<sup>nd</sup>, all in favor, motion carried.

### New Business:

**1. Irrigation** – Rain Right made 4 visits in 2023, and worked on 104 zones plus 20 service tickets. There was 1 visit in 2024 so far, 52 zones plus 10 service tickets.

Corey of Rain Right met with a group of board members to go over how to shut zones off in case of emergency. The reason this was done is to save the community the emergency service call (\$175/hr) which would be required if there was an emergency requiring Rain Right to come out during off hours. This allows us to turn it off and report it so Rain Right can come during regular business hours.

Also, Corey emphasized that a broken sprinkler head is not an emergency and not a reason to shut that zone off. Dave made a motion to renew the contract with Rain Right for one year, at the same price as the monthly rate we started off with them, 2<sup>nd</sup> by Charlie, all in favor, motion carried.

**2. New Smart Television For Clubhouse** – In an effort to increase clubhouse usage and community participation, Bob asked the board to consider purchasing a television, which we would use first for a super bowl party in February. Jill made a motion to purchase the television that Bob researched, at Sam's Club for \$889 (plus tax), 2<sup>nd</sup> by Bob, all in favor, motion carried.

Bob also reported that he would likely get approval from the Men's Club to purchase a sound bar and a stand to support/elevate the television.

**Addendum:** Before the board minutes were sent for publishing, Dawn reported that the TV has been purchased and was on sale for \$699 (plus tax), which is significantly less than the board approved.

Another issue discussed under this agenda item during the board meeting was the speaker system in the clubhouse. It still isn't working well. Bob will look into using the other receiver that we have, and if that doesn't help, we'll look into getting a different, hopefully less expensive company to resolve our sound system problems.

**3. Amendment For Annual Meeting** – Board members have reviewed them, and Charlie made a motion to approve submitting them to the community members for approval, 2<sup>nd</sup> by Patty, all in favor, motion carried.

**4. Garage Sale** – Set for Saturday, March 23, with a rain date of Sunday, March 24. Cathy Westerman will order the Amvets truck to receive donated items. The garage sale information will be in Hi Lites. Volunteers are needed to help with signs and possibly table check out. Jill and Cathy are contact points for volunteers wishing to help.

**5. Clubhouse Toilet** – One toilet has been replaced, and the others are working fine.

**6. Ratify Tree Work Including Emergency And Trees Causing Potentially Dangerous Situations** – We had 3 estimates to address these issues, and Adam's Tree Service came in the lowest at \$2,700. Since then, additional work needed was added to the estimate in the amount of \$300. To ratify this, Lonnie made a motion to approve this work by Adam's Tree Service in the amount of \$3,000, 2<sup>nd</sup> by Charlie, all in favor, motion carried. Lonnie made a motion to make this payment out of landscaping reserves, 2<sup>nd</sup> by Patty, all in favor, motion carried.

**7. Other Landscaping** – We have 10 bushes along Tall Pines Boulevard that are dead and need replacing. We have 2 estimates so far, one for \$3,100 and another for \$1,850. Jill made a motion to go with the lowest estimate when we get the third one, 2<sup>nd</sup> by Bob, all in favor, motion carried.

For the Vale Loop landscaping to add a bench and refreshing the plants, we have 2 estimates, with the lowest being \$650. Carolyn made a motion to approve this work, 2<sup>nd</sup> by Dave, all in favor, motion carried.

**Walk On Topics From Board Members:** Patty indicated that with missing hedges between DeCubellis and Tall Pines homes, we are vulnerable to abuses from motorists. Jill and Patty will look at this next week, and Bob will also ask Anchor to give us an estimate for addressing this.

**Men's Club Update:** Bob reported that there are 3 parties upcoming. The first one is the Super Bowl party, which is on February 11<sup>th</sup>, and hot dogs, beans and salads will be provided. The charge will be \$5.00 for that party. There will be a Doo-Wop party on Saturday, February 17, which will be catered by Slice Of Life, with live music by Al March. The charge is \$20.00. The St. Patrick's Day party is on Saturday, March 16, which will be catered by Central Park, with live music by Al March. The charge is also \$20.00 for that party. Information will be in Hi Lites, and there will also be an email blast on these parties.

