

The Tall Pines Hi Lites

Volume 41, Issue 10 DECEMBER 2025

Merry Christmas Everyone!



The Tall Pines Clubhouse Entrance Is Beautifully Decorated!

The credit goes to our talented Clubhouse Manager, Patrycja Zajac.

Tall Pines 2025 Christmas Party is Sold Out!



GATHER. DANCE. DINE.
& CELEBRATE!

THE PARTY STARTS AT 5 PM
BUY 50/50 TICKETS @ DOOR
ITALIAN DINNER FROM
SLICE OF LIFE
DESSERTS &
BEVERAGES AVAILABLE.
BYOB.
MUSIC BY TRUE PASSION

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Our AmeriTech

Manager is

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VETERANS DAY CELEBRATION 2025 IN HONOR OF BOB KROBATSCH

The frigid temperature of the day did not dampen the spirits of those attending this event!

The Tall Pines Board of Directors made the decision to honor Air Force veteran Bob Krobatsch, who dedicated decades of his life to serving and volunteering for the communities he loved within Tall Pines before passing in June.

Tall Pines HOA Treasurer and MC of the day, Jill Bell opened by sharing about his early years, joining the Air Force, and how he met “the love of his life” in a hospital room shared by their fathers.

Peggy, daughter Kelly, son-in-law Henry and grandson Brandon were in attendance. Jill presented Peggy a Certificate of Appreciation from the Tall Pines Board of Directors in recognition of Bob’s extraordinary service to Tall Pines.

He contributed so much to our community. There are not enough words of thanks for the love and support he gave to this community, and we are forever grateful. He will be greatly missed by everyone.

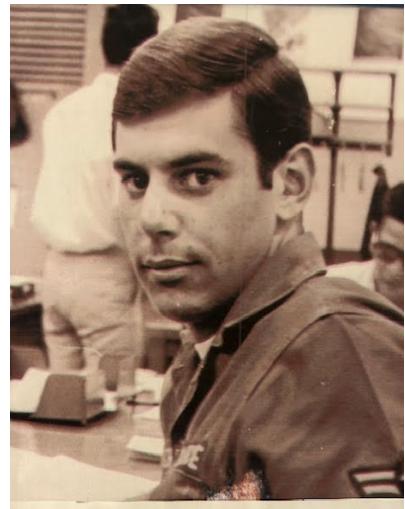
Bob’s best friend, Jerry Jaskierny, spoke about the person Bob was. They were the Tall Pines Social Club’s officers, and previous to that, the Men’s Club officers. He was a best friend in every way.



Jerry spoke about how Bob liked to fix everything and be involved in everything, especially anything related to Veterans. If there was a project or event scheduled, he was there, whether it was cleaning, painting, landscaping, party planning, saving the entry sign, etc. etc! All in addition to being on the Tall Pines and Hunt Ridge boards.

Something new to our Veterans Day Celebration, and very touching....Jerry called upon the community present to share the names of their veteran family and friends who have passed. He then asked all veterans present to stand and share their name and service details.

The guest Veteran speaker was Tall Pines Board of Directors member Judith Scott from Valley Wood.



Bob Krobatsch USAF



Judith, as a nurse, joined the Navy at age 20, innocent to the realities of war, but “wanting to help the boys”. As an Ensign, she went through the Officer Orientation.

She was assigned to a Neurosurgeon specializing in Head Injuries at the Naval Station Hospital in Saigon. She admits to having “no idea what war was like” but endured flying into and working in conflict areas where bombing occurred, to evaluate young men with horrible injuries, all smelling of Agent Orange.

Judith sadly recalls that they lost half of the boys with head injuries, but also remembers the satisfaction of sending many home.

After two years of service, she was hired by a hospital, and placed in a Geriatric Unit, in great contrast to her Navy experience. When transferred, she worked her way up to Nursing Administrator, obtained a PHD in Psychology and became a Nurse Practitioner in Psychology.



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"**

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.

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.

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Date: Thursday, November 20, 2025

Call To Order: 7:00 PM

Pledge Of Allegiance: Was held.

Roll Call: **In Person** – Dave Antkowiak, Jill Bell, Bruce Ganfield, Dawn Horvath, Carolyn Mitrius, and AmeriTech representative Brett Newby. **On Zoom** – Charlie Kriss. **Absent** – Patty Burke, Judith Scott.

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

Announcements:

1. Reminder to hold questions and comments until the end of the meeting.
2. Use the contact form on the website, report PROMPTLY regarding trees/landscaping, irrigation, management.
3. Reminder that Hi Lites is available year-round on the Tall Pines website. Watch for important community news and events.
4. We need a volunteer to be backup Hi Lites editor and eventually take over. Very important to note that if we do not find a volunteer, we are at risk of not having a community newsletter at all.
5. We are also looking for volunteers to help collect info and create a new Community Directory, last one was done in 2019. If we do not get volunteers, this project will not occur.
6. Reminder that there is a Game Night on Wednesdays, card games, etc. See Hi Lites or Patrycja for more details.
7. If anyone would like to create other activities open to all residents (exercise class, etc.), please see Patrycja for availability. As long as an event is open to the entire community, the clubhouse is free to use for owners of Tall Pines.
8. Reminder that we are still attempting to collect email addresses for residents to keep them notified of important notifications. See page 2 of the November Hi Lites online for more info.
9. We also want to remind homeowners that if they are agreeable to receiving their documents via email, they can fill out an electronic consent form.
10. Jill reported that Slawek put in 4 new motion lights and 4 new cameras that had quit working at the clubhouse. Jill and Patrycja have the app for the cameras on their phones, and other board members are welcome to have them on their phones as well, if interested.

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

Treasurer's Report:

Jill reported that our monthly income was 21,797, which was 645 more than budgeted.

Monthly operating expenses were 13,870, which was 1,011 less than budgeted. Monthly reserve funding was 6,271, and we had a monthly net surplus of 1,656.

For the YTD, we have a net deficit of 4,968.

Our total reserve fund balance is 439,222.

Jill noted that we had the clubhouse parking lot re-sealed last month. She also noted that we had budgeted 1,500 as clubhouse rental income, but due to Patrycja's efforts, our rental income is already around 5,000. Regarding our CDs that we have invested, Dawn reported that we have stopped investing in callable CDs, so we are getting more on track with our "ladder" structure of evenly spacing out when they mature.

Property Manager Report:

Brett reported that financials were mailed out on 11/17/25, weekly inspections were done on Tuesdays.

Homeowner concerns were mostly for irrigation and trees, and there are also a small number of boards on the gazebo that need replacing. Slawek will take care of that.

Brett provided a Summary Of Quotes for HVAC maintenance of the clubhouse AC units twice per year, and out of the 3 that were provided, Manfredi clearly was the lowest.

Future Planning was discussed, including the 12/18/25 meeting for budget approval, the 1/15/26 meeting for Board Of Directors, and the Annual Meeting/Organizational Meeting on 2/19/26. Discussion included which documents to include in the packet that is sent out for the annual meeting on 2/19/26, ideas to increase homeowner acceptance to receive documents via email to save mailing costs in the future, timeliness of completing the important steps in preparing for these meeting dates, etc.

Old Business:

1. Status Of Baltusrol Flooding Issue/Legal Issue – Charlie reported that some time ago we had verbal agreement that the County would assume maintenance of the drainage system between Baltusrol and Gracewood, but it needs to be put in writing to detail what their responsibilities are on an ongoing basis. Our attorney is working with the County attorney on this, but before that will occur, the County is considering and/or planning on installing a manhole on their property at the area where at least part of the overall blockage was occurring midway between Baltusrol and Gracewood, which would allow for better access to clear future blockage between that point and the Gracewood outlet. Cost of keeping our side up to the manhole point maintained is also needing to be in the agreement. The County also needs to put in writing their agreement with Gracewood.

2. Irrigation Update – Jill reported that Local Irrigation is not going to raise their price for next year, and that they will increase the amount of time that they will be here to address issues. As our irrigation system ages and our expenses increase to maintain it, Dawn noted that we will need to increase that area of our budget to meet our needs. Jill, Carolyn and Bruce met with Local Irrigation to discuss issues and how to improve the service, and the general consensus is that they are doing inspections and fixing problems they find, and hopefully increased communication and onsite involvement will continue to improve the service. They tend to place and leave a lot of flags as part of their work, which sometimes is a concern to homeowners. This was conveyed to Local, so hopefully when the flags are placed, they will address the issue they were placed for on a timely basis, and the flags will be removed when the work is completed.

3. Landscaping – Jill has been looking into the cost of landscaping around the entry signs at the Tall Pines main entrance. Due to the fact that we don't even own the sign on one side of the entrance, and the high cost of landscaping for aesthetic purposes and ongoing costs to maintain both sides, it was agreed to do low cost things like stone, sod, etc. The signs also may need some work to extend their life, and Jill will see if she can find out who worked on them between 2017 and 2019. Regarding a dogwood tree that has already been approved to replace two that were removed, Jill said it will be replaced in the near future.

Also discussed was a concern that a resident of Wingfoot Court had regarding cleanup work that is still needing to be done at/around his property after tree work was performed there. Brett is following up to make sure it is done.

4. Clubhouse Air Conditioner – This was briefly discussed earlier, and Jill made a motion to go with Manfredi as the lowest bidder at 1,050 for 7 units to be cleaned twice per year, 2nd by Carolyn, all in favor, motion carried.

5. Fire Suppression – After months of planning and getting costs of purchasing and installing various units/systems in the clubhouse, the board has decided to forego continuing to pursue this project. The main reason for doing so is that while the units generally are not overly expensive, the high cost of hardwiring them for installation was not an anticipated expense, and which made the overall cost of the complete project higher than acceptable to the board. Also, the savings in insurance of pursuing this is minimal. Currently there are basic smoke detectors in the building. Jill made a motion to formally scrap this project, 2nd by Carolyn, all in favor, motion carried.

6. Budget Packet Being Mailed – This was already discussed earlier in the meeting.

7. Status Of Cameras Outdoor Clubhouse – This item was also discussed earlier. Both Jill and Patrycja have the app on their phones.

New Business:

1. Accept Resignation Of Jim Davidson – Jill made a motion to accept Jim's resignation, which he tendered on 11/1/25, 2nd by Dave, all in favor, motion carried. The board expressed appreciation for Jim's service to the Tall Pines community.

2. Recap Of Meeting With Irrigation Vendor – Already discussed earlier in the meeting.

3. Contract With AmeriTech Extended – signed addendum on 11/4/25. This extends our contract until 2/28/27. It will auto-renew for 3 years if not re-negotiated or another vendor selected timely prior to that date.

4. Social Club Update & Call For Volunteers – Jill reported that next movie night is 11/28/25 at 7:00 PM. The Christmas Party is 12/6/25, and is sold out. The next Social Club breakfast is 12/4/25, immediately after which volunteers are needed to help with Christmas decorations.

5. Walk-On Topics From Board Members: – None.

6. Resident Comments Or Concerns –

In person -

Kathy Ganfield suggested that when the annual packets are mailed out, a request for homeowners to provide information that would be needed for an updated directory be requested as well. Brett will have it added to the bottom of the Emergency Contact forms that are mailed out. Anne McQuade said that someone in the community is going around with a petition to allow homeowners to install fences around their property. Our documents do not allow them, and none of the board members feel that it would be a good idea.

On Zoom –

Sue MacQueen asked if the board would approve the printing of 25 or 30 color copies of the 4 page spread that was in the July Hi Lites in honor of Bob Krobatsch. Her idea is to have it condensed to one page, both sides, in color. They would be presented to Peggy. The July Hi Lites issue was not in print, so this would provide printed copies for Peggy. Dave made a motion to provide funding for 30 copies, 2nd by Bruce, all in favor, motion carried. Sue anticipates that it would only cost about 20 dollars to do this.

Another thing Sue brought up is that dog walkers not picking up after their dog continues to be problematic. Considerable discussion followed, and responsible behavior will continue to be noted in Hi Lites.

Next Meeting Date: December 18, 2025

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

Adjournment Time: 8:10 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary

Tall Pines Board Members Contact

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

**The Annual Budget Mailing and the Annual
 Packet Mailing will include
 AN EMERGENCY CONTACT FORM.**

There is a box to check which will ALLOW
 YOUR NAME, EMAIL ADDRESS AND PHONE
 NUMBER TO BE INCLUDED IN THE NEW
 DIRECTORY. PLEASE SEE PAGE 14 FOR
 FURTHER INFORMATION.

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!!!!**

BIKE RACING There was an incident of a few kids on mini bikes racing through the community. When the resident said something to them they were very rude. The resident did call to report it to the police. If anyone sees something like this call the police to come and chase them out.

HI LITES NEWS FROM THE BOARD

December Hi Lites will not be delivered until approximately Dec 5th or 6th. Until then:

SOCIAL CLUB & CLUBHOUSE DECORATING IS DECEMBER 4th
MEETING @ 8am, Decorating for Christmas Party @ 9am

2025 SOLD OUT CHRISTMAS PARTY IS December 6th @ 5 PM

Our long time Hi Lites printer has moved his business to Homosassa. This month we restart home delivery, 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.**

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

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 \(wasteconnections.com\)](https://www.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



AMERI-TECH ANNOUNCEMENT

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

At times it is not decided upon until the Social Club meets early that month.

A movie night is not scheduled for December, being that it falls on the day after Christmas.



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 bnewby@ameritechmail.com OR WITH YOUR PROXIES FOR THE ANNUAL MEETING EACH FEBRUARY.

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.

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.

RUXTON VILLAGE HOA | Board of Directors | Minutes | November 12, 2025**Tall Pines Clubhouse | 10930 Tall Pines Blvd, New Port Richey, FL 34654.**

Call to Order: Dawn Horvath, President, at 7:08PM.

Board Members Present: Dawn; William Martin, Vice President/Treasurer via zoom; Dana Ringewald, Secretary; Maureen Johnson, Director. A quorum was reached.

Member Owners Present: Jacky Besio, Paula Morin, June Stanislaw, Stanton Olsen.

Parklane Present: Richard Bremer, LCAM, via Zoom and Saile Alvarez present.

Proof of Notice: Sign posted at entrance to Tall Pines, on Tall Pines website and in the HiLites.

Secretary Report:

Maureen moved to approve and waive reading of the August 20 Minutes. Bill seconded. All in favor. Minutes were posted on Tall Pines website and in the Hi Lites.

Treasurer Report:

Parklane's Financial Report of 10/31/2025 was made available after the meeting.

The Operating Account, \$6,707.67.

Total Reserves of \$200,949.00 are allocated to Roofing Reserves, \$170,200.20 and Painting Reserves, \$30,748.94.

Reserves are invested in four laddered CD's with Raymond James and the balance in a Truist Reserves account.

Total HOA assets of \$207,656.81 includes all Reserves.

Board discussed a Parklane accounting discrepancy with Richard which was clarified.

Old Business:

Roof Proposals: Dawn prepared a spreadsheet for the seven roofing proposals ranging from \$36,727 to \$49,182 per quad roof. Bill compared types of shingles and underlayment, wood sheets included, fascia board cost and types of warranties offered.

After much discussion, with input from Owners, the Board favored the Region Roofing proposal overall for highest quality materials and warranty at \$36,975 per quad building with an additional discount of \$870 per quad for roofs scheduled within a two week period.

Region's bid provides the GAF Timberline High Definition roofing system with GAF's top Golden Pledge Limited Warranty. Per GAF, manufacturer defects on shingles and products are covered for 40 years. Workmanship (Labor and materials) and disposal is included for 20 years and there is no shingle proration the first 10 years. GAF includes 4-6 nails per shingle, a leak barrier for protection wind driven rain, algae protection 25 years, a transferable warranty, etc.

Since fascia, soffits and gutters are the Owners' responsibility, Region offered to track cost of fascia board at \$12/LF, soffit at \$14/LF, and gutters and downspouts at \$11/LF, if needed, so Owners can be billed individually for those extras.

Plan:

Richard clarified that since roofing is “regular maintenance,” a vote of the Board is required. A special assessment will not be necessary. Bill moved and Maureen seconded to hire Region Roofing to reroof three quad-buildings scheduled for 2026 at \$36,975 per building, which will be done two weeks apart to qualify for Region’s \$870 discount. All voted in favor.

Building 1. 7702 & 7700 Rockville Ct & 10716 & 10718 Fiddlesticks Ct

Building 2. 10734, 10736, 10720 & 10722 Fiddlesticks Ct

Building 3. 7708 & 7710 Upton Ct & 7705 & 7707 Rockville Ct

Note: Building 1. Previous roofing permit issued April 2011.

Dana moved and Bill seconded to have our attorney review the roofing contract. All in favor.

Note: If Owners have any questions about Region Roofing or specifics about GAF or the proposal, please direct your inquiry to Dana at dringewald@gmail.com or (630)849-5111.

Funding: Projected Roof Reserves are anticipated at \$174,000 by Feb 2026. This amount would fully cover roofs for three buildings in 2026 with remaining and incoming Reserves to go toward three buildings scheduled for 2029-2030. By increasing the existing monthly deposit to the Roof Reserves by \$480 per month (which works out to \$20 per unit per month) from March 2026 through Dec 2030, Dawn projected the roof project could be completed with \$9,000 remaining in reserves in 2030. Note that actual reroofing cost for three roofs in 2029 and 2030 is unknown this far in advance. Although reasonable increases were taken into account, the projection depends on the actual cost of the last three roofs in a few years.

While the additional roof funding will increase the current \$230 monthly fee, regular expenses may also increase for the Tall Pines Community Assn, garbage, landscaping and/or spraying. Monthly fees must accommodate those increases too. The Board will vote for the proposed monthly increase at the annual Budget meeting January 14, 2026 when all potential increases are available.

Painting: Board plans to add to Painting Reserves in the new budget so that the project could be scheduled sooner than anticipated. A specified bid sheet to solicit proposals will include power washing, brand paint, number of colors, etc. Richard will assist with the bid sheet.

New Business:

Parklane will mail both proposed Budget and Notice for Annual Meeting together at least two weeks before the Annual Budget Meeting Jan 14, and well in advance of Annual Meeting Feb 11.

A letter will be enclosed with the packet reminding Owners of their responsibility for cost of fascia, soffits and gutters, if needed, in preparation for roofing project.

Architectural Committee: Maureen reported no requests were received.

Next meetings: Ruxton Village HOA Annual Budget Meeting: Wednesday, Jan 14, 2026.

Ruxton Village HOA Annual Meeting: Wednesday, Feb 11, 2026.

Adjournment: Maureen moved to adjourn the meeting at 8:35PM. Dana seconded, all in favor.

Respectfully submitted,

Dana Ringewald, Secretary

HUNT RIDGE HOMEOWNERS' ASSOCIATION**BOARD MEETING MINUTES****November 17, 2025****Call to Order**

The board meeting was called to order at 7:02 pm by Anne McQuade -Vice-President. Board members present: Anne McQuade -Vice-President, Trish Ives - Secretary, Patrycja Zajac – Treasurer, Susan Gavin, and Saile Alvarez from Parklane RES. Absent was Nick Vavoulis – President. 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 posted on the website, was made by Susan, seconded by Patrycja; motion carried.

Treasurer's Report

Financials were reviewed by Patrycja Zajac.

Total revenue year-to-date is \$184,400;

Total operating expenses were \$187,593.24. There is a deficit of \$3,193 and Accounts Receivable are \$7152.74.

Parklane provided the reporting; however, these numbers cannot be compared to previous months' reporting due to discrepancies in how pre-paid items are accounted. (Parklane RES has now adjusted their reporting to match our request since the meeting.)

Management Report

- Parklane RES reports no new major violations at this time.
- Three homeowners have past-due HOA assessments that have now been liened and will be due in full by the beginning of December.
- Banking: The operating accounts and savings accounts have now been combined, as previously discussed last month by Susan.
- The new Hunt Ridge resident website is under construction and Saile said it should be up by next month.
- Parklane RES has obtained one sidewalk cleaning quote, and they should have two more quotes by the next HOA board meeting.

Saile said the welcome package for new residents will be completed by the next meeting.

Old Business

The resident mailbox at 7437 Baltusrol Drive has now been relocated and repaired. An invoice was presented to Parklane RES by the contractor who moved the mailbox.

New Business

- 2026 Budget Planning
 - o No new budget items were presented.
 - o Tall Pines Common Areas

The board asked if Parklane RES was successful in discussing the sidewalk power washing request with Tall Pines board. Saile Alvarez with Parklane RES will check with Richard Bremer at Parklane to ask the status of the discussion.

- o The board and resident discussed timing for discussion of the proposal, and all parties agreed to delay the discussion until after the holidays.

Next Meeting Date

The next meeting is scheduled for Monday, December 15, 2025, at 7 PM, Tall Pines Clubhouse.

Adjournment

A motion was made by Anne McQuade, seconded by Trish Ives, to adjourn the meeting at 7:26 PM; motion carried.

Submitted by

Trish Ives, Secretary

Valley Wood HOA Meeting

Tuesday, November 18, 2025 7:00PM

Location: Tall Pines Clubhouse

1. Call to order at 7:02 by Jill Bell
2. Roll call: Jill, x Cathy, x Dennis, x Diane, x Betty, x Richard Parklane x, please note Dennis, Diane, and Richard were on Zoom for this meeting
3. Proof of notice: Posted on Tall Pines website, email and posted on site
4. Quorum reached
5. Pledge of allegiance

Secretary Report

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

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

Treasurer's Report

Monthly Income \$19,159; Expenses \$19,332; Net deficit of \$173

Operating Account \$10,337; Account Receivables \$408

Reserves: Roof \$250,283 Paint \$71,544; General \$182,714; Total Reserve \$504,541

Total Operating & Reserve Funds \$514,878

Committees:

ARC: Nothing

Maintenance: Need volunteers for projects in our community

Fines: Nothing

Welcome: Nothing

Old Business:

- Paint committee starting to look at paint colors, they are looking at changing the color of the exterior. This is an ongoing process. Dennis expressed Laura Babe and Jan Hoffencamp would like to join the painting committee. Painting Committee is: Linda Gray, Sheryl Wolfe, Jean Fahey, Sue MacQueen, Laura Babe and Jan Hoffencamp.

Working on 2026 Valley Wood budget

Open Forum:

If you see anyone that is not picking up after their pup please report this to Parklane and they will send out a notice.

Betty mentioned about people driving too fast through our community, please slow down
 Diane mentioned behind Mill River that the grass is not being mowed, this is not our community,
 it is owned by another party. She has reported it but at this time nothing is being done.

Next Meeting: December 16, 2025, 7 PM, at Tall Pines Clubhouse

Motion to adjourn by Jill, 2nd by Cathy, all in favor, motion carried
 Adjournment time 7:25 PM

Submitted by Betty Mayeux

ATTENTION VALLEY WOOD RESIDENTS

1. Your Parklane Manager is still RICHARD BREMMER (Rico)

Contact him for issues at 636 (236) 9600

PARKLANE MANAGEMENT COMPANY NEW MANAGER FOR VALLEY WOOD PREVIOUSLY ANNOUNCED, HAS NOT TAKEN PLACE

2. Your Board of Directors is looking for Volunteers to be on our Maintenance Committee. Please consider helping us out!

TALL PINES DIRECTORY & EMERGENCY CONTACT FORM

You will find an EMERGENCY CONTACT FORM with the Annual Budget 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 dropbox 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 volunteers to assist with this project, this project will not occur.

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



EVERY WEDNESDAY 5PM

BBQ & SNACKS

TALL PINES CLUBHOUSE GAME ROOM

GAME NIGHT

\$20 BUY-IN POKER ONLY

Call Patrycja for more details 773-827-6849

CANASTA **RUMM**² **SPADES** **EUCHRE** **HEARTS**

CONTACT CLUBHOUSE
MANAGER PATRYCJA AT
773.827.6849 FOR QUESTIONS

**DO YOU LIKE PLAYING
LEFT RIGHT CENTER?
WE ARE LOOKING
FOR YOU!!**

**YOU CAN BRING YOUR
FAVORITE GAME!**

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!

Ruxton Village II Budget Workshop Meeting

November 4, 2025 1: PM

Location: Ameri-Tech Community Management, 5434 Grand Blvd, New Port Richey, FL 34652 and by Zoom

Meeting ID: 813 7470 3523, Passcode 878756

Call to Order: 1:10 PM

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

Discussion held to reviewed proposed budget

- Pest Control and Fertilizer
- Discuss on tree trimming
- Management fee
- Termite Control
- Association to maintain lawns
- Roofs—15 year cycle that no building goes over 15 years. Quad by Quad schedule, by year
- Vote to increase fees by \$50.00 - 4 votes for \$50.00 and 1 vote for \$35.00 Increase on Maintenance Fees approved at \$50.00. All in favor.
- Reviewed Reserves

Meeting adjourned at 2:15 PM

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



Well, it looks like this time we may see a new restaurant open at the golf course! "R2 Pub" for River Ridge. It certainly would be a welcome sight!

As there is no official word at this time, some of the rumored things include a library area for relaxing with a cocktail, a meeting room, high top tables in the bar, a banquet room, better than average pub food, a cigar room and pool memberships!

....We shall see!

ZOOM INFO FOR RUXTON II DECEMBER 2nd meeting—From Brett Newby



RUXTON VILLAGE II

Budget Approval Meeting



Date: Tuesday, December 2, 2025



Time: 7:00 PM Eastern Time

Location: Tall Pines Clubhouse



Online via Zoom

Join the Meeting:

<https://us02web.zoom.us/j/87997200693?pwd=zQTz4whcGyCHanaBG93lw9Z5FAvk8n.1>

Meeting ID: 879 9720 0693

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!

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.



BOOKS AND PUZZLES GALORE!

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

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

CLUBHOUSE RENTAL **

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

Christmas & New Years

Parties Retirement Parties

Meetings Birthdays

Weddings

Life Celebrations Showers

For information contact **Patrycja Zajac**

at paciorka@gmail.com, or 773-827-6849

Pricing & Rules can be obtained on our website
www.tallpinesnpr.com

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

REMINDERS

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!!

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.**

SOCIAL CLUB NOTES

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 of the month.

SAVE THE DATE!

The 2025 Christmas Party is on December 6th. It is SOLD OUT!!



This may be the last event until the Veterans Day Celebration in 2026. The Social Club has asked for volunteers to work on the Parties but has not had a good response.

The same people have been doing the planning, pick up, set up, serving, clearing and clean-up for many years.

GTU, LLC DBA

Licensed & Insured

Green Thumb Unlimited

Professional Landscape Services

Eric Kopp**727-457-3460**eric@greenthumbunlimited.comgreenthumbunlimited.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.

NOVEMBER BUNKO WINNERS

Most Wins - Jill Bell, and Peggy**Krobatsch****Most Losses - Kathy Ganfield****Most Bunkos - Jill Bell**

DECEMBER BUNKO

is scheduled for 12/12**at 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

**SEE THE ALL COLOR
HI LITES AT**

<https://tallpinesnpr.com>

Click Community
Newsletter on top





DECEMBER 2025

Sunday

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

	1 Trash	2 Ruxton II HOA meets 7pm. Look for Zoom link ?pg17	3 Recycle Game Night 5 PM in Game Room	4 Trash Social Club Breakfast Meeting 8am Party Decorating at 9am	5	6 CHRISTMAS PARTY 5PM @ CLUBHOUSE  SOLD OUT!
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 START OF 	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 for Budget and Regular meetings	19	20
21	22 Trash	23	24 Recycle	25 CHRISTMAS DAY  NO Trash PickUp	26	27
28	29 Trash	30	31 Recycle NEW YEARS EVE	January 1 New Years Day NO Trash PickUp		Ruxton Village HOA meets next at 7 pm on 1/14/2026