

The Tall Pines Hi Lites

Volume 42, Issue 2 APRIL 2026



WE LOVE OUR VOLUNTEERS!
 Thank you to Bruce Ganfield & Terry Bell for putting up new lights on our beautiful gazebo!

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Editor

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 valleywoodsue@gmail.com

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Tall Pines -

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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

2026 St. Patrick's Day Party



Members of the Gulf High School ROTC are our new servers and clean-up crew for Social Club parties at our clubhouse. They did a great job at the St. Patty's Day party!!



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.

EVERY WEDNESDAY 5PM

TALL PINES CLUBHOUSE GAME ROOM

BYOB & SNACKS

GAME NIGHT

\$10 BUY-IN POKER ONLY

Call Patrycja for more details 773-827-6849

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

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

R2Pub "FINALLY" OPEN! The pub has had several "soft opening" days. Reports have been excellent on their smashburger, wings, chicken sandwich and "awesome" on the homemade thin potato chips."R2 Pub, the newest gem in town, officially opened its doors this March, offering a cozy atmosphere, a full bar, and a mouthwatering menu that's already making waves. Whether you're grabbing a bite with friends or just unwinding after a long day, R2 Pub is the place to be." R2P



WE'RE OPEN!

Your table is ready.



1022 TEE TIME CIR, NEW PORT RICHEY, FL 34654

www.r2pub.com



(727) 514-0070

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 MONTHLY BOARD MEETING

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

Meeting Date: Thursday, March 19, 2026

Call To Order: 7:02 PM

Pledge Of Allegiance: Was held

Roll Call: In Person – Dave Antkowiak, Jill Bell, Bruce Ganfield, Charlie Kriss, Anne McQuade, Carolyn Mitrius, Judith Scott, and Ameri-Tech representative Brett Newby. **On Zoom** – Patty Burke. **Absent** – None.

Proof Of Notice: Posted on website, email blast, and on signs at Tall Pines entrances.

Announcements/Accomplishments:

1. We received 158 total proxies and attendees for the annual meeting. Thank you to all who helped get proxies.
2. Jill reminded residents to hold questions and comments for open forum on new topics until the end of the meeting.
3. We still need a volunteer to be backup editor for Hi Lites, and to eventually take over. If we do not find a volunteer, we are at risk of not having a community newsletter at all.
4. Reminder: Trees on homeowners' property – Regardless of who planted it, homeowner or builder, it is the property of the homeowner to maintain it if it is within their property lines.
5. If anyone would like to create other activities open to all residents (exercise, painting classes, book club, etc.) please see Patrycja for availability.
6. Proof of insurance (copy of declarations page) is required by management company. Please send a copy to them. If you need assistance, please contact Ameri-Tech.
7. Be sure to let Ameri-Tech know if you want correspondence by email only (forms were included in the annual meeting mailing), there is a form in Hi Lites, and there are copies at the front entrance of the clubhouse.
8. Be sure to let Ameri-Tech know if you want to be in the directory (question was on the Emergency Contact form.)
9. Thank you to Carolyn and Dennis Mitrius for painting boards replaced on the gazebo.
10. Thank you to Connie Rupp, Lonnie Buresh and Dave Antkowiak for finding drainage tiles and digging them out on corner of Brookhaven as water was building up on the corner.

Secretary's Report: Jill made a motion to waive the reading of the previous month's minutes, and that they be approved as published in Hi Lites, 2nd by Charlie, all in favor, motion carried.

Treasurer's Report: Bruce reported that for the month of February, we had income of \$21,622, operating expenses of \$18,240, reserve funding of \$6,271, for a net deficit of \$2,889. YTD we have a deficit of \$2,500. We have \$585 in petty cash, \$5,088 in our general operating account, and our total reserve fund balance is \$449,714. Bruce also noted that we had \$300 clubhouse rental income in February.

Property Manager's Report: Brett reported that financials were mailed out on 3/19/26, weekly inspections were done on Tuesdays, homeowner concerns were mostly for irrigation. Tree trimming will be taking place in the near future. Also, quotes will be obtained for tree trimming needs on homeowners' properties, which is their responsibility to take care of. He also obtained more quotes for sidewalk pressure washing, and for pavement replacement costs that we asked him to obtain, to help us evaluate whether or not our reserve funds will meet our pavement replacement needs in the future. Brett noted that our next meeting is scheduled for 4/16/26 at 7:00 PM.