#### **Resident Comments Or Concerns: Residents On Site:**

1. A resident asked about the machines and work taking place on Bloomingdale, which was reported as being upgrades to the pumps for wastewater.
2. Another resident asked about HB 173, which had been addressed earlier in the meeting.
3. Bob said there were several residents with basketball hoops in the front of their homes in Hunt Ridge, and the emphasis was for Hunt Ridge to address this first. Andrew reported that letters have been sent to them to remove them, based on it being brought up at the Hunt Ridge meeting earlier this week.
4. Patty has a women's bike in her garage that was found after being abandoned for several days. We will use Hi Lites to try to identify the owner, and if no one claims it, we can sell it at the garage sale and add the proceeds to the Tall Pines budget. In the meantime, it can be stored in a clubhouse shed.
5. A resident asked who is concerned about the basketball hoops. Bob indicated that no one brought it up specifically, but it is in our documents that they are prohibited. We do not want the issue to escalate, so it is important for community compliance to keep that from happening

**Residents On Zoom:** No comments.

**Next Meeting Date:** February 15, 2024

**Adjournment:** Motion to adjourn by Charlie, 2<sup>nd</sup> by Dave, all in favor, motion carried.

**Adjournment Time:** 8:03 PM

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



## IMPORTANT FLORIDA STATE SENATE BILL

The Florida Senate has introduced a bill which, IF PASSED, will have an effect on all homeowners within HOA's within the state of Florida.

This bill was introduced in October 2023, and after being referred to several subcommittees was read in the House on January 9<sup>th</sup>. **The summary of this bill is that it will require Not-for-profit corporations that operate Residential Homeowner's Associations to donate or use at least 15% of the associations total annual income to benefit the community.**

Each of us who are homeowners in Tall Pines are part of TWO Homeowners Associations, the Master (Tall Pines HOA) and the Sub Association (your neighborhood HOA).

You can find the exact text of the bill here:

<https://www.flsenate.gov/Session/Bill/2024/173/BillText/Filed/PDF>

*(TIP: If you are reading the paper version of the Hi Lites, go to <https://tallpinesnpr.com/newsletter.php> to find the electronic version and you can click the links from there).*

At this point, the bill is still being considered. Our property manager consulted their attorney, and there are varying opinions based on the wording of the bill, which could change. Some opinions are that as long as the money is spent within the association, such as for improvements within Tall Pines, that would qualify. Other opinions are that it would need to be spent in the community, meaning our local area.

As many of you know, our HOA fees have increased due to increased costs across the board, and all budgets were crunched to keep those increases as low as possible. This could potentially cause unnecessary increases in the future.

**Please take the time to read the text of the bill and contact your lawmakers to express your opinions. You can contact: Kevin M. Steele, District 55**

**Capital Office** 1101 The Capital

[402 South Monroe Street](#) [Tallahassee, FL 32399-1900](#)

850-717-5055

**District Office** [8225 State Road 52](#)

[Hudson, FL 34667-6730](#)

727-861-1898

Or contact him through this web form:

<https://www.myfloridahouse.gov/Sections/Representatives/contactmember.aspx?MemberId=4881>



### 2nd Important Florida Bill

Another bill which has been introduced in the house which will be of concern to communities with HOAs is HB979.

This bill is related to Estoppel Certificates and will prohibit community associations from charging a fee for preparation and delivery of estoppel certificates. This means that the community as a whole will have to absorb those costs rather than the costs being passed along to the buyer and seller of individual homes.

An Estoppel Certificate is issued by a HOA. It provides a buyer important information about the property to be purchased including governing documents, liens and special assessments.

You can read the text of this bill here: <https://www.flsenate.gov/Session/Bill/2024/979/BillText/Filed/PDF>

Like the HB173, this bill was introduced in 2023, referred to subcommittees and then had its first reading on January 9, 2024.

### GAME NIGHT

On January 26<sup>th</sup>, Tall Pines held a second Game Night. The attendance was light, but everyone had a good time. A variety of board games were brought by a couple community members. The attendees chose the games they were interested in and broke into smaller groups and Big Boggle, Scrabble and BananaRama were all played, as was a game of Euchre and a game of Ping Pong.

There will be no game night in February, but we will look to try to schedule one for an evening in March, dependent upon Clubhouse availability.

Watch your March Hi Lites for more information on upcoming Game Nights. Come and join us!

And remember, our Rec Room in the Clubhouse holds a Ping Pong table, a Pool table and several poker tables and is always open to residents for use. This is in addition to our Library, which has puzzles and tons of books & movies available to be borrowed on the honor system, as well as a computer available for use by residents.



## **Mens Club Looking for New Members!**

### **It May Become The Tall Pines Social Club!**

Tall Pines Mens Club has been around almost since the beginning of the community. Due to hard work, commitment, and people like Dick Garneau, Jack Brandt, Carl Cassella, Jerry Jaskierny and Bob Krobatsch, the Club has lasted until now.

The Club's goals were mostly to host parties (i.e. Christmas Party, Doo Wop, St. Patrick's Day) and events such as The Annual Veterans Day Celebration and Movie Night. If the Mens Club dissolves, so do all of these events.

The Mens Club also provides community upkeep, such as deep cleaning the clubhouse every year, spreading wood chips on the cart path between neighborhoods, and performing common ground tasks in order to save HOA money.

Due to the aging of members, members moving out of the community and lack of community participation, we are looking for new members, including women. We will also welcome people from River Ridge, who now make up 50% of our event attendees.

Please consider joining! **We will be having a meeting on Thursday, February 1st at 8 am.** Breakfast and coffee will be served. There is normally a \$5 cost for our Breakfast Meetings, but for anyone new who attends this meeting, there will be No Charge. Come and see what we are all about!

Thank you,

The Tall Pines Mens Club

### **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

Patty Burke, Director (847) 274.4206

**\* FEEL FREE TO CALL ANY BOARD MEMBER TO HAVE YOUR PROXY PICKED-UP PRIOR TO THE TALL PINES ANNUAL MEETING ON FEBRUARY 13 th.**

## RUXTON II HOA MEETING

January 9, 2024

President Donna Hoey called the meeting to order at 7:00 P.M. Board members present were Donna, David Smyth, Beverly Dierking and Charlie Kriss. Joe Capasso participated via phone. Ameri-Tech representative Andrew George was also present. There were no unit owners in attendance.

The Proof of Notice was posted as required. Charlie made a motion to correct the amount of the check for Raymond James mentioned in the December minutes to \$37,000.00 and to accept the corrected minutes. Seconded by Donna. Motion unanimously approved

### VICE PRESIDENTS REPORT

Joe mentioned he is signed up with Ameri-Tech to take a training class.

### TREASURERS REPORT

Andrew reported that we **have \$12,593. in our operating account and \$242,500. in reserves.** Beverly made a motion to accept this report and Dave seconded. Unanimously accepted.

### MANAGERS REPORT

Andrew suggested a January 30<sup>th</sup> meeting to vote on the final By-Law proposal. Everyone agreed and the sign will be put out. Andrew presented the 2024-2025 Budget. The 2025 Budget includes a monthly HOA fee increase to a total of \$200.00 a month. The Tall Pines Budget includes a \$4.50 increase to each unit. The Roofing Reserve will be increased as well as Deferred Maintenance. Charlie made a motion to accept this proposed Budget and Beverly seconded. Unanimous approval.

### OLD BUSINESS

Andrew said the painters will be notifying unit owners of the start of painting. It will take 6 to 8 weeks to complete. The painters will start at Vale Loop.

Donna asked Andrew if he found out who has been sending violation letters to Ruxton II unit owners as they were not authorized. Andrew will research.

### NEW BUSINESS

There was no new business

David made a motion to adjourn, seconded by Beverly. Unanimous approval.

The next meeting is scheduled for **Tuesday, January 30<sup>th</sup> at 7:00 p.m. The Annual Meeting will be held on Tuesday, February 6th, 2024 at 7:00 p.m.**

**UNIT OWNERS ARE REMINDED TO PLEASE MAKE SURE TO RETURN ALL PROXIES IF YOU CAN NOT ATTEND THE ANNUAL MEETING.**

Respectfully submitted,

Beverly Dierking, Secretary

## Valley Wood Homeowners Association

Date: Tuesday January 16, 2023

Time: 7:00 PM

Location: Tall Pines Clubhouse

Call to Order:

The board meeting was called to order at 7:02 by Jill Bell-  
President. Board members present:

Dennis Babe, Cathy Westerman, Marian Pope, Diane Zenchuk,  
Betty Mayeux. Absent-Parklane Management

A quorum was established. The Pledge of Allegiance was done.  
The meeting notice was posted onsite and on the website.

### Secretary Report:

Betty Mayeux made a motion to waive the reading of the  
previous minutes and accept them as recorded on Tall Pines  
website, Marian Pope Second, all in favor, motion carried.

### Treasurer Report:

- Monthly Income \$17,205; Expenses \$20,511; Net deficit \$3,306
- Income and expenses are as expected.
- o Repair & Maintenance expenses were covered by the checking account balance.
- o Trash increase was on January 1, 2024, versus March 1, 2024, fiscal year budget.
- YTD Income \$180,529; Expenses \$178,556; Net surplus \$1,973
- Operating Account \$48,500; Account Receivables \$571
- Reserves: Roof \$174,647; Paint \$57,222; General \$128,868; Total Reserve \$360,738
- Total Operating & Reserve Funds \$409,238

### Committees:

- ARC: nothing
- Maintenance: nothing
- Fines: Discussion on fining up coming
- Welcome: Catherine Hatch, 7624 Muttontown

### Announcements:

1. February is the Annual Meeting for Valley Wood and Tall Pines. Please be sure to send in your proxy if you are unable to attend the meeting.
2. Effective immediately, all questions and concerns must be directed to Parklane, not to any board members. Parklane will

track and respond accordingly.

3. Garbage and recycling containers are **not** provided by Waste Connections. You need to supply them on your own.

4. Doo Wop Party February 17th, 5 pm, Food, desserts, beverages, entertainment. \$20 per ticket. See Jerry, Jill, or Bob Krobatsch

### Old Business:

1. The new budget was passed at the last meeting, effective March 1, 2024 \$195 per month. If you are not on auto pay, please be sure to adjust your payment accordingly.
2. Carport rejuvenation has begun. There are some things that we are having the vendor rectify. There should be nothing attached to the fascia (that is in our docs). If there is it will be taken down and thrown away. If anyone sees any leaks, please let Jill Bell know so we can have this corrected. Additionally, a follow-up task to touch-up the posts has been identified and in the works.

### New Business:

1. Dennis will spoke on CD maturity and reinvesting the money. A current promotion at Truist for a 7 month CD has a rate of 4.95% rate. Motion made by Dennis to rollover the current \$250,000 CD when it matures in February, 2nd by Cathy, all in favor, motion passed.
2. Violation List: Several residents have not corrected violations, letters were sent up to Dec. 13th and 5 out of 14 have corrected the violations. 9 have not and have not contacted Parklane. Violations are repairs, rental applications, tenant application. We need to know who lives in our community and have background check done. Motion by Jill to send violations to fining committee, 2nd by Dennis, all in favor, motion carried.
3. Diane started a discussion on modifying the pet rules. Any residents with input please contact Diane and she will gather the information. Your input is valuable on a topic such as this.
4. Annual Walk Around: Cathy discussed what we are looking at and when the annual walk around will be done. We will be looking at: rust stains, flower beds, driveways, sheds, sidewalks, shed #'s, patios, broken windows, trees, etc. Please look at your villa and be sure it is in nice condition. Any questions please see Cathy. Also, if anyone would like to volunteer to walk around with a board member, it would be welcomed.

### Open Forum:

1. Jill's Statement: I would like to say this board is comprised of volunteers, who receive no compensation. We make sacrifices and dedicate a lot of our personal time to improve our

community. We strive to treat all residents of the community fairly and equally. Not all 92 owners will always agree, but we can keep an open mind and continue to work together to achieve the same goal, which is to improve our community. As we all continue to strive to make this community the best it can be, we hope that we can continue to work together, share ideas, and create a cohesive atmosphere. Although we cannot make every change that is suggested or in a time frame that you believe it should be completed in, we are working tirelessly to provide the best experience for all of us.

2. Cathy Westerman: Community Garage Sale is scheduled for March 23, 8 am - 2 pm. Contact Cathy for a table. An Amvets truck will be in the clubhouse parking lot for donations.

3. Dennis spoke on reviewing the storage boxes from Parklane and looking for board members to volunteer to review and see what needs to be kept or shredded. Cathy and Diane volunteered.

**Next meeting** will be February 20, 2024, at 7:00 pm at Tall Pines Club House

**Adjourn** Meeting motion by Jill, 2nd by Marian, all in favor, motion carried.

Respectfully Submitted by Jill Bell

**ATTENTION VALLEY WOOD RESIDENTS**

**\*\*IMPORTANT PROXY PICK-UP**

Contact any Board Member to get your proxy if you will not be attending the ANNUAL MEETING. A quorum of owners is required!

**\*\*YEARLY BOARD WALK AROUND**

Please inspect your property. The Board will soon be sending violation notices for rust stains, old mulch & weeds in flower beds, dirty driveways & sheds, absent shed #'s, dented carport poles, dirty sidewalks & patios, poor back yard maintenance, broken windows, tree problems, etc. Please look at your property and be sure it is in nice condition. For any questions, please contact Cathy Westerman at 615-476-2886. Also, if you would like to volunteer to walk around with a Board Member, it would be welcomed.

**HUNT RIDGE HOMEOWNERS' ASSOCIATION**

**BOARD MEETING MINUTES**

**January 15, 2024**

**Call to Order**

The board meeting was called to order at 7:04 pm by Nick Vavoulis - President. Board members present: Anne McQuade, Susan Gavin, Bob Krobatsch, Lonnie Buresh, Marty Giles - a quorum was established. Also present Andrew George, 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. A mailing was sent to every homeowner which included the 2024-2025 budget.

This was the 2024-2025 Budget Adoption Meeting and as such was the only agenda item.

The vote to waive the requirement for a compiled financial statement for 2023-2024 and provide in lieu thereof a report of cash receipts and expenditures was passed with a vote of 25 to 1.

The vote to roll over excess operating funds in the 2023-2024 calendar year into the 2024=2025 budget as a constructive return of capital to the membership was passed with a vote of 27 to 0.

The budget was reviewed by line item and questions were addressed. A motion was made by Susan, seconded by Marty to approve the new budget; motion carried.

**Next Meeting Date – Annual Meeting**

The next meeting is scheduled for Monday, February 19, 2024, at 7 PM, Tall Pines Clubhouse

**Adjournment**

A motion was made by Lonnie, seconded by Anne to adjourn the meeting at 7:23 PM; motion carried.

Submitted by Susan Gavin, Secretary



**CONGRATULATIONS  
& WELCOME to  
A NEW TALL PINES  
HOMEOWNERS!**

We would like to welcome all new owners!

All Sub-Community HOAs please submit the names of new owners each month to the Hi Lites at valleywoodsue@gmail.com.

**JANUARY BUNKO**

Most Bunkos Dawn Horvath

Betty Ditzenberger

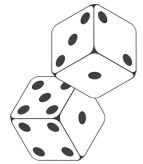
Most Losses Dave Antkowiak

Most Wins Beverly Deirking

COME FOR THE FUN on FEB. 9th!

WIN SOME \$\$\$ GREAT SNACKS!

Please RSVP by leaving a message for Maureen Johnson at 727-848-3549 with your name and the number of people attending.



Re/Max Marketing Specialist

Nicholas Vavoulis

We Don't Just Sell Here,

We Live Here

8915 Mitchell Blvd  
Trinity Blvd FL 34655

Email: nickvavoulis@gmail.com

Mobile: 727 234 3743

20 + Years Of Experience



11/1/24

**Tall Pines  
Housekeeping & Organization  
Reliable & Affordable**

Nichina Wycoff  
727-793-1764  
Call for Free  
Estimate



7602 Roland Ct. Tall Pines Ruxton II

9/1/24

GTU, LLC DBA

Licensed & Insured

**Green Thumb Unlimited**

Professional Landscape Services

Eric Kopp

727-457-3460

eric@greenthumbunlimited.com

greenthumbunlimited.com

4/1/24



**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.

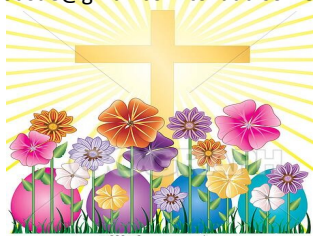
If you have an issue with the trimming which occurred, please email your property manager with your address and details of the complaint.

## THOUGHTS & PRAYERS

go out to

Mike Fastigi Krystyna Johnson  
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 are available from Patrycja Zajac,  
our Clubhouse Manager for \$20.

## 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.tallpinesnr.com

## WELCOME COMMITTEE

Hunt Ridge – Brookhaven - **Volunteer needed**

Hunt Ridge West - **Volunteer needed**

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 HELP!**  
Positions vacant  
for years!!!

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.



# FEBRUARY. 2024

Sunday

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

				1 Mens Club Meets 8 am <b>Women Welcome! See pg 10</b>	2	3
4	5	6 Ruxton II HOA ANNUAL Meeting at 7 pm	7 Ruxton Village HOA ANNUAL meeting 7pm	8	9 BUNKO 6:30 pm RSVP Bunko 727-848-3549 	10
11 SUPER BOWL PARTY 5 PM 	12	13	14 Valentine's Day 	15 Tall Pines HOA ANNUAL meeting at 6:45 pm	16	17 DOO WOP PARTY 5 PM 
18	19 Hunt Ridge HOA ANNUAL mtg at 7 pm Spring Lakes ANNUAL Mtg at 7pm	20 Valley Wood HOA ANNUAL mtg meets at 7 pm	21	22	23 Hi Lites Deadline Send Minutes to valleywoodsue@ gmail.com	24
25	26	27	28			