

The Tall Pines Hi Lites

Volume 41, Issue 11 January 2026



Happy New Year Everyone !!

Good Health
& Happiness to One and All!

Speaking of Good Health ... It's a Bad Flu Season Already

One of the inactivated Influenza A viruses, H3N2, included in the Flu Vaccine this year, mutated 7 times over the summer. This has caused the current Flu vaccine to be less effective because the mutated version is not included in it. Thus, we can not make antibodies to it, before being exposed to it during Flu season. This is why it will be a bad Flu Season.

The Flu Vaccine still offers some protection against severe illness and hospitalization. Your doctor probably has advised you to still take it.

Known as "subclade K", it is extremely contagious & is spread by respiratory droplets (from cough & sneeze) and by touching contaminated surfaces (door handles, light switches, phones etc.) and then touching your eyes, mouth or nose. You have probably noticed that people are masking again and recommendations to protect yourself are the same as during COVID. Stay away from sick people or those exposed without symptoms yet. Remember that it takes 2 weeks for your body to produce the antibodies you make, so if you want to take it, the sooner the better.



DIRECTORY

Advertiser pg 18

Calendar pg 20

Communities

Hunt Ridge pg 12

Ruxton Village pg X

Ruxton II pg 13

Spring Lake pg X

Valley Wood pg 8,9

Editor

Sue MacQueen
valleywoodsue@
gmail.com

New Owners pg x

Notices 2.10,14

Obituaries pg 8

Prayer List pg 17

Social Club pgs
14,16,17

Tall Pines -

Minutes pg 4-7

President

Dawn Horvath
tallpinesdawn@
gmail.com

**Our Ameri-Tech
Manager is**

Brett Newby

727.726.8000

X301

bnewby@

ameritechmail.com

RUXTON II HI LITES DELIVERY VOLUNTEER NEEDED

A SECOND VOLUNTEER FOR RUXTON II IS NEEDED. ONE VOLUNTEER HAS KINDLY OFFERED TO TAKE HALF OF THE ROUTE (thank you!), SO WE NEED ONE MORE VOLUNTEER!

SINCE NO ONE ELSE ANSWERED LAST MONTH'S REQUEST, THE REMAINING HI LITES WERE LEFT IN THE CLUBHOUSE FOYER AND NOTICE WAS SENT OUT. NONE WERE PICKED UP. **The remainder of issues for Ruxton II will not be printed until we get a volunteer to deliver them.**

HOA Meeting Conduct rules will be on the January 15th Tall Pines Monthly Meeting Agenda.

The multiple disruptions and interruptions of the December Tall Pines HOA meeting has prompted this addition to the January agenda.

THE FIRST VOLUNTEERS FOR THE 2026 TALL PINES DIRECTORY ANNOUNCED

JUDITH SCOTT, CAROLYN MITRUIS AND PATTY BURKE, all Directors on the Tall Pines HOA Board are our first volunteers to assist Dennis Babe with the update of our 2019 Directory. Thank you!

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!

FOR SALE SIGNS – A REMINDER TO OWNERS

(1) YOU ARE ALLOWED ONE "FOR SALE SIGN" ON YOUR LOT. According to our documents, both Article 3 Section 4 AND Article 8 section 11, address limitations around signs which state No signs may be displayed on Lots with the exception of a maximum of one "For Sale" sign or "For Rent" sign not exceeding 36'x24" in size.

(2) Notwithstanding anything to the contrary herein, Declarant (Tall Pines HOA) shall have the exclusive right to maintain signs of any type and size on Lots and Parcels which it owns and on the Common Area, in connection with its development and sale of Lots, Units and Parcels. Thus, "NO FOR SALE" SIGN IS ALLOWED ON ANY COMMON GROUND. Only Tall Pines HOA may put signs on Common Areas. We thank everyone for their cooperation.



2025
PARTY
WAS
GREAT!



TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING**Location: Tall Pines Clubhouse, 10930 Tall Pines Blvd., New Port Richey, FL 34654****Meeting Date: Thursday, December 18, 2025****Call To Order:** 7:03 PM**Pledge Of Allegiance:** Was held**Roll Call: In Person** – Dave Antkowiak, Jill Bell, Patty Burke, Dawn Horvath, Charlie Kriss, Anne McQuade, Carolyn Mitrius, Judith Scott, and Ameri-Tech representative Brett Newby. **On Zoom** – Bruce Ganfield. **Absent** – None**Proof Of Notice:** On signs posted at Tall Pines entrances, and published in Hi Lites.**Announcements/Accomplishments: Dawn noted the following -**