Old Business

1. **Fire Inspection Report Update** – The kitchen stove has been removed and all other items have been completed. Patrycja indicated that the final inspection has not been scheduled yet, and Bruce said that the inspector told him he is really busy, and that he will call us when he can schedule it.
2. **Update On Gracewood Lawsuit** – Charlie reported that spanning the course of two years now, our total expenses are \$67,498. In January, we filed a motion to stay the case, which essentially avoids moving forward with some costly court involvement because we have verbal agreement on the matter.

The next step is that we are awaiting response regarding a draft we sent to the County attorney on 1/19/26. We hoped they would agree to maintaining the drain completely from our end through Gracewood's exit

point, but as we thought may happen, there is a portion from our starting point they want us to cover. Fortunately, experience indicates problems at our end is not nearly as likely. There is still some negotiation taking place, to be followed by several steps before the issue is finalized. Unfortunately, we anticipate this will take several months, and involve additional cost.

3. Volunteer(s) Needed To Monitor Tall Pines Website To Be Sure Documents Are Up To Date – Anyone interested in doing this can contact Jill for details. It does not have to be a board member.

New Business

1. Power Washing Of Common Area Sidewalks: Based on efforts from Hunt Ridge community homeowners to have sidewalks power washed, some quotes were obtained a few months ago, but since comparable services were not consistent between the different price quotes, the Tall Pines board tabled the issue until the March meeting. Brett secured additional quotes since then. Jill made a motion to power wash the common area sidewalks, and Bruce 2nd the motion.

There was considerable discussion that followed, some of which involved whether or not we are in compliance with our documented responsibilities to maintain our common areas if we decide not to do the power washing. It is important to note that in 2022 the Tall Pines board thoroughly discussed this issue, and at that time, all board members agreed that we would not power wash our sidewalks in the future.

The reasons for that decision was that for us the benefits of power washing were short lived, not cost effective, and even potentially harmful to the concrete if aggressive measures (chemicals for rust stains, etc.) are utilized, especially on older concrete.

Basically, it was agreed at that previous meeting that we would address sidewalk issues related to damage or safety, and that we would defer addressing the aesthetic issue. Following the current discussion, there were no votes in favor of continuing to pursue the power washing, so the motion did not pass.

2. Bush Replacement On Property Lines: Jill made a motion to split the cost of bushes with homeowners on property lines with common area, 2nd by Judith. Discussion that followed indicated that it may become quite costly if many homeowners decided to do this. As a result, there were no votes in favor of this, so the motion did not pass.

Tall Pines will not share homeowners expenses for replacing bushes, and the Architectural Committees in the sub communities should be sure that when a homeowner requests to install or replace bushes/landscaping, that it is placed on their property, not Tall Pines common area property.

3. Replacement Of Lights Around Gazebo: The cost of doing this is approximately \$100, and since no motion or vote is necessary, none were made. Replacement will be pursued if it is confirmed that it isn't something simple to fix the current lights.

4. New Sign For LaQuinta Pond: The no fishing, no swimming sign was broken, so Jill purchased two new signs through Amazon for \$81.46.

5. Hi Lites Delivery: Since only a small number of residents have elected to receive Hi Lites on line, we will continue to make deliveries to everyone.

6. Jill made a motion to **not** have guns allowed in the clubhouse, 2nd by Charlie. There was considerable discussion that followed, and a couple residents expressed that not allowing guns there is not within their rights, or ability to protect themselves. Another opinion expressed was that some clubhouse parties/rentals involve events that include alcohol, and that guns and alcohol are not a good combination. Brett indicated that since we are privately owned, we are able to decide to allow or not allow guns in the clubhouse. All board member votes were in favor of **not** allowing guns, so the motion carried.

7. Jill reported that Under Pressure cleaned the gable ends of the clubhouse on March 3rd. She had him do it while he was in the community with his equipment, and the cost was \$250.

8. Quotes From Pasco Trees For Trimming And 2 Trees Removed: Received tree quotes from 3 companies and Pasco Trees was the least expensive. Charlie made a motion to accept the Pasco Tree quote, 2nd by Judith, all in favor, motion carried.

