

The Tall Pines Hi Lites

Volume 42, Issue 1 MARCH 2026



The Tall Pines Board would like to give a big "Thank You" to Dawn Horvath for her years of service on the Tall Pines Board. Thank you for all you have done for our community.

Most HOAs within Tall Pines have had their 2026 Annual Meetings. At this time of year new 2026-2027 Board Members may be elected and all are appointed for full or partial terms. Please see page 16 for the new boards that have been appointed thus far, within Tall Pines

Happy St. Patrick's Day!!

Join the Party!!

TALL PINES CLUBHOUSE, 5 PM

TICKET SALES \$20.00 per person Deadline is MARCH 12

Jerry Jaskierny 727-807-3513

Jill Bell 518-725-6407

Laddie Buresh 402-440-6842

Carol Oleskiuk 843-227-8662

* Corned Beef or Ham and Cabbage Dinner

BEVERAGES . BYOB . DESSERTS . 50/50

* MUSIC BY AL MARCH

ALWAYS LOTS OF FUN! Bring your friends & Family!!



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valleywoodsue@gmail.com

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New!! President

Jill Bell
vwjillbell@gmail.com

Our Ameri-Tech Manager is

Brett Newby

727.726.8000

X301

bnewby@

ameritechmail.com

A REMINDER FROM THE TALL PINES BOARD
RE: COMPLAINTS OF CATS ROAMING FREE
CATS ARE NOT PERMITTED TO ROAM FREE WITHIN TALL PINES,
except within the owner's Lot.

Tall Pines Article X, Section 10 states that "No person owning or in custody of an animal shall allow it to stray or go upon another's Lot or property without the consent of the owner of such Lot or property.

All animals shall be on a leash when outside the owner's Lot"

CAT OWNERS PLEASE ABIDE

HOA Meeting Open Forum Rules for all Tall Pines HOA Meetings

Members attending are asked early in the meeting at the Announcements/Accomplishments to hold comments and questions until asked at the Open Forum near the end of the meeting.

When called upon, each person will have the floor for **up to three minutes** to voice their question or issue. Other members will **not** be allowed to interrupt.



**The Tall Pines Social Club has cancelled
the Movie Night event due to poor attendance.**

PIZZA PARTY FOR VOLUNTEERS

A group of community-spirited volunteers has now completed cleaning up the landscape area in front of both of the Tall Pines entry signs. This was a labor-intensive project, and the board is very appreciative of the hard work and generosity from:

Dave Antkowiak	Terry & Jill Bell
Lonnie Burish	Jim Davidson
Bruce Ganfield	Carolyn Mitrius

The cost for the HOA was \$40.00 for gas to bring the yard waste to the transfer station, and a few pizzas! They saved the HOA a total \$7800 on both projects. Many thanks, and credit, once again, to Jill Bell for organizing the project.



DROUGHT INFORMATION**

There is a drought in Pasco County, therefore any potable water (Your hose) watering is limited by your address as follows:

If your house number ends in:	Then you may only water on:
0 or 1	Monday
2 or 3	Tuesday
4 or 5	Wednesday
6 or 7	Thursday
8 or 9	Friday
Mixed Address or No Address	Friday
Non-Watering Days	Saturday and Sunday

Water Restrictions Using Potable, Well, or Surface Water
Watering is only permitted between 6 p.m. - 8 a.m.

New landscape material may be watered for a 60-day establishment period

Residential Car Washing - Fountain Operation - Pressure Washing

No HOA or other entity shall enforce deed restrictions or other community standards requiring an increase in water use, including replacement of plant material to meet aesthetic standards or pressure washing, per Phase II Modified Water Shortage Order effective Feb. 8 – July 1, 2026.

Annual pressure washing or in preparation for painting and sealing is allowed

****NOTE: Tall Pines Irrigation will continue at twice per week**

HI LITES DEADLINES — Attention HOAs

With the paper submissions being assembled, proofed, printed, shipped, separated for delivery and finally hand-delivered to you, we need the deadline about 6 days before the end of the month.

Please keep this in mind when scheduling meetings and submitting minutes. If an issue arises, please email Sue MacQueen at valleywoodsue@gmail.com for assistance. Thank you.

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. If you can help out in your neighborhood, please contact **DENNIS BABE** at vwdennis@wi.rr.com and thank you!

TALL PINES COMMUNITY ASSOCIATION ANNUAL MEETING AND ELECTION OF DIRECTORS

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

Date: February 19, 2026

Call To Order: 7:00 PM. Board members present were Dave Antkowiak, Jill Bell, Bruce Ganfield, Charlie Kriss, Ann McQuade, Carolyn Mitrius, Judith Scott, and Ameri-Tech representative Brett Newby. Patty Burke and Dawn Horvath attended on Zoom.

Chairperson Appointment: Jill appointed Brett as chairperson of the meeting. Following the Pledge Of Allegiance, Brett announced that the purpose of the meeting was to elect members to the board.

Proof Of Notice: Signs were posted at Tall Pines entrances, notices were mailed out, and it was published in Hi Lites.

Proxy Certification And Establishment Of Quorum: After combining proxies that were certified and members in attendance, there were over 100 members counted. Since the minimum required is 80, a quorum was established to officially move forward with the meeting.

Reading Or Waiver Of Minutes Of Last Members' Meeting: Judith made a motion to waive the reading of the last month's minutes, and that they be approved as published in Hi Lites, 2nd by Anne, all in favor, motion carried.

Election Of New Directors: There were 3 board members with expiring terms, including Jill Bell, Dawn Horvath, and Charlie Kriss. Dawn has resigned, and Jill and Charlie expressed intent in staying on. Other than from Jill and Charlie, Ameri-Tech received no other Notice Of Intent To Be A Candidate For The Board forms mailed back to them, and upon asking if there were any self-nominations from the floor, there were no responses. At that point, Brett announced that the 3 openings will be filled by the 2 intents, which are Jill and Charlie. An election was not necessary, and the new board currently consists of 8 members.

New Business:

Open Forum: A homeowner that attended the meeting at PHSC on 2/18/26 expressed concern that if/when a noise barrier is constructed as part of the DeCubellis road widening project, it would be on the homeowner's property, and would be the responsibility of Tall Pines to maintain it. Discussion that followed clarified that it would be built on Tall Pines common area property. The county provided sheets for suggestions from homeowners for input for things like wall height, texture, etc. Jill noted that before residents in attendance leave this meeting, they can pick up one of these sheets, which copies were made of.

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

Adjournment Time: 7:12 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary

TALL PINES COMMUNITY ASSOCIATION BOARD OF DIRECTORS ORGANIZATIONAL MEETING

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

Date/Time: February 19, 2026, immediately following the annual membership meeting.

Call To Order: 7:13 PM

Appointment Of Chairperson Of The Meeting: Brett was again appointed as chairperson.

Appointment Of Officer Positions: Voting sheets were provided to utilize paper vote ballots for officer positions, and as an alternative, Charlie called for voice vote on the positions. Brett indicated that to decide which process is utilized, he first asked for a voice vote from the board on who wanted to utilize the paper ballots. It was clear that the majority preferred paper ballots, so that is the way it proceeded. When the paper

ballots were tallied, all of the members voted the same, which was as follows: **President – Jill, Vice President – Charlie, Treasurer – Bruce, Secretary – Dave.**

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

Adjournment Time: 7:18 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary

Addendum: Following the organizational meeting, Brett reopened the meeting as a Board Of Directors Meeting for input from homeowners related to ongoing irrigation problems/concerns that Tall Pines is experiencing.

There was no formal agenda provided in advance for this meeting, and it proceeded as an open forum discussion between homeowners and the board.

Brett briefly clarified the process of how we work with the irrigation company, persistent problems that exist, improvements that we are trying to make, high cost concerns related to an aging irrigation system, etc. Several homeowners expressed concerns that they have, and it is clear that significant problems persist

The irrigation company is a vendor and they are not our employees, so we cannot control as much about addressing our irrigation needs as we would like.

Homeowners were encouraged to continue to report problems, provide input on how we can improve things, and to understand the difficulty associated with getting the cost of our irrigation needs under control.

Monthly inspections are contracted to be comprehensive of our entire system, so holding them accountable in a reasonable fashion while containing cost is the balance of how we best need to address our irrigation needs.

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

Adjournment Time: 7:37 PM

Addendum Minutes Submitted By David Antkowiak, Tall Pines Board Secretary

EMERGENCY CONTACT FORM - SEE PAGE 14 Please send in if you have not done so!!

The board would like to have all owners submit this form for a few reasons:

1. To be able to reach you in the event of an emergency or about work being done in Tall Pines
2. To allow you to choose to receive Tall Pines HOA communications by email to save postage
3. To give your permission to be included in the new Tall Pines Directory

The form can be obtained here on Page 14, and on our website, www.tallpinesnpr.com and submitted to Brett Newby at bnewby@ameritechmail.com

TALL PINES SOCIAL CLUB NEWS – NEXT MEETING MARCH 5TH @ 8AM

In February, Terry Bell was appointed Vice-President and Sue MacQueen, Secretary, of the Social Club.

The next social event is the St. Patty's Day Party at 5PM on March 17th. Tickets are available through March 12. See page 1. You are welcome to invite your family and friends! The "Last Friday of the Month Movie" event has been discontinued due to low attendance.

RUXTON VILLAGE II
FEBRUARY 3, 2026 7:00 pm
BUDGET, ANNUAL AND ORGANIZATIONAL MEETING MINUTES

BUDGET MEETING:

Call to Order: 7:10

Notice posted per Florida Statutes

Quorum Established: Present - Donna Hoey, Joseph Capasso, Sherrie Walker, David Smyth, Charlie Kris and membership

Open Budget Meeting:

Vote to Waive Reserve Funding – Joseph Capasso motion to approve, Donna Hoey seconded motion, all in favor

There is a \$48.00 increase per unit to fund reserves for roof replacement.

Charlie Kriss made a motion to implement a 20-year replacement cycle. Donna Hoey introduced the motion and called for a vote. Joseph Capasso made a motion not to approve. Sherrie Walker, David Smyth, and Donna Hoey also made motions not to approve, all indicating they were not in favor of the 20-year replacement cycle. The motion did not pass.

Joseph Capasso then asked for a motion to approve the 2026 Budget. Donna Hoey made a motion to approve. All were in favor, and the 2026 Budget was approved.

Meeting Adjourned: 7:30

ANNUAL MEETING

Call to Order: 7:35 PM

Notice posted per Florida Statutes

Quorum of Board – Donna Hoey, Joseph Capasso, Charlie Kriss, Sherrie Walker, David Symth

Annual Meeting opened.

Waive the reading of the unapproved minutes of the 2025 Annual Meeting, Donna Hoey motioned to approve 2025 minutes, Sherrie Walker second motion, all in favor. Motion passed and the reading of the minutes waived.

Election of Directors: call for volunteer from membership

-2-

2 intents received, and Charlie Kriss self-nominated at meeting.

Lorraine Sadler volunteered to count ballots:

Results of election:

Joseph Capasso – 24 votes

Michael Laszewski – 22 votes

Charles Kriss – 4 votes

New Board Members: Joseph Capasso and Michael Laszewski

Homeowner Comments:

Soliciting on the property – Call non-emergency number. The Association has a no trespassing agreement with the Police Department. Brett will address the issue.

Motion to Adjourned: 8:05

ORGANIZATION MEETING

Open Meeting: 8:08

Motion taken to nominate President – Joe Capasso nominated Donna Hoey, all in favor

Motion taken to nominate Vice President – Sherrie Walker nominated Joesph Capasso, all in favor – Joseph Capasso is Vice President

Motion taken to nominate Sherrie Walker for Secretary, all in favor, Sherrie Walker – Secretary, Donna Hoey nominated David Smyth for Treasurer, all in favor, David Smyth Treasurer

Meeting adjourned: 8:15

Submitted by Brett Newby

HUNT RIDGE HOMEOWNERS ASSOCIATION MINUTES

February 23, 2026

ANNUAL MEETING

Call to Order – Proof of Notice – Establishment of Quorum

The Hunt Ridge Homeowners Association Annual Meeting was called to order at 7:10 PM.

Richard Bremer, LCAM, Parklane RES, was appointed as Chairperson of the Meeting. Proof of notice was provided via email to all homeowner members and through HiLites newsletter. A packet of information was also sent to each homeowner 30 days prior to the Annual Meeting.

Board members present: Nick Vavoulis – President, Anne McQuade -Vice-President, Trish Ives - Secretary, Patrycja Zajac – Treasurer, Susan Gavin – Director, and Richard Bremer, Saile Alvarez, and Lori from Parklane RES. A quorum was established with 41 resident proxies as verified by Richard Bremer. A motion to waive reading minutes of the last member's meeting was made by Anne, seconded by Susan; motion carried.

New Business

Richard provided residents with the new Hunt Ridge website, www.huntridgehoa.org. Community documents, board member info, and payment portal access are available on the new website.

- Residents raised questions around irrigation escalations and lawn care damages. Richard reiterated that residents can reach out to Parklane RES for questions or assistance with property matters or questions:
 - Irrigation escalations or questions should be sent via the Tall Pines website.
 - Lawn care concerns can be communicated to the Hunt Ridge board or Parklane RES, who will address these concerns with Anchor Lawn Services.
 - Resident Connie Rupp wanted the group to be aware of an initiative by a nearby neighbor to create a group for resident concerns around the Decubellis Road widening project. The group would act as a forum to bring neighborhood concerns to the county project committee. More details will be provided when the group and leadership are formally established.

A resident initiative to change the bylaws to allow fences was defeated by a vote of 40 (against) – 11 (for). No changes will occur at this time, and resident fences are still prohibited.

Election of New Directors

Residents present at the meeting cast ballots for two open board positions. Trish Ives, Secretary, also voted on behalf of a group of residents via proxy. Majority votes were received by Nick Vavoulis and Anne McQuade and their term renewal for the Hunt Ridge HOA Board until 2029 was announced during the meeting.

Adjournment

A motion was made by Susan, seconded by Anne to adjourn the meeting at 7:29 pm, motion carried

HUNT RIDGE HOME OWNERS ASSOCIATION MINUTES FEBRUARY 23, 2006

ORGANIZATIONAL MEETING

Call to Order

The meeting was called to order at 7:45 PM.
Richard Bremmer was appointed Chairperson of the meeting.

The new board was seated as follows:

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

Next Meeting Date

The next meeting is scheduled for March 16th at 7PM

Adjournment: A motion was made to adjourn at 7:48 PM by Susan Gavin; seconded by Trish Ives Motion carried.

Submitted by

Trish Ives, Secretary

HUNT RIDGE BOARD MEMBER EMAILS

Nick Vavoulis, President nickvavoulis@gmail.com
Anne McQuade, Vice-President annemmcquade@gmail.com
Trish Ives, Secretary trishiveshrhoa@gmail.com
Patrycja Zajac, Treasurer paciorka@gmail.com
Susan Gavin, Director sjgavin@live.com

TALL PINES GARAGE SALE
March 14, 2026 8AM — 2PM

Rain Date 3/15

HAVE YOUR OWN SALE IN YOUR OWN YARD!

TABLES FROM CLUBHOUSE AVAILABLE FOR USE

TABLE PICK UP IS

FRIDAY MARCH 13, FROM 5 - 6PM

AND

TABLE RETURN on Sunday between 10 - 11AM

**PARK YOUR VEHICLE AT THE CLUBHOUSE FOR A DAY.
AMVET TRUCK WILL BE IN THE CLUBHOUSE PARKING
LOT FOR YOUR DONATIONS.**



THE CLUBHOUSE IS RESERVED FOR A PARTY ON SATURDAY FROM 5—11PM
PLEASE BE SURE YOUR TABLE IS RETURNED TO THE CLUBHOUSE ON SUNDAY BETWEEN 10-11 AM AND YOUR CAR, IF LEFT THERE IS REMOVED

IF IT SHOULD RAIN ON SATURDAY:
TABLES MUST BE RETURNED TO THE CLUBHOUSE ON SUNDAY BETWEEN 5-6 PM

NO 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”

**Valley Wood Homeowners Association
Annual Meeting
Date: Tuesday February 17, 2026
Time: 7:00 PM
Location: Tall Pines Clubhouse**

Annual Meeting Agenda:

- 1. Meeting called to order at 7:05PM by Jill Bell**
- 2. Board members: x Jill Bell, xCathy Westerman, xDennis Babe, x Betty Mayeux, x Diane Zenchuk, x , Richard Bremer, Parklane Management**
- 3. A quorum was reached by board members, proxies received, and members present 9 present, 1 on zoom, 46 proxies by mail.**
- 4. Proof of Notice of Meeting by email, mail to residents with no email & posted on Tall Pines Property**
- 5. Pledge of Allegiance**
- 6. Betty made a motion to waive the reading of the minutes from the 2025 Valley Wood annual meeting and approved as recorded on the Tall Pines website, Cathy 2nd all in favor All, motion carried**
- 7. Any new board appointments: Jan Hoffenkamp will be joining the board**

Valley Wood accomplishments for the past year:

- Carports and gutter washing was done in the Spring
- Dennis Babe will speak on Reserves investing

Reminders:

- Proof of insurance to Tall Pines and Valley Wood
- Pet Form to Parklane Management

**Motion to adjourn the Valley Wood Annual Meeting by Jill , 2nd by Betty, all in favor, motion carried
Adjournment time 7:10 PM**

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Organizational Meeting of the Board – Following the annual meeting

Appoint board position

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**Valley Wood Monthly HOA
Meeting Date: February 17, 2026
Time: Immediately following the Valley Wood Annual
Meeting Place: Tall Pines Clubhouse**

- 1. Call to order at 7:13 by Jill Bell**
- 2. Roll call: announcement of the board Jill Bell President (renewal 2028), Cathy Westerman VP (renewal 2027), Dennis Babe (renewal 2028) Treasurer, Betty Mayeux Secretary (renewal 2027), Diane Zenchuk (renewal 2029) Director and Jan Hoffenkamp (renewal 2029) Director**

3. Proof of notice: Posted on Tall Pines website, mail, email and posted on site

4. Quorum reached

5. No pledge of allegiance as was done at the annual meeting.

Secretary Report

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

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

Treasurer's Report

- Monthly Income \$24,405; Expenses \$28,231; Net deficit of \$3,827
- Operating Account \$5,960; Account Receivables \$395
- Reserves: Roof \$260,930; Paint \$73,497; General \$194,202; Total Reserve \$528,629
- Total Operating & Reserve Funds \$534,589

Dennis explained our net deficit was due to our tax liability of \$2,700. We have added a line to the budget to plan for this in the next year.

Community Announcements:

- Community Garage sale Sat. March 14th 8am - 2pm
- St. Patrick's Day party Tuesday March 17th 5 pm

Committees:

ARC:

Nothing

Maintenance: Need volunteers, annual walk around, roof replacement, Betty has volunteered to join committee

Fines: Nothing

Welcome: New owner on Millriver - Susan Lester, Welcome to the Neighborhood

Old Business

- Effective March 1, 2026, HOA dues will be \$241.00 per month. If you are on auto pay you do not need to do anything, the bank will send an updated notice

New Business

- Annual Gutter Cleaning- The board will get a quote
- Annual walk around will be done the end of March, so please look at your property and clean up anything

that looks like it needs attention such as carport surface, sidewalks, plant beds, etc. All plants and bushes must be one foot away from the villa. We changed the walk around from end of February to end of March

- Rico, can violation notices be sent via email? Violations can be sent by email but if no contact is made then they will have to be mailed out.

- CD update, Renewed/Rollover in January

- Should architectural changes be made to limit number of pots people can have at their villa? This is still up for debate and will be addressed again at next meeting

Open Forum

- Cathy mentioned the discussion of allowing homeowners to have two dogs and to increase the weight limit.

This will be talked about at next meeting in March. Some residents have inquired about this and should be further discussed and voted on by the board. A document amendment would be done at a cost to the community, and a community vote would be required.

- A resident asked about common area tree trimming between Oakmont and Muttontown, Jill will look at this

Residents have complaints about owners letting their cats outside. All cats are supposed to be kept indoors.

- Roof replacements have been addressed and roofing project projected to start in 2027 with the older roofs being done first, A resident brought up issues with their roof, and this will be investigated further once we get closer to the project. No residents' concerns will go unnoticed and will be taken up with the roofing company and the board/committee as well as the residents. This being said, please note the older roofs are in line first due to insurance only allowing 15-year roofs.

St. Patrick's Day is Tues. March 17th, so meeting will change to Wednesday March 18, 2026.

Next Meeting: Wednesday March 18, 2026, at Tall Pines Clubhouse

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

Adjournment time 8:02 PM

Submitted by Jill Bell

ATTENTION VALLEY WOOD OWNERS:

The annual Walk Around will take place at the end of March. To avoid violations please make sure your property is compliant with:

Clean driveways, sidewalks, patios & border stones (no mold allowed on stones)

Removal of rust stains on white stucco (try Dollar Store cleaner "The Works")

Rust stains on sheds, driveways & sidewalks try "Iron out"

Weed-free garden beds

Plants maximum 7' high and one foot away from buildings, sheds, columns.

NO plants within one foot of soffits. NO plants on roofs. ALL plants ONE FOOT away from all stucco, soffits and sheds, columns, carport poles etc.

Clean mud wasp nests off your building.

PRIOR TO NEXT PAINTING:

You may see gray spots on your horizontal front trim. This may be rot and the board may need to be replaced before the next painting.

At that time, the Painting Committee will be around to make inspections for all issues involving the villa & shed. Villas must be clean and in good shape prior to painting.

Please see "Walk Around" on the Valley Wood tab of tallpinesnpr.com and help maintain our "Neat and Tidy" Architectural Committee Requirement.

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 ANYONE WALKING YOUR DOG DO THE SAME!!!!

Residents are fed up with this! Also consider that the dog excrement is a HEALTH HAZARD! Serious bacterial infections such as Salmonella, E. coli, & Giardia, and parasites such as hookworm, roundworm and tapeworms are contagious. It also damages the grass, and attracts flies, and cockroaches. BE CONSIDERATE TO OTHER OWNERS AND PICK IT UP!

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 around 7am Wednesday mornings. 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



TALL PINES COMMUNITY ASSOCIATION, INC.

Please return to Ameri-tech Community Management Partners, LLC.

5434 Grand Blvd., New Port Richey, FL 34652

E-mail: bnewby@ameritechmail.com – 727-726-8000 Ext. 253

EMERGENCY CONTACT INFORMATION FOR OWNER OR TENANT

Property Address: _____

Please complete the form by PRINTING the requested information, sign & date & hand deliver, mail, or Scan and email to Ameri-tech Community Management Partners, LLC, c/o Brett Newby.

Homeowners Name(s): _____

Tall Pines Property Address: _____

Mailing Address (if different): _____

Home Telephone Number: _____

Work Telephone Number: _____ TEXT CELL PHONE: YES OR NO

EMAIL: _____ CELL PHONE # _____

TENANT(S), IF APPLICABLE: _____

Home Phone Number: _____

Text Cell Number: YES OR NO

E-MAIL: _____ CELL PHONE # _____

PLEASE SIGN AND DATE BELOW:

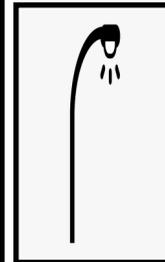
Owner Signature	Date	Co-owner, if applicable	Date
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I grant permission to be included in the Tall Pines Directory

AMERI-TECH MANAGER FOR TALL PINES**Brett Newby****727-726-8000 X301****bnewby@ameritechmail.com****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.

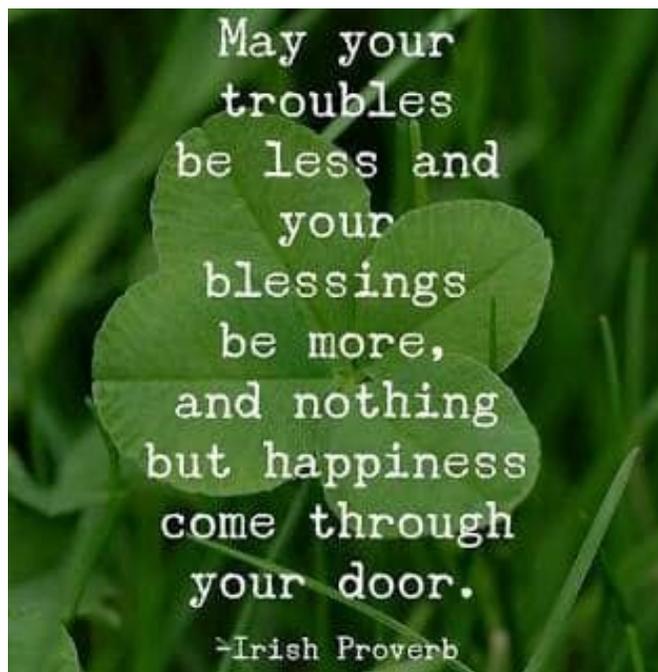
IF YOU HAVE NOT SUBMITTED A COPY OF YOUR HOMEOWNERS INSURANCE DECLARATION PAGE TO YOUR HOA, please send it in to BRETT NEWBY at bnewby@ameritechmail.com

**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

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

HUNT RIDGE HOA BOARD OF DIRECTORS as of FEBRUARY/2026

President – Nick Vavoulis 727-234-3743
 Vice President – Anne McQuade 917-306-2079
 Treasurer – Trish Ives 727-744-4102
 Secretary – Patrycja Zajac 773-827-6849
 Director— Susan Gavin 727-505-2346

RUXTON VILLAGE JANUARY 2026 BOARD OF DIRECTORS

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

VALLEY WOOD HOA FEBRUARY 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
Jan Hoffenkamp, Director (312) 339-9983
 valleyjh26@gmail.com

RUXTON II HOA FEBRUARY 2026 BOARD OF DIRECTORS

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

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 and Ruxton II call:

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

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

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

THOUGHTS & PRAYERS go out to

Joyce Garneau
Lynda Leonard
Dana Ringewald
Peggy Krobatsch

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



CONGRATULATIONS
& WELCOME

to

A NEW TALL PINES HOMEOWNER!

Susan Lester, of
Millriver Drive in Valley Wood

We wish you every happiness in your
new home!!



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!! Please Slow Down!!

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

4/1/26



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 e-mail list, 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.

FEBRUARY BUNKO WINNERS

**Most Wins - Kathy Ganfield
and Maureen Johnson**

Most Losses - Marion Pope

**Marilyn Griffis Diane Zenchuk
and Sande Nelsen**

**Most Bunkos- Mary Kay Peck
and Kathy Ganfield**

COME ENJOY OUR NEXT

LIVELY, FUN GAME

WIN.SOME. \$\$\$

Please RSVP by leaving a message for Maureen Johnson at 727-848-3549 with your name and # of players the number of people attending. Please bring a small snack to share!

SEE THE ALL COLOR
HI LITES AT

<https://tallpinesnpr.com>

Click Community
Newsletter on top



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>.

**PLEASE!! REGARDING
LAQUINTA POND:
NO FISHING.
NO TRESSPASSING.
ALIGATORS IN WATER.
POLICE ARE NOTIFIED!**

**YEA OR NAY????
WHICH EVER IS YOUR
WAY, MARCH 8 IS
THE DAY ...TO MAKE
THE CLOCK CHANGE.**



GOLF CART PROBLEMS

Drivers of GOLF CARTS, be they adults or underage children, are reminded that the SPEED LIMIT in all areas of Tall Pines is 20 MPH. There is to be NO SPEEDING, RECKLESS DRIVING, DRIVING ON THE GRASS, OR ON PRIVATE DRIVEWAYS.

PARENTS WHO ALLOW THEIR CHILDREN TO DRIVE GOLF CARTS ARE ASKED TO INSTRUCT THEM IN PROPER DRIVING, AS THEY ARE RESPONSIBLE FOR THEIR CHILDRENS ACTIONS. PLEASE SLOW DOWN & DRIVE CAREFULLY!

MARCH 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Trash Ruxton II HOA Meeting 7pm.	3	4 Recycle 7AM Game Night 5 PM in Game Room	5 Trash Social Club Breakfast Meeting 8 AM	6	7
8  Daylight Savings Time Begins	9 Trash	10	11 Recycle 7AM Ruxton Village ANNUAL HOA MTG 7 PM Game Night 5PM in Game Room	12 Trash LAST DAY TO BUY St Patty's Day Party TICKETS	13 BUNKO 6:30 PM RSVP Maureen 727-848-3549 	14
15	16 Trash Hunt Ridge HOA meets at 7PM	17  St Patty's Day Party 5PM	18 Recycle 7AM Valley Wood HOA meets at 7PM Game Night 5 PM in Game Room	19 Trash Tall Pines HOA meeting 7 PM	20	21
22	23 Trash	24	25 Recycle 7AM <div style="border: 2px solid red; padding: 2px; display: inline-block;">HI LITES Deadline</div> Game Night 5 PM in Game Room	26 Trash	27	28
29	30 Trash	31	Recycle 7AM	Trash		

A MONTHLY CALENDAR IS ALSO NOW AVAILABLE ON OUR WEBSITE <https://tallpinesnpr.com>