1. Residents were reminded to hold questions and comments until the end of the meeting.
2. This regular meeting will be quick, some topics will be tabled until January to allow time for the budget meeting to follow this meeting.
3. We need a volunteer to be backup editor and eventually take over the Hi Lites newsletter. Very important to note that if we do not find a volunteer, we are at risk of not having a community newsletter at all. We also need at least one delivery person. Contact Jerry or Rosemary.
4. We are looking for volunteers to help collect information and create a new Community Directory, since the last one was done in 2019. If we do not get volunteers, this project will not occur.
5. If anyone would like to create other activities open to all residents (exercise class, etc.), please contact Patrycja (clubhouse manager) for availability. As long as an event is open to the entire community, the clubhouse is free to use for owners of Tall Pines.
6. In the official minutes on the Tall Pines website, you will notice we reopened the meeting last month for just a few minutes to unanimously appoint Anne McQuade to the board. Welcome Anne. Dawn noted this because due to an oversight, the minutes published in Hi Lites did not include the reopening section.
7. The Emergency Contact form was supposed to have been included in the budget mailing, and was not included. However, residents can print a copy from the website under documents, then forms.

Secretary's Report: Jill made a motion to waive the reading of the minutes from the previous month, 2nd by Judith, all in favor, motion carried.**Treasurer's Report:**

_ Jill reported the following for the month of November – income 21,472, operating expenses 13,962, reserve funding 6,271, for a net surplus of 1,239.

_ For year to date – income 194,008, operating expenses 141,297, reserve funding 56,440, for a net deficit of 3,730. Our total reserve fund balance is 428,105.

_ Our yearly income is a surplus of 3,640 to what was budgeted due to an increase in clubhouse rentals, but our operating deficit is mainly due to irrigation.

Property Manager's Report:

_ Brett reported that financials were mailed out on 12/16/25, weekly inspections were done on Tuesdays, homeowner concerns were mostly for irrigation and a little for parking.

_ There was some tree trimming and tree removal work that took place. Some landscaping was done at the main Tall Pines entrance.

_ The budget packet was mailed out.

_ The HVAC maintenance contract was signed and work is scheduled to take place in January and July.

_ For future planning, the next BOD meeting is scheduled for 1/15/26, and on 2/19/26, the Annual Meeting and Organizational Meeting, followed by the BOD meeting will take place.

_ The Annual Meeting notice will be mailed on 1/20/26, and will include the emergency contact form and email consent form.

Old Business:

1. Status Of Baltusrol Flooding Issue Legal Issue – Charlie reported that we are at the stage where we are negotiating a three way contract on the maintenance of the drainage area, and things are moving slowly from the County's end. Our attorney is working on a first draft of that agreement at this time. Assuming that that

agreement is completed and signed, the settlement agreement between Tall Pines and Gracewood would follow to close the lawsuit. Charlie anticipates we are looking at two months for these steps to be completed.

2. Irrigation – Carolyn reported that she has spent a lot of time preparing a spreadsheet and looking at data since April. As a result of looking at the large number of invoices and work completed, she was able to determine that we were double billed 730 dollars on one occasion, and she is still working to see if there are more. Overall, Carolyn, Jill and Bruce have been working with Local Irrigation to improve communication, to increase transparency, and to improve service delivery overall. Dawn noted that at her request, our management company compiled a list of irrigation expenses since November, 2022, after Gary resigned. We have spent \$216,000 since fiscal year 2022 on irrigation. There are multiple reasons for the increase in costs, ranging from a lightning strike of a well, irrigation contracts with companies that have charged high fees and have provided service that we have not been satisfied with, and an aging irrigation system that will likely continue to encounter high costs to maintain/repair.

New Business:

1. Maintenance Increase Proposal – Dawn noted that over time, there has been a decrease in the amount of time that residents have been willing to do volunteer work to take care of the clubhouse and look after other needs in the community in general.

Meanwhile, Patrycja has been working hard to increase clubhouse rentals, which have resulted in more income to offset our maintenance and clubhouse costs. Basically, more hours are needed to take care of these needs and to be on top of updates/upgrades/repairs to the clubhouse as it ages. Dawn recommended an increase from 10 hours per week to 15 hours per week. Dave made a motion to do that increase, 2nd by Charlie, with Jill, Patty, Bruce, Dawn, and Judith also in favor. Anne and Carolyn oppose, majority in favor, motion carried. Also, Jill made a motion to increase the hourly fee for maintenance by one dollar, 2nd by Judith, all in favor, motion carried.

2. Hunt Ridge Request To Power wash Sidewalks – Not enough bids were available to vote on this request, so it was decided to table this until next month.