9. Blue Diamond Towing: Since Dawn is no longer on the board, she will be removed as an authorized person to have vehicles towed, and Anne McQuade is her replacement with that authorization. Residents were reminded that vehicles on lawns can be towed, day or night.

10. Social Club Update: Jill reported that the next Bunco is Friday, April 10th, game night is on Wednesdays at 5:00 PM, the next Social Club breakfast is Thursday, April 2nd at 8:00 AM, and the final Social Club breakfast before summer break is Friday, May 7th at 8:00 AM. The Social Club is also working on getting the sound system fixed in the clubhouse. Due to a lack of participation, movie night has been cancelled.

Walk On Topics From Board Members:

1. Dave thanked Dawn for all of her hard work over the past 3 years that she was the president of Tall Pines, which was followed by applause and affirmation of other board members and meeting attendees.
2. Jill indicated that the **property that we do not own which our left side Tall Pines entry sign sits on** may be for sale soon. In addition to our sign, one of our wells that provide irrigation in our community are also located on this property. Homeowner Connie Rupp stated she had a conversation with the property owner and will give Jill the contact information.
3. Carolyn stated that on the tallpinesnpr.com website if you click on the irrigation map it will give you the approximate **time and day sprinklers activate**.

Resident Comments Or Concerns:

A resident expressed concern about the high cost of the legal issue related to the Baltusrol flooding litigation that has been ongoing but necessary to deal with. She also stated that there is a vehicle on Bloomingdale with an expired sticker and a flat tire. Jill said she will have Parklane address it with the homeowner. A resident requested a sign be installed on a post in Hunt Ridge that there is No Parking On The Grass.

Next Meeting Date: April 16, 2026, at 7:00 PM

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

Adjournment Time: 8:10 PM

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

DID YOU KNOW? A REPRINTED ARTICLE FOR NEWER OWNERS

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

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

There are 5 sub associations under the Tall Pines:

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

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

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

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

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

Each of these five sub associations is independent and has its own set of by-laws. They have a master declaration with deed restrictions and is incorporated with its own articles of incorporation. Additionally, they have an architectural committee, responsible for compliance with the community structural and environmental standards. You pay your Homeowners Association dues to your sub community, and they in turn pay a portion of it to Tall Pines Community Association to maintain the common areas of the community. More information can be found on the community web page at <https://tallpinesnpr.com>.

HUNT RIDGE HOMEOWNERS ASSOCIATION MINUTES

March 16, 2026

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

The Meeting notice was published in HiLites, posted on signs throughout the community, and Parklane RES sent out an email notification to residents with an email address on file.

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 Trish; motion carried.

Treasurer’s Report

Financials were reviewed by Patrycja Zajac. Total revenue year-to-date is \$275,038; Total operating expenses were \$278,817. There is a deficit of \$3,779 and Accounts Receivable are \$8,164. Susan Gavin noted that the A/R is attributable to unpaid HOA dues in Foreclosure status.

Management Report

Parklane RES reports no new major violations at this time. Susan mentioned watering restrictions are in place in Pasco county and emphasized that no fines should be levied at this time for lawn watering. Our sprinkler system relies on reclaimed water and is scheduled to run twice weekly.

Parklane RES continues to send notices and work with attorneys on past-due HOA violations. Saile Alvarez asked if Hunt Ridge wants to proceed with attorney collections. We have one homeowner the attorney has not been able to serve papers to; this foreclosure notice will be published in a local newspaper to prove notification.

The board discussed how long to wait to pursue proceedings on legal foreclosure, as there are several residents who may need time to make payment arrangements with the attorney. Trish raised a motion to leave the current foreclosures with the attorney and foreclose in 30 days after tonight’s meeting. Nick and Susan seconded the motion; all were in favor.

Old Business

No old business was discussed.

New Business

- Board of Directors
 - The board held a discussion about increasing the board panel, or leaving it at 5 members. There were homeowners who expressed interest in joining the board of directors at our annual meeting.
 - After questioning the audience, only one interested homeowner came forward and stated they may be moving out of the community. No other audience members expressed an interest in joining the board at this time.

The board consensus was to table any further discussion on increasing the number of board members and remain at 5 directors.

Open Forum

A resident in the audience expressed concern about some “dead” hedges on the back of his property that were planted by the landscape company. The board members encouraged this resident to report the issue on the Tall Pines website, as the hedges are on common area maintained by Tall Pines.

Next Meeting Date

The next meeting is scheduled for Monday, April 20, 2026, at 7 PM, Tall Pines Clubhouse.

Adjournment

A motion was made by Nick Vavoulis, seconded by Susan Gavin, to adjourn the meeting at 7:40 PM; motion carried.

Post-Meeting Note

Anne McQuade, Vice-President, resigned from the Hunt Ridge board of directors and the Hunt Ridge Architectural Committee on March 20, 2026. We thank her for her service to the community and wish her well in her future endeavors.

Hunt Ridge has an open board of directors seat for anyone who may be interested in joining. Please attend the April meeting if you would like to nominate yourself.

We will also have an opening on the Architectural Review Committee, if anyone would like to volunteer.

Submitted by Trish Ives, Secretary

Nick Vavoulis President 727-234-3743 nickvavoulis@gmail.com 2029

(Vacant) Vice President

Trish Ives Secretary 727-744-4102 trishiveshrhoa@gmail.com 2027

Patrycja Zajac Treasurer 773-827-6849 paciorka@gmail.com 2027

Susan Gavin Director 727-505-2346 sjgavin@live.com 2028

COULD YOU BE A VOLUNTEER?

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

RESIDENTS COMPLAIN ABOUT HOLES DUG IN SOD

Many residents are complaining about numerous 4-5 inch holes being dug in their sod during the night. It is thought that armadillos digging for grubs are responsible for these holes.

Suggested treatment of the sod includes Cayenne Pepper available at dollar stores, and Scott's GRUB-X applied to dry grass and then watered.

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"

ANNUAL MEETING | MINUTES

Ruxton Village Homeowners Association, Inc.

March 11, 2026 | Board of Directors and Members

Tall Pines Clubhouse | 10930 Tall Pines Blvd, New Port Richey, FL 34654

Call to Order: Dawn Horvath, President at 7:00PM

Board Members Present: Dawn; William Martin, Vice President and Treasurer, Dana Ringewald, Secretary, Maureen Johnston, Director and ARC.

Members Present: Paula Morin, June Stanislaw, Debbie Towasnicki, Jacky Besio and Sharon Crawley

Present: Saile Alvarez, property management Parklane Real Estate Services.

Proof of Notice: Sign posted at Tall Pines entrance. Notice in Hi Lites newsletter and on Tall Pines website.

Secretary: Secretary certified proxies. A quorum of 10 was established.

June waived **reading of minutes** for Annual Meeting Feb 12, 2025.. Paula seconded. All agreed.

Election: Directors serve for three year terms. No election was necessary since no candidates submitted a request. Dawn and Maureen, whose terms expired 2026, agreed to retain their current positions.

Treasurer Report: Bill reported, as of March 1, 2026: Profit on CD's approximately \$8,600 YTD gain! Current year net loss: -\$761.63 due to attorney fees and landscaping increase.

\$76,066.61. reserve account (Truist)

322.86. Raymond James reserve funds

33,000.00 CD due May 25 @5.3%

33,000.00 CD due July @4.5%

33,000.00. CD due Oct @3.9%

34,000 CD due Dec @4.55%

988.26. Government Portfolio MMA

210,387.00 Total reserve accounts

5,012.58. Operating account (Truist)

\$215,400.33. Total Assets

Allocation of Reserves:

178,972.13. Roof Reserves

31,415.62. Painting Reserves

\$ 210,387.75

NEW BUSINESS:

Annual Budget: Board approved 2026-2027 Fiscal Year Budget at Board meeting Jan 12, 2026. The Board increased the monthly fee from \$230.00 to \$274.00 due to supplemental funds needed for Roof Reserves to prepare for costs coming over the next few years and small increases for vendors.

OLD BUSINESS:

ROOFING: The contract with Region Roofing has been signed. Roof replacement for first three quad buildings will be according to Region Roofing's schedule, anticipated to begin by or before end of March.

***ATTENTION OWNERS of the three designated quad buildings:**

***COMMITMENT FOR WORK AT OWNERS EXPENSE.** Region Roofing will be contacting Owners directly to approve in writing, the replacement, if needed, of fascia and soffits, at their expense per Amendment to the HOA Declaration of Covenants, Article V, Section 3. Region's cost is \$12.00 per lineal foot for fascia and/or soffits. In addition, Region can provide as an option, new gutters at \$14.00 per lineal foot.

***ANTENNAS AND ANYTHING ATTACHED TO ROOFS:** In order to install new roofs, the Roofer needs any property attached to a unit roof removed, including the satellite dishes on two roofs. Any repairs after removal are at Owners' expense.

***DUMPSTER locations** for delivery of materials and dumpsters will require a cleared driveway on each side of a quad building. Owners have volunteered their driveways for two buildings; the third building is in need of two volunteers. .

***SHINGLES** Cranes will deliver materials to each building and the materials stored on the roof which is being replaced.

***PARKING** restrictions will be waived for cars parked on Rockville, Fiddlesticks and Upton for duration of the project. Owners' cars are to be parked on one side of the street to allow access and egress.

***GARBAGE CANS** on regular waste hauler days, for units on Rockville, Fiddlesticks and Upton, Owners will be required to bring their cans for pickup to Millriver for Rockville Ct, to Tall Pines Blvd for Fiddlesticks and the nearest main pickup for Upton Ct, since their trucks will not have access to backup on those streets.

PAINTING: The HOA does not have sufficient funds to paint the buildings at present. The Board will be obtaining bids to paint the six quad- buildings. The cost will increase significantly from when the buildings were last painted several years ago. The Board will also obtain bids to paint those limited areas badly in need. Depending on cost, the Board may consider doing those areas sooner.

Next Board Meeting: Wednesday, May 13, 2026.

Adjournment: Maureen moved to adjourn at 7:46PM. Bill seconded the motion. All in favor.

Respectfully submitted,

Dana Ringewald, Secretary

Valley Wood HOA Meeting

Wednesday March 18, 2026 7:00PM

Location: Tall Pines Clubhouse

- Call to order at 7:05 PM by Jill Bell
- Roll call: Jill X, Cathy X, DennisX, DianeX, Betty Absent, JanX, Rico ParklaneX
- Proof of notice: Posted on Tall Pines website, email and posted on site
- Quorum reached
- Pledge of allegiance

Secretary Report

Motion to wave the reading of last month's minutes and accept them as published on the Tall Pines website

Motion by Jill ___ 2nd by ___, Cathy in favor, motion carried

Treasurer's Report

- Monthly Income \$18,658; Expenses \$19,386; Net deficit of \$728
- Operating Account \$2,966; Account Receivables \$1,115
- Reserves: Roof \$264,479; Paint \$74,148; General \$196,220; Total Reserve \$534,847
- Total Operating & Reserve Funds \$537,813
- 2025 end of year- <\$3,900> deficit due to \$1,000 repairs & maintenance, which was anticipated; \$2,700 income

tax due from interest received on cd's, this cannot be paid from reserves, therefore we created an expense line

for future tax liability in 2026.

- Interest earned on cd's for the year was \$15,780.

Committees:

ARC: Approval for a new front door on Millriver

Maintenance: Betty did volunteer to assist with any maintenance needs. Terry Bell & Friend are repairing 2 window sills in the community

Fines: Nothing

Welcome: Nothing

Old Business

- Being discussed under new business
- Please remember hoa dues are \$241 effective March 1, 2026, please adjust your payment accordingly if you are not on autopay

New Business

- Gutter cleaning quote, ratify the board's approval \$3035.00 Motion to accept by Jill, 2nd by Cathy, all in favor. Gutter cleaning was done March 2,3 as well as Bayhill roofs on 1 set of villas.

• **Motion to continue the annual walk around and report violations throughout the year as seen.** Motion by Jill, 2nd by Cathy, all in favor, motion carried

1. Residents can call Parklane if they observe a violation and it will be checked and dealt with accordingly
2. If you receive a violation, please contact Parklane with questions or confirm the issue has been resolved
3. Violations will be sent by email, unless someone does not have an email

• **Motion to change architectural rules limiting number of pots or where they can be placed, Motion by Jill, 2nd by Jan, Discussion on what is considered curb appeal. One suggestion was no pots, furniture, etc. on carport surface. This was tabled until next meeting.**

• **Motion to amend the Valley Wood Pet Rule, Article IX, Use Restrictions, Section 2, Pets. This motion was dismissed.**

1. **Motion to allow owners to have more than one dog. This requires a community vote to amend documents at a cost to the community. This motion was dismissed.**
2. **Motion to change the size of dogs allowed in Valley Wood. This requires a vote to amend documents at a cost to the community. This motion was dismissed.**

Open Forum:

- **Please fill out architectural forms for any changes or improvements to your lot.**
- **Reminder: if you are renting your villa, you must submit a renter's form and a background check must be done BEFORE person moves in. The board must approve all applications prior to moving in.**
- **Question raised- do we want to reroof the villas with all the same color shingles. The cost of soft washing roofs is \$750, this obviously makes the roofs look better, but we need to look and see what villas would need to be soft washed.**
- **Animals digging holes in lawns, Scott's Grub Killer seems to help.**
- **When Tyler from Under Pressure was doing gutter cleaning, he noticed plumbing vent pipes that have damage from squirrels chewing on them. We have purchased 20 vent caps and Tyler will install them. The cost is approximately \$1,000. There are more (40) that could be proactively capped at an additional cost of approximately \$1,500.**

Next Meeting: Tuesday April 21, 2026, 7 pm at Tall Pines Clubhouse

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

Adjournment time 8:27PM

ATTENTION VALLEY WOOD OWNERS:

The annual Walk Around will continue take place at the end of March. ALSO, AT THE MARCH MEETING, THE BOARD VOTED TO SEND VIOLATIONS OUT AS THEY SEE THEM THROUGHOUT THE YEAR. 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"

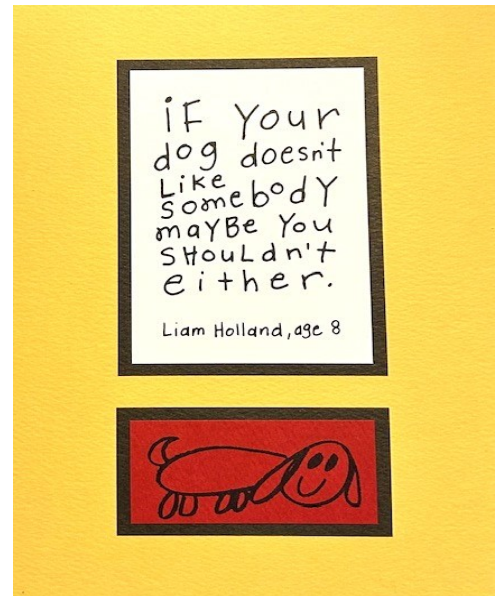
Weed-free garden beds. Plants maximum 7' high and one foot away from buildings, sheds, columns.

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.

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!!!!

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



EMERGENCY CONTACT FORM - 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 and on our website, www.tallpinesnpr.com and submitted to Brett Newby at bnewby@ameritechmail.com

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

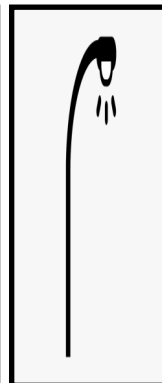
Date

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.

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!

**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 2026

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 – position open
 Treasurer – Patrycja Zajac 773-827-6849
 Secretary – Trish Ives 727-744-4102
 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

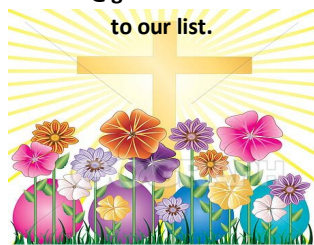
Valley Wood, Ruxton Village, Hunt Ridge and Spring Lake call:

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.



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**

ACTIVITY IDEAS FOR THE CLUBHOUSE

If you have any ideas, or want to teach a class, contact Clubhouse Manager Patrycja at 773.827.6849

Learn MAHJONG BOOK CLUB

WALKING BUDDIES GARDENING

EXERCISE CLASS / YOGA

HOMEMADE GREETING CARDS

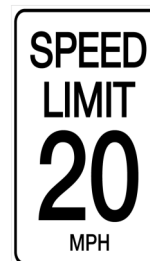
WATERCOLOR CLASS CARD GAMES

CHRISTMAS CRAFTS ETC.,

SEND YOUR SUGGESTIONS!!

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.

MARCH BUNKO WINNERS

Most Wins - Bev Dierking

Most Losses - Jill Bell

Most Bunkos- