

The Tall Pines Hi Lites

Volume 41, Issue 7 On-line Only SEPTEMBER 2025

The September Hi Lites will be on-line only due to the continuing very hot temperatures and concern for the safety of our delivery team.

Thank you for your understanding.

HI LITES NEWS FROM THE BOARD

Our long time Hi Lites printer has moved his business to Homosassa. When we restart home delivery, 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. 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 for assistance in being added to the distribution list on line and not receive a paper copy.

We have put out a call for the last several months to determine if there were enough residents not interested in getting a paper copy, however the response was very low—twenty residents, and skipping just a handful of homes will be tricky for the volunteers who deliver the paper. When the weather cools down, our volunteers will once again deliver to each home, but until this you can always find an online version on our website.

The community wishes to send a big thank you Jerry and Rosemary Jaskierny, for coordinating the delivery of the newsletter for the last several years, as well as to all the volunteers who take the papers door to door.

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.

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Editor

Sue MacQueen
valleywoodsue@
gmail.com

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**President Dawn
Horvath**

tallpinesdawn@
gmail.com

NEW!

**Our Ameri-Tech
Manager**

Brett Newby

727-726-8000 X301
bnewby@
ameritechmail.com

AMERI-TECH ANNOUNCEMENT

ANDREW GEORGE HAS BEEN PROMOTED AND REPLACED AS MANAGER OF TALL PINES HOA and RUXTON II HOA .

HIS REPLACEMENT IS:

Brett Newby 727-726-8000 X301

bnewby@ameritechmail.com

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

TALL PINES' SOCIAL CLUB'S MOVIE NIGHT WILL BE HELD AT THE CLUBHOUSE

ON THE LAST FRIDAY OF SEPTEMBER, 9/26, at 7PM

SODA POP AND POPCORN SUPPLIED — B.Y.O.B. AND OTHER SNACKS !

THERE ARE SEVERAL AVAILABLE MOVIES TO CHOOSE FROM EACH MONTH

**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 send it in to BRETT NEWBY at brettnewby@ameritechmail.com OR WITH YOUR PROXIES FOR THE ANNUAL MEETING EACH FEBRUARY.

The declaration pages must be sent to the 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.

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.

Note: It was recently reported that some of the dead lawns were caused by Chinch Bugs rather than lack of water/irrigation. If you have a concern that Chinch Bugs may have damaged your lawn, please speak to your sub association so that their board can have the contracted pest company check and treat this properly.

GUEST & SERVICE VENDOR PARKING

This is a reminder that anyone having service vehicles coming into the community to do work such as internet, plumbing, A/C or any other vendors, to please inform them not to park on the grass. They must park on a paved surface. Too many have been parking on the grass causing possible damage to the sprinklers located underneath the grass. Any damage will be the homeowner's responsibility to pay for repairs.

TRASH & RECYCLE PICKUP INFORMATION:

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

RECYCLE COLLECTION on Wednesdays Glass, shredded paper, styrofoam, and items that may tangle are **not** allowed. Plastic **Codes # 1, 2, 3, 5 and 7 are taken. Nothing can be in plastic bags.** All items must be loose and clean in your pick up container. A blue plastic trash can is preferred but you can use your regular trash can. Do not mix trash with recycle items. See [Pasco West FL | Dumpster Rentals & Garbage Pickup \(wasteconnections.com\)](http://Pasco West FL | Dumpster Rentals & Garbage Pickup (wasteconnections.com)) for more information on what recyclable items are accepted.

RESIDENTS ARE ADVISED TO PUT RECYCLE ITEMS OUT ON TUESDAY EVENING Due to a schedule change the recycle collection truck may arrive before or at 7am Wednesday

TRASH & RECYCLE SCHEDULE

HOLIDAY SCHEDULE

Presidents Day
Office Open
Normal collection schedule

MLK Day
Office Open
Normal collection schedule

Juneteenth
Office Open
Normal collection schedule

Memorial Day
Office Closed
Normal Collection Schedule

Independence Day
Office Closed
Normal Collection Schedule

Labor Day
Office Closed
Normal collection schedule

Veterans Day
Office Open
Normal collection schedule

Thanksgiving Day
Office Closed
Collection delayed until next service day

Day After Thanksgiving
Office Open
Normal Collection Schedule

Christmas Eve Office Open
Normal collection schedule

Christmas Day
Office Closed
Collection delayed until next service day

New Years Day
Office Closed
Collection delayed until next service day

****Please Cut Out and Keep**

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Date: Thursday, August 21, 2025

Call To Order: 7:12 PM

Pledge Of Allegiance: Was held.

Roll Call:

In Person – Jim Davidson, Dawn Horvath, Charlie Kriss, Judith Scott, and Ameri-Tech representative Brett Newby.

On Zoom – Dave Antkowiak, Jill Bell, Patty Burke, and Carolyn Mitrius.

Proof Of Notice: In Hi Lites, and signs were put out at Tall Pines entrances.

Announcements / Accomplishments:

1. The board extended condolences to Judith on the recent passing of her partner.
2. The board held a moment of silence in honor of Bob Krobatsch, who served on the board from 2005 to 2025, and passed in June.
3. Residents were reminded to hold questions and comments until the end of the meeting.
4. Residents were reminded to use the contact form on the website to PROMPTLY report issues related to trees/landscaping, irrigation, etc. to management.
5. Clubhouse Bar – The remodeling of the bar project is nearing completion, and the board expressed appreciation to Slawek and Patrycja both for the work that was done and how nice and modern it is in appearance.
6. Residents were reminded that the Hi Lites is not delivered during the summer but it is available year-round on the Tall Pines website. Watch for important community news and events, its always published the first week of the month.

Secretary's Report:

Judith made a motion to waive the reading of the previous meeting minutes, 2nd by Charlie, all in favor, motion carried.

Treasurer's Report:

Jill reported that our monthly income was \$230 less than projected, operating expenses were a little less than projected, net monthly surplus was \$1,402, YTD we are at surplus of \$4,824, and our total reserve fund balance is \$427,666. She commented that we paid for the replacement of the 13 control boxes, so that is complete.

CD Report:

Dawn reported that rates on our CDs are decreasing, and the longer the term, the less the rate. The maturity dates are not spaced as well as we want to fit our “ladder” plan, so Dawn will work to space them better as the upcoming maturity dates occur. Currently we have \$391,587 total in CDs.

Property Manager Report:

Brett reported that financials were mailed out 8/11/25, homeowner concerns were for irrigation and trees.

An A/C unit needs replacing, but replacement will be tabled until Jill returns in the near future to help get more estimates. There was also discussion on scheduling of regular maintenance/inspection of all A/C units.

Regarding the DeCubellis road project,

Charlie has a document from the Pasco County Board Of Commissioners from 1999 that made a ruling that **when the road is widened, they will install a wall as a sound barrier.**

They are planning to do an evaluation of the noise level, so continuing pressure from Tall Pines and surrounding communities to have a wall included in the project will likely be necessary to increase the likelihood of it happening.

Regarding the alarm system for the clubhouse, an electrician is needed for installation. We will try to get multiple bids for that.

Old Business:

1. Baltusrol Flooding Issue/Legal Issue –

Charlie reported that the most recent expense sheet shows the total cost so far as \$60,282.15.

At this point there is a three party settlement (tentative) agreement between Gracewood, Pasco County, and Tall Pines. In this agreement, Gracewood will pay Tall Pines \$6,000 of the maximum recoverable amount of \$11,531.39 under Florida law. It is important to note that the legal fees are not legally recoverable, and that continuing to pursue the difference between the recoverable amount and the agreed upon amount would have cost us more in legal fees to do so.

As part of this agreement, Gracewood will grant easement to Pasco County to access their drain for inspection and maintenance of the drain. Pasco County has agreed to assume perpetual responsibility for an annual inspection and any required maintenance from the Baltusrol drain entrance to the end of the drain in Gracewood.

Tall Pines agrees to grant two temporary easements to the County at the intersections of Decubellis and the entrances to Baltusrol and Tall Pines Boulevard for the period of the Decubellis road widening construction project. It will expire at the end of that project. We will have the wording of the agreement between Tall Pines and the County prepared, as well as the agreement between Tall Pines and Gracewood.

Charlie also reported that the agreement between Tall Pines and the County was contingent on them first doing an inspection of the drain. The inspection did occur earlier in the day of this meeting, and at approximately 150 feet from the drain entrance, a tree root and silt blockage was encountered.

The County workers on-site told Charlie they would need to report their findings to supervision, so we don't know what the next steps will be. Charlie made a motion to approve the agreement terms, 2nd by Jim, all in favor, motion carried.

2. Irrigation Update –

Jill reported that all 13 controller boxes have been installed, and there is a new remote controller for each of them. She assumed they were all locked, but Jim reported that all of the locks and 26 keys Brett initially left at his residence are still there.

Regarding the many questions regarding the pink flags in the community, Jill reported that they just denote work that is planned and still needs to be done. Discussion that followed indicated that irrigation issues that have been needing immediate attention has not been addressed on a timely basis.

3. Landscape –

There will be no more improvement projects until fall. If residents are aware of landscaping needs throughout the community, email Brett and he will share with Jill to determine ownership and get bids.

4. Clubhouse Air Conditioner Maintenance –

Previously discussed during the Manager's Report item on the agenda.

5. Fire Suppression –

Also previously discussed during the Manager's Report item on the agenda.

New Business:

1. Vacancy On The Board, Term Serves Until 2/2027 –

Bruce Ganfield expressed interest to serve on the board, and on Zoom he provided background information on his education, work experience, family, and he is looking forward to helping Tall Pines in however he can. He has had property ownership in Tall Pines since 2003, and lives in the Spring Lake community, where he also serves on their board of directors.

His wife is Kathy, who he has been married to for 47 years. When not in Florida, they reside in Minnesota. Judith made a motion to appoint Bruce to the board, 2nd by Dave, all in favor, motion carried.

Bruce was welcomed to the board.

2. Website – CINC, Legal Requirements –

Jill attended a training on this, to see if it would be a need or benefit to Tall Pines for our website. It is not required for us, and following discussion regarding the pros and cons, we are declining going ahead with it.

3. Diane Zenchuk – Decubellis Traffic Issue –

Diane and her sister Kelly Zenchuk formed a committee called Fix Decubellis Now. Kelly spoke about the problems from increased traffic caused by the Ridge Road extension, and the anticipated further increase when the Decubellis road is widened.

Surrounding communities have been contacted and drawn in to help in developing the widespread support that is needed to resolve problems associated with the traffic issue. We will also have relevant information put in Hi Lites to increase information and participation on this issue.

4. Social Club Update And Call For Volunteers –

Jill provided dates for parties/events that are planned so far for the rest of the year. There will be a movie night on Friday, September 26, Social Club breakfast on Thursday, October 2, Community wide Garage Sale on Saturday, October 4, Veteran's Day event on Tuesday, November 11, and the Christmas party on Saturday, December 6th.

Jill encouraged community members to attend the Social Club breakfast on October 2nd if they are willing to volunteer to help with community parties/ev.

5. Walk-On Topics From Board Members –

Jill made a point to thank Patrycja and Slawek for their hard work on the clubhouse and bar project.

A question came up about the status of the restaurant that may be opening next to the pool, and the rumor is that it will be an Irish pub.

Jim said someone is running a remote control car up and down Millriver.

Board Member and Veteran Judith Scott said she would be willing to speak at the Veteran's Day event, and it was agreed for her to do that.

Bruce asked for more information about the easements for Pasco County, and Charlie explained it was for the time period of the road widening project. Bruce also asked about the drain blockage, and if there is a time frame for the County to resolve it. Charlie indicated it probably would be done timely, assuming that the pending agreement is completed. Dave commented that he contends that the only reason that Pasco County has agreed to inspect and maintain the drain in perpetuity is because ultimately it is their responsibility to do so.

Resident Comments Or Concerns –

Slawek asked **who owns the drain**. Since the answer is that it is the County, his point is that the County should maintain it. He also indicated that perhaps the roots have been most of the problem with the blockage, but we don't know.

Another issue Slawek brought up is that he sees a lot of **people parking on the grass** and making the irrigation system vulnerable to damage. Considerable discussion followed, but the issue is complex and hard to effectively deal with. The issue was tabled until we can come up with a resolution.

Next Meeting Date: September 18, 2025

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

Adjournment Time: 8:52 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary

ATTENTION HUNT RIDGE OWNERS:

Information Re: New Management Company, PARKLANE and Monthly Financial Summary

By now, all residents should have been notified by either email or "snail mail" of our new property management company, Parklane:

Dear Homeowner,

I am pleased to announce that the Board of Directors of HUNT RIDGE AT TALL PINES, INC, has selected Parklane Real Estate Services as the new managing agent for your association effective 9/1/2025.

*For the month of September, please send your payment directly to our office.
7084 W. Gulf to Lake HWY, Crystal River FL 34429.*

Payment coupons will be ordered and sent to you in September.

Homeowners signed up for automatic payment or ACH, will need to cancel through Ameritech. If you have a prepaid balance, your balance will carry over. Homeowners using Online Bill Pay will need to update with the information that will be provided on your coupons.

On behalf of the entire staff of Parklane Real Estate Services, we wish to welcome you as our client. We are looking forward to being of service to you and your Board of Directors. Our goal is to ensure that the needs of your community are met in the most professional and efficient manner possible.

We stress communication, teamwork, education, and personalized service, all of which are key principles if we are to successfully manage your community and create a positive relationship in the process.

That, after all, is the cornerstone of what we hope will be a mutually beneficial experience. To learn more about our company and the services we provide, feel free to visit our website at www.parklaneres.com.

Should you have questions during the transition, we can be reached by contacting our office at 727-232-1173, or info@parklaneres.com, Monday through Friday, between the hours of 9:30 am and 4:30 pm.

We appreciate the opportunity to be of service to your association and look forward to working with you.(On the email form): Attached is an emergency contact sheet; please complete the form and return it to our office. Homeowners may mail the information sheet or email it to pressailea@gmail.com or to richard@parklaneres.com

If you have any questions, please do not hesitate to contact our office.

Sincerely,

Parklane Real Estate Services

Richard Bremer, LCAM

HOA Payment Update for Hunt Ridge:

Some residents have asked about the payment update. Ameritech (our old management company) has confirmed that all automatic payments have been canceled already for our community. Residents do not need to reach out to Ameritech for further payment info.

If you have an existing login to the Ameritech payment portal and want to check the payment portal to confirm your auto-pay has been removed:

- Login to the portal: <https://amtec.cincwebaxis.com/>
- Select "Pay Assessments" from the menu.
- At the bottom of the page, the resident's auto-pay option appears and can be deactivated.

Next steps from our new Parklane management company, "Payment coupons will be ordered and sent to you in September."

Please reach out to the Hunt Ridge HOA board members with any questions.

Additional Board Members Needed:

Two Hunt Ridge HOA Board Members are needed to fill vacant positions. Please consider joining the board to ensure our neighbors are represented.

The next Hunt Ridge HOA meeting will be on Monday, September 22 at 7 PM in the Tall Pines clubhouse.

Thank you.

Hunt Ridge HOA

Monthly Financial Summary

As of July 31, 2025

Monthly Income \$22,530.78

Monthly expenses \$26,510.45

Net surplus/deficit \$(3,979.67)

March 2025-February 2026

Year to date income \$118,603.03

Year to date expenses \$118,572.40

Year to date surplus/deficit \$30.63

Accounts receivable \$4,215.92

Operating account \$26,725.08

Saving account \$6,637.31

Total operating and saving account \$33,362.59

TALL PINES 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. To volunteer please contact Dawn Horvath at tallpinesdawn@gmail.com. **Please consider helping out!**

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

ATTN: RUXTON VILLAGE HOMEOWNERS

ROOFS:

The Board is exploring roof quotes, and will be making a decision on the first vendor at the November 12th meeting at 7PM in the Clubhouse.

Please mark this meeting on your calendar so that you can attend and learn about the plans for roofing of our buildings.

If you are unable to attend in person and would like to attend via Zoom, please contact Parklane and ask them to email you the Zoom link for the meeting.

AUGUST MINUTES: The August minutes will appear in the October Hi Lites.

NEXT MEETING: November 12th at 7PM

COMMUNITY GARAGE SALE

SATURDAY OCTOBER 4TH

8 AM— 2 PM

RAIN DATE OCTOBER 5TH

START CLEANING OUT!

START GETTING READY !!



TABLES AVAILABLE, square & rectangular. The AmVets truck will be in the Clubhouse parking lot once again. Call Patrycja 773-827-6849 for tables. More info in the October Hi Lites!!

EVERY WEDNESDAY 5PM



TALL PINES
CLUBHOUSE
GAME ROOM

BYOB
&
SNACKS

**GAME
NIGHT**

**\$20
BUY-IN
POKER ONLY**



Call Patrycja
for more details
773-827-6849

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

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!

PLEASE OBSERVE 20 MPH SPEED LIMIT

**THERE ARE MANY COMPLAINTS RE: SPEEDING ON MILLRIVER ROAD AND
IN HUNT RIDGE WEST
THANK YOU**

PARKING ON THE GRASS

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!



Vendors!



Whether you sell unique products, delicious food, or offer exciting services, we want to showcase your talents and bring your business to a whole new audience!



FALL 2025

**DATE AND TIME
COMING SOON!!!**



CONTACT

Patrycja



773-827-6849

LET US HEAR FROM YOU!

**Are you having issues driving on
Decubellis?**

Here's what we see:

ROAD RAGE

SPEEDING

ILLEGALLY PASSING

DANGEROUS INTERSECTIONS

CAN'T GET OUT OF YOUR SUBDIVISION

CONSTRUCTION VEHICLES

JOIN OUR FACEBOOK PAGE AT

Fix Decubellis Now

Or email

decubepc@gmail.com

Tall Pines Board Members Sept/2025

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

Patty Burke, Director (847) 274.4206

Carolyn Mitrius, Director (630) 886.8124

Jim Davidson, Director (770) 468.3464

Judith Scott, Director (507) 779.9804

Bruce Ganfield, Director (612) 968-8596

HUNT RIDGE HOA BOARD OF DIRECTORS

September 2025

President – Nick Vavoulis

Vice President – Anne McQuade

Treasurer – Susan Gavin

Secretary – Trish Ives

Directors: Staffan Linnerstan

Patrycja Zajac

VALLEY WOOD HOA 2025 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

RUXTON VILLAGE 2025

BOARD OF DIRECTORS

Dawn Horvath President

Bill Martin Vice – President/Treasurer

Dana Ringwald Secretary

Maureen Johnson Director

RUXTON II HOA 2025 BOARD OF DIRECTORS

Donna Hoey President

Joe Capasso Vice President

David Smyth Treasurer

Sherrie Walker Secretary

Charlie Kriss Member at Large

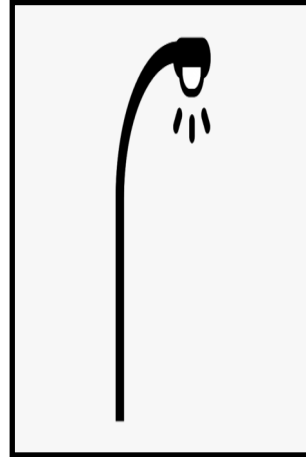
ELECTRICAL SERVICE

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.



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.

Tall Pines Hurricane Season (June 1—November 1) Reminders

Know your Evacuation Zone: Only homes south of Millriver Drive are in **Zone E** - Valley Wood & West Hunt Ridge. The rest of our Tall Pines homes are not in an Evacuation Zone.

Sandbags: Pick up at Magnolia Valley Golf Course: 7223 Massachusetts Avenue, W.H. Jack Mitchell, Jr. Park: 4825 Little Rd. or at the Street Department: 6420 Pine Hill Rd., all in New Port Richey.

Pasco County Official Hurricane Website is:

www.pascocountyfl.net/335/Hurricane-Preparedness

Florida Hurricane Guide is available at www.floridadisaster.org

Prepare and Stay Safe before, during and after a hurricane!

Clarification note for new Floridians –

Evacuation Zone and Flood Zone are not the same thing.

Evacuation Zones are used by local emergency management agencies and help organize an evacuation process in the event of an emergency, whereas flood zones are designated by FEMA and used to assess the risk of flooding over time.

THOUGHTS & PRAYERS go out to

Krystyna Johnson
Dana Ringwald
Peggy Krobatsch
Lynda Leonard

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.

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**

**PLEASE DO NOT THROW CIGARETTE
BUTTS ON THE ROADS OR GRASS!!**

DOG WALKERS

The most 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.

SOCIAL CLUB NOTES

*The next Social Club breakfast meeting will be
October 2nd at 8 am*

*The movie night for September is on Sept 27th
at 7 PM Our new Ameri-Tech manager Brett
Newby, will be sending out an email blast
each month if a movie night is scheduled for
the last Friday in August.*

SAVE THE DATES!

*The 2025 Christmas Party is on December
6th. 🎄*

*The Veterans Celebration is on November
11th at 11 am. 🇺🇸*

WE NEED VOLUNTEERS FOR ALL EVENTS!!!

GTU, LLC DBA Licensed & Insured

Green Thumb Unlimited

Professional Landscape Services

Eric Kopp

727-457-3460

eric@greenthumbunlimited.com

greenthumbunlimited.com 4/1/25



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.

AUGUST BUNKO WINNERS

Most Wins - Patrycja Zajac

Most Losses - Chris Horvath

Most Bunkos - Bev Dierking & Maureen Johnson

SEPTEMBER Bunko

is scheduled for

SEPT. 12th, 6:30 pm

**COME ENJOY OUR NEXT
LIVELY, FUN GAME**

WIN SOME \$\$\$

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

The September Hi Lites will be on-line only

SEE THE ALL COLOR

HI LITES AT

[https://](https://tallpinesnpr.com)

tallpinesnpr.com

Click Community
Newsletter on top

SEPTEMBER



2025

Sunday

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

	1 Trash Normal collection Labor Day	2	3 Recycle Game Night 5 PM in Game Room	4 Trash	5	6
7	8 Trash	9	10 Recycle Game Night 5 PM in Game Room	11 Trash	12 BUNKO 6:30 RSVP Maureen 727-848-3549	13
14	15 Trash	16 Valley Wood HOA meets at 7pm	17 Recycle Game Night 5 PM in Game Room	18 Trash Tall Pines HOA meets at 7 PM	19	20
21	22 Trash	23	24 Recycle Game Night 5 PM Hi Lites Deadline	25 Trash	26 Movie Night 7 PM 	27
28	29 Trash	30		No Ruxton II Meeting in September	No Ruxton Village Meeting until November 12th at 7PM	Social Club Meetings resume on Oct 2nd 8AM