Social Club Update:

-Jill reported that the next party is scheduled for 2/28/26. The next Social Club breakfast/meeting is on 1/8/26, and all residents are welcome and encouraged to attend.

-The next movie night will be on 1/30/26, and free popcorn and soda will be provided.

Walk On Topics From Board Members:

1. Judith said that after the holidays and our annual meeting, she would like the board to take a hard look at how to resolve the deficits that we are building.

2. Carolyn asked if anyone can add information to the calendar on the website, and the answer is no. The board approves what goes on it, and Brett is the contact point to add what goes on.

Resident Comments Or Concerns:

1. In follow-up to the just discussed calendar on the website, Patrycja asked if rentals should be reported to Brett to be on the website calendar. To make it official, Patty made a motion have rentals reported on the website calendar, 2nd by Carolyn, all in favor, motion carried.

2. A homeowner noted that even though her irrigation is working, her grass is yellow. Jill said it is common this time of year.

3. Patrycja asked about ways to get more help in preparing the community directory. Dawn said that it will be added to the January agenda to discuss it. During this discussion, Judith, Carolyn, and Patty all agreed to help Dennis with that project, since he agreed to work on this again if he had adequate help to do so.

4. Patrycja said she will be adding forms on the front clubhouse wall for all of the communities to access the different forms they need.

Next Meeting Date: January 15, 2026

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

Adjournment Time: 7:39 PM

TALL PINES COMMUNITY ASSOCIATION, INC 2026-2027 BUDGET ADOPTION MEETING

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

Date: Thursday, December 18, 2025

AGENDA ITEMS

1. Certify Quorum Of Board And Membership: All board members were present so board quorum was established, including eight in person and one on zoom. Regarding Tall Pines community membership quorum, only 59 members were countable, so the 80 minimum to reach a quorum was not established.
2. Proof Of Notice Of The Meeting: Membership was mailed a packet, and it was also noted in Hi Lites.
3. Vote To Roll Over Excess Funds: This vote could not take place, since the requirement to first establish a quorum of membership was not established. However, Brett indicated that since there would not be excess funds to potentially roll over, it is a moot point regarding the vote situation.
4. Board Approval Of 2026-2027 Annual Budget: Currently in the 2025-2026 fiscal year, \$66 of the total HOA fee that homeowners are required to pay each month is forwarded to Tall Pines to cover all of the expenses that they incur.

_The proposed budget that was mailed to homeowners for the 2026-2027 fiscal year raises the fee by \$14 per month, from 66 to 80. The total annual budget for the current 2025-2026 fiscal year is 253,104, and the proposed budget total for the 2026-2027 fiscal year is 308,158.

_There were many questions, concerns, opinions, suggestions, etc. expressed by homeowners, some of which were civil, and some of which were not to the point of foul language and anger being exchanged. The discussion spanned a period of approximately 80 minutes, and rather than citing specific individuals' concerns which were somewhat repetitive in nature, they will be summarized.

_The cost of things like electricity and insurance have gone up substantially due to inflation, and the board gave rationale to explain this and other reasons for the increases.

_The rationale for the amount of money that we have going into some of our reserve categories was also questioned, and one example that Dawn detailed to residents is that even though it may appear that we have a lot of money in paving reserves, the cost projection for replacing roads has increased to the point that we are probably significantly underfunded in that area.

_Irrigation problems and associated costs for resolution was an area that generated multiple questions and comments, and is an ongoing source of frustration for homeowners and board members who are also homeowners. We have had problems with the price and performance of irrigation contractors since Gary resigned in 2022, and are trying to improve the service and communication with the current vendor. Probably of even more significance is the fact that the irrigation system needs more and more repair and replacement of components as time goes on and the system ages.

_Several Hunt Ridge residents are advocating for having sidewalks power washed, so it will be on the agenda for the January meeting.

_The cost of the lawsuit that we have ongoing with Gracewood regarding the flooding at the end of Baltusrol was the source of some questions and comments that were negative and critical in nature from a small number of homeowners. It was erroneously stated that the board has not included rationale for steps taken, cost updates, etc.

_They were reminded to revisit the previous minutes to find that information.

Another question that several homeowners had is how much it costs to maintain the clubhouse. It is not easy to do that to some degree, since our insurance premium covers multiple areas besides the clubhouse, maintenance services we pay for cover more than the clubhouse, etc. Brett emphasized that the Tall Pines clubhouse is the “crown jewel” of our association, and a wonderful asset of our community.

Overall there was somewhat of a negative overtone regarding the budget meeting atmosphere of homeowners in general. Dawn took time to reinforce the fact that costs have gone up for just about everything, and she understands that people are frustrated.

She also emphasized that we, as board members are all volunteers, some of whom spend countless hours taking care of doing things that hopefully improve the Tall Pines community.

Homeowners that have complaints are welcome to do the work to make things better, and if they do not, hopefully their concerns will be expressed in a positive, constructive manner.

As a courtesy, homeowners were not held to the three minute maximum input during this meeting. Future adherence to this rule may be necessary to streamline working through agenda items.

Charlie made a motion to approve the 2026-2027 annual budget as proposed, 2nd by Judith, all in favor, motion carried.

5. Adjournment: Dave made a motion to adjourn the meeting, 2nd by Anne, all in favor, motion carried.

6. Adjournment Time: 8:56 PM

TALL PINES BUDGET MEETING MINUTES SUBMITTED BY DAVID ANTKOWIAK, TALL PINES BOARD SECRETARY

DID YOU KNOW? A REPRINTED ARTICLE FOR NEWER OWNERS

There are so many new Owners in Tall Pines, the Board thought reprinting this would be beneficial.

Did you know that within Tall Pines, there are actually SIX separate HOA's? Tall Pines is your master association, and is responsible for things like common areas, roads, irrigation, funding electricity for street lights, etc. Tall Pines is also responsible for the neighborhood clubhouse. The clubhouse has a game room, which includes a pool table and other items. There is also a library full of books, puzzles and movies that any resident is welcome to borrow, as well as a computer that can be used by any resident and free WiFi. If you don't have a key, they can be purchased from Clubhouse Manager, Patrycja, for \$20. The clubhouse can also be rented, by homeowners only, for any type of event.

There are 5 sub associations under the Tall Pines:

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

Valley Wood encompasses 92 side by side villas (23 quads) between Millriver Drive and LaQuinta Drive

Ruxton Village consists of 24 quad units in the first six buildings on the west side of the main entrance.

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

Spring Lake consists of a mix of different types of homes surrounding the main pond and gazebo. Spring Lake was originally the model homes area when Tall Pines was being built.

Each of these five sub associations is independent and has its own set of by-laws. They have a master declaration with deed restrictions and is incorporated with its own articles of incorporation. Additionally, they have an architectural committee, responsible for compliance with the community structural and environmental standards. You pay your Homeowners Association dues to your sub community, and they in turn pay a portion of it to Tall Pines Community Association to maintain the common areas of the community.

More information can be found on the community web page at <https://tallpinesnpr.com>.

OBITUARY**KENNETH "KEN" PROBST**

Ken Probst, 76, of Hunt Ridge West, passed on December 1st due to a long term illness, and several short term ones. He lived there with his wife of 24 years, Terri Probst. He leaves his son Brandon, and his step-daughter Tierra.

Ken lived in Colorado and Tennessee prior to Florida, and worked as an engineer and a psychology counselor. He loved riding his Harley motorcycle before he became ill. He also enjoyed his golf cart and loved dogs. He was frequently seen driving the cart around Hunt Ridge to feed all the dogs there.

Terri asks for prayers from the community and is thankful for recent support.

Sincere sympathy goes out to Terri and their family and friends from Tall Pines. Wishing you all Peace.

**OBITUARY****KRISTIN ANNE RINGEWALD**

Kristin Anne Ringewald, 53, of Ruxton Village, passed away in her sleep on the 18th of December. She lived there with her mother Dana Ringewald, Ruxton Village HOA Secretary.

She was born in Chicago, raised in Hinsdale, IL and lived in her beloved Charleston, SC, prior to moving to Tall Pines.

Kristin was an accomplished violinist, graduated from DePaul University, majoring in Psychology. Her most fulfilling work was with programs for at-risk teen girls and for the shut-in elderly in Chicago

In addition to her mother, she leaves a brother, Dr. Jeremy Ringewald, and his wife Lisa, from Tampa, and a sister, Erica, and her husband Adam Olshan from Albany, NY. She also leaves 3 nieces and 2 nephews... Madeline, Joseph and Zoe Ringewald and Isaac and Lena Olshan. She was very friendly and enjoyed her 5 mile walks around Tall Pines and chatting with neighbors. Her internment will be at Mepkin Abbey in Monks Corner, SC.

The Tall Pines community sends sincere sympathy to Dana and her family, friends neighbors and her fellow board members.

**Valley Wood HOA Meeting**

Tuesday, December 16, 2025 7:00PM

Location: Tall Pines Clubhouse

1. Call to order at 7:01 pm by Jill Bell
2. Roll call: Jill-X, Cathy-absent, Dennis-on zoom, Diane-X, Betty-absent, Richard Parklane-on zoom
3. Proof of notice: Posted on Tall Pines website, email and posted on site
4. Quorum reached
5. Pledge of allegiance
6. 1 resident in attendance and 1 on zoom

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 Jill, 2nd by Diane , all in favor, motion carried

Treasurer's Report:

- Monthly Income \$19,413; Expenses \$19,497; Net deficit of \$84
- Operating Account \$10,049; Account Receivables \$408
- Reserves: Roof \$253,832; Paint \$72,195; General \$184,779; Total Reserve \$510,806
- Total Operating & Reserve Funds \$520,856

Committees:

ARC: Nothing

Maintenance: Need volunteers for projects in our community

Fines: Nothing

Welcome: Nothing

Old Business:

- We will vote on the Valley Wood budget at January 2026 meeting

New Business:

- Paint committee Update: Linda Gray and Jean Fahey have resigned from the painting committee, thank you for all you did in the past, we are sorry to see you go. The painting committee consists of: Sue MacQueen, Laura Babe, Jan Hoffencamp & Sheryl Wolfe, Welcome ladies.

Open Forum:

- Please remember to send in proxy forms for Valley Wood and Tall Pines. There is a drop box at the front of the clubhouse. It is important to meet a quorum for annual meetings.
- If you would like to be in the Directory and consent to email correspondence, please mark it on your Valley Wood and Tall Pines annual meeting forms.
- There is now a traffic light on Decubellis by the Woods & Gracewood.
- Rosemary Jaskierny requested Sue put in the Hi Lites delivery people are needed for Ruxton II

Next Meeting: January 20,2026 at 7 PM, at Tall Pines Clubhouse

Motion to adjourn by Jill, 2nd by Dennis, all in favor, motion carried

Adjournment time 7:15pm

Submitted by Jill Bell, President

TALL PINES DIRECTORY & EMERGENCY CONTACT FORM

You will find an **EMERGENCY CONTACT FORM** with the Annual Meeting Packet Mailing this month. There is checkbox to allow your name & information below to be printed in the new directory. You can place it in the drop box at the front of the clubhouse or return it to Ameritech. Even if you have filled one out previously, please fill out a new one and **CHECK YES** to be in the directory. The last Tall Pines Directory was printed in 2019, and is very much out of date!

A revised directory would include all the Tall Pines communities. The Board is looking for volunteers to help collect names, phone #s and email addresses, as well as the owner's authorization, in order to be included in the directory update.

We have one volunteer who has stepped up, but can't do it alone!

Please consider helping out!

To volunteer please contact Dawn Horvath at tallpinesdawn@gmail.com.

If we do not get enough volunteers to assist with this project, this project will not occur.

PARKING ON THE GRASS — NEW 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 anywhere in the community!



**"PLEASE DO
NOT DRIVE
OR PARK ON
THE GRASS"**

HI LITES NEWS – FUTURE EDITOR NEEDED

As many of you know, Sue MacQueen has been our Hi Lites Newsletter editor for most of the past nine years. What started out as a shared responsibility with another resident to co-edit quickly fell to just Sue when the other resident became ill. So Sue jumped in with both feet, became proficient in the software and has been producing this newsletter nearly every month. Surely we can all agree, she has done a fabulous job in making sure that the community gets the important news it needs to know. However, Sue would like someone to step up and volunteer to learn the Editor function so that she can eventually pass the torch.

Microsoft Publisher is used to create the newsletter, and Tall Pines pays for the license so there will be no cost to the volunteer. If you are interested in volunteering to learn this and eventually take over, please contact either Sue MacQueen or Dawn Horvath.

If you are interested and have questions about all that this volunteer position entails, please contact Sue directly for more information. See front page for email address.

HI LITES NEWS FROM THE BOARD

Our long time Hi Lites printer has moved his business to Homosassa. We have restarted home delivery, and until June and **this will necessitate the printed version of the newsletter to be shipped to us.**

Because of this, the paper may not always be delivered to homes on the first of each month as it has in the past. **HOA'S ARE ASKED TO PLEASE HAVE YOUR MINUTES SENT IN ASAP EACH MONTH!**

Please watch for email blasts from Ameri-Tech noting important activities during that first week.

If you are not already receiving these email blasts, please reach out to Ameri-Tech. Don't miss information!

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 \(wasteconnections.com\)](#) 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 it!!

TRASH & RECYCLE SCHEDULE

HOLIDAY SCHEDULE

Presidents Day
Office Open
Normal collection schedule

MLK Day
Office Open
Normal collection schedule

Juneteenth
Office Open
Normal collection schedule

Memorial Day
Office Closed
Normal Collection Schedule

Independence Day
Office Closed
Normal Collection Schedule

Labor Day
Office Closed
Normal collection schedule

Veterans Day
Office Open
Normal collection schedule

Thanksgiving Day
Office Closed
Collection delayed until next service day

Day After Thanksgiving
Office Open
Normal Collection Schedule

YOU ARE PAYING FOR IT!
PLEASE RECYCLE!
PICK-UP IS INCLUDED IN YOUR HOA FEE.

Christmas Eve
Office Open
Normal collection schedule

Christmas Day
Office Closed
Collection delayed until next service day

New Years Day ***
Office Closed
Collection delayed until next service day



PROBLEMS IN TALL PINES

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 YOUR DOG WALKER DO THE SAME!!!!

HUNT RIDGE HOMEOWNERS' ASSOCIATION

BOARD MEETING MINUTES December 15, 2025

Call to Order

The board meeting was called to order at 7:00 pm by Nick Vavoulis - President. Board members present: Nick Vavoulis – President, Anne McQuade -Vice-President, Trish Ives - Secretary, Patrycja Zajac – Treasurer, Susan Gavin, and Saile Alvarez from Parklane RES. A quorum was established.

The Meeting notice was posted at the Tall Pines Clubhouse, sent to residents via email (if address is on file with Parklane RES), 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 published, was made by Susan, seconded by Patrycja; motion carried.

Treasurer's Report

Financials were reviewed by Patrycja Zajac. Total revenue year-to-date is \$205,036; Total operating expenses were \$208,513. There is a deficit of \$3,477 and Accounts Receivable are \$8105.

Management Report

Parklane RES reports 20 new requests for homeowner maintenance this month. Letters will be issued to homeowners with violations on 12/16/25.

Three homeowners have past-due HOA assessments that have now been lienied. Attorneys are moving forward with foreclosures, unless the homeowners are able to settle their debts.

Four additional homeowners were given 30-day late notices.

The new Hunt Ridge resident website is nearing completion:

Website photos were sent by several board members to Richard at Parklane.

Patrycja requested the website include links to Parklane RES and Truist accounts, so homeowners can monitor their own fines, fees, and payments.

Saile presented the welcome package for new residents. The board reviewed the content, recommending only minor changes in wording.

Old Business

Hunt Ridge Sidewalk Maintenance

-The board has requested several times that Tall Pines clean and maintain neighborhood sidewalks, which are all contained within Tall Pines' common areas.

-Nick presented the board and Saile with excerpts from the master declarations of covenants, conditions, and restrictions for Tall Pines.

-The board discussed several strategies for sidewalk maintenance and how those could be accomplished.

-Several board members will be present for the Tall Pines HOA meeting on Thursday, December 18, to discuss Tall Pines' responsibility to operate, maintain, and repair the common areas.

New Business

-Susan asked for clarification around a coupon book charge from Parklane.

-Mailbox Security: Residents were notified of an incident with neighborhood mail tampering that occurred several weeks ago. The board asks residents to remain vigilant about monitoring their mail (USPS Informed Delivery can be helpful) and package deliveries, especially around the holidays.

-2026 Budget Planning No new budget items were presented.

Open Forum

No new resident discussions or questions.

Next Meeting Date

The next meeting is scheduled for Monday, January 19, 2026, at 7 PM, Tall Pines Clubhouse.

Adjournment

A motion was made by Anne McQuade, seconded by Nick Vavoulis, to adjourn the meeting at 8:29 PM; motion carried.

Submitted by Trish Ives, Secretary

RUXTON VILLAGE II**BUDGET APPROVAL MEETING****DECEMBER 2, 2025 7:00 PM****LOCATION: TALL PINES CLUBHOUSE AND ZOOM**

Call to Order: 7:00 PM

Establish quorum of Board of Directors: Joe Capasso—on Zoom, Dave Smyth—on Zoom, Charles Kriss, Donna Hoey, Sherri Walker, Brett Newby

Reviewed the following items for the proposed budget.

- *Pest Control and Fertilizer

- *Discuss on tree trimming

- *Management fee

- *Termite control

- *Association to maintain lawn

- *Roofs—15 year recycle that no building goes over 15 years. Quad by Quad schedule, by year. Board agreed to replace 3 roofs a year over a period of 4 years.

- *Due to the Rec Fee Increase proposed budget needs to be re-visited. *Brett will send out to the Board more information and get two new quotes for the 25 year roof replacement. Final approval of Budget will be at the January 6, 2026 meeting.

Meeting adjourned at 8:30 PM

LOOK FOR AN EMAIL WITH A ZOOM LINK FROM BRETT NEWBY

PRIOR TO THE

JANUARY 6TH MEETING

Topic: Ruxton Village II Budget Approval Meeting

January 6, 2026, Tall Pines Clubhouse 7:00 PM

ZOOM INFORMATION:

<https://us02web.zoom.us/j/84385085648?pwd=s43EieLbfUJEkQ7IIBHYa3njoK1Uan.1>

Meeting ID: 843 8508 5648

Passcode: 817973

AMERI-TECH MANAGER FOR TALL PINES

Brett Newby 727-726-8000 X301 bnewby@ameritechmail.com

WATCH FOR EMAIL BLASTS FROM BRETT NEWBY REGARDING THE SOCIAL CLUB MOVIE NIGHTS EACH MONTH

A movie is scheduled for January 30th, 7 PM at our Clubhouse.

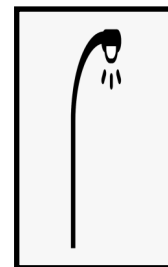
Several movies will be available to choose from. Free Popcorn and Soda available. You may bring your own snacks.



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 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 OR SUBMIT IT WITH YOUR PROXIES FOR THE ANNUAL MEETING EACH FEBRUARY.

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.

**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 Board Members 1/2026

Dawn Horvath, President (630) 373.6363
 Charlie Kriss, Vice President (610) 212.2068
 Jill Bell, Treasurer (518) 725.6407
 Dave Antkowiak, Secretary (989) 255.0304
 Carolyn Mitruis, Director (630) 886-8124
 Patty Burke, Director (847) 274.4206
 Judith Scott, Director (507) 779-9804
 Bruce Ganfield, Director (612) 325-0471
 Anne McQuade, Director (917) 306-2079

VALLEY WOOD HOA 1/2026 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

HUNT RIDGE HOA BOARD OF DIRECTORS as of 1/2026

President – Nick Vavoulis
 Vice President – Anne McQuade
 Treasurer – Trish Ives
 Secretary – Patrycja Zajac
 Director— Susan Gavin

RUXTON II HOA 1/2026 BOARD OF DIRECTORS

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

RUXTON VILLAGE 1/2026 BOARD OF DIRECTORS

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

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, Ruxton II:

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

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

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

DOO WOP PARTY FEBRUARY 28TH, 2026

5 pm TALL PINES CLUBHOUSE

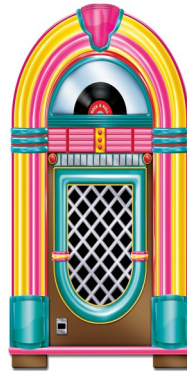
TICKET SALES start JAN 8th \$20.00 per person Deadline FEB 8th

Jerry Jaskierny 727-807-3513

Jill Bell 518-725-6407

Laddie Buresh 402-440-6842

Carol Oleskiuk 843-227-8662



FOOD BY Butcher Block

BEVERAGES . BYOB . DESSERTS . 50/50

MUSIC BY DJ Aldi

PERIOD DRESS ENCOURAGED

ALWAYS LOTS OF FUN!

EVERY WEDNESDAY 5PM



Call Patrycja
for more details
773-827-6849

**-CANASTA
-RUMMY
-SPADES
-EUCHRE
-HEARTS**

ACTIVITY IDEAS FOR THE CLUBHOUSE

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

Patrycja at 773.827.6849

BOOK CLUB GARDENING

WALKING BUDDIES

EXERCISE CLASS / YOGA

HOMEMADE GREETING CARDS

WATERCOLOR CLASS

CHRISTMAS CRAFTS ETC., SEND YOUR SUGGESTIONS!!

THOUGHTS & PRAYERS go out to

Richard and Joyce Garneau

Lynda Leonard

Dana Ringwald

Peggy Krobatsch Krystyna Johnson

Please contact Sue MacQueen 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

** **\$500 Security Deposit Required**

THE TALL PINES SOCIAL CLUB NEEDS OFFICERS: SECRETARY AND TREASURER

THE SOCIAL CLUB ALSO NEEDS HELP WITH ALL EVENTS AND PARTIES: The same group of people have worked at the events and parties for many years, and wish to "pass the torch". Continuation of the events may be at risk. The parties are well liked and it'd be great to continue them.

MOVIE NIGHT: JANUARY 30TH AT 7PM
POPCORN AND SODA POP ARE SERVED AT THIS FREE EVENT. SEVERAL MOVIES TO CHOOSE FROM WILL BE AVAILABLE. YOU MAY BRING YOUR OWN SNACKS AS WELL.



MOVIE NIGHT Our Ameri-Tech manager Brett Newby, will be sending out an email blast each month if a movie night is scheduled for the last Friday of the month.

REMINDERS

Keep
our
streets
SAFE!



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

PLEASE STOP FEEDING SELECT 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!!

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.

GTU, LLC DBA Licensed & Insured

Green Thumb Unlimited

Professional Landscape Services

Eric Kopp

727-457-3460

eric@greenthumbunlimited.com

greenthumbunlimited.com



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.**

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 website 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.

DECEMBER BUNKO WINNERS

Most Wins - Dawn Horvath and Mary Kay Peck

Most Losses - Terry St. Onge

Most Bunkos- Jill Bell * Bev

Deirking * Dawn Horvath *

Birdie Irwin * Sue MacQueen

JANUARY BUNKO

IS CANCELLED

COME ENJOY OUR NEXT

LIVELY, FUN GAME

WIN.SOME. \$\$\$

Please RSVP by leaving a message for Maureen Johnson at 727-848-3549

SEE THE ALL COLOR

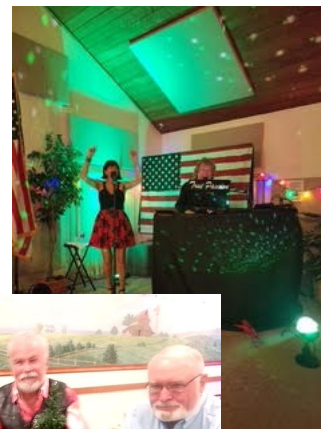
HI LITES AT

<https://tallpinesnpr.com>

Click Community
Newsletter on top



A FEW ADDITIONAL PHOTOS FROM THE CHRISTMAS PARTY



Tall Pines Board Seeks Community Members

Your community could use your help! We know that not everyone wants to make a three-year commitment to join an HOA board, or other regular ongoing commitments, but we also know that some people don't mind helping out when it's not a regular commitment.

Those of us serving on your HOA boards are just regular people, volunteering our time to try to make the community a better place to live. We all either have or had careers in various fields, but are not experts in every area. Sometimes issues come up that we could use a professional opinion on, to help the board make the right decision. Just like any homeowner making repairs or decisions on their own home, the board has to try to learn enough about any particular situation to try to make the right decision for the community. We aren't looking for people to "do" the work, but rather to help us make decisions that are the best for the entire community. Maybe you were a roofer, electrician, engineer, accountant or some other type of specialized career before you retired, or maybe you still are.

If you have expertise in a particular area and would be willing to serve in an advisory capacity, to help guide the board in making an educated decision, please contact any board member and let them know you are willing to provide advisory services and what your expertise is. We are hoping to hear from you!

One of the reasons we have been able to keep our monthly dues low is because of all of the residents over the years who pitch in on projects. For example, in 2024, our gazebo needed an overhaul and about ten volunteers helped over the course of several weeks and saved the community a whopping \$10,000! Another type of volunteer we are always looking for are advisors. Is your career or former career something that allows you to provide advice to the board? The board is made up of regular folks who are volunteering our time. We all have or had careers but even as a collective group we are not experts in every area, so we try to navigate community issues the best we can. We often encounter situations where we need to research to determine how to solve a problem. However, there are community members who may have professional experience in an area we are trying to navigate through and could give us guidance or a professional opinion to help us make the best decision for the community. If you see something in the board minutes, and feel you could offer that type of advice, please reach out to any of the board members to share your knowledge.



JANUARY 2026

Sunday Monday Tuesday Wednesday Thursday Friday Saturday

| | | | | | | |
|----|---|---|---|---|--|----|
| | | | |  NO Trash PickUp | 2 | 3 |
| 4 | 5 Trash | 6 Ruxton II HOA meets 7pm. | 7 Recycle 7AM Game Night 5 PM in Game Room | 8 Trash Social Club Breakfast Meeting 8 AM | 9 BUNKO IS CANCELLED | 10 |
| 11 | 12 Trash | 13 | 14 Recycle 7AM Ruxton Village HOA meets at 7 Game Night 5 PM in Game Room | 15 Trash Tall Pines HOA meets at 7 PM for Budget and Regular meetings | 16 | 17 |
| 18 | 19 Trash Hunt Ridge HOA meets at 7PM | 20 Valley Wood HOA meets at 7pm | 21 Recycle 7AM Game Night 5 PM in Game Room | 22 Trash | 23 <div style="border: 2px solid red; padding: 5px; display: inline-block;"> HI LITES Deadline </div> | 24 |
| 25 | 26 Trash | 27 | 28 Recycle 7AM Game Night 5 PM in Game Room | 29 Trash | 30 Movie Night 7PM at Clubhouse  | 31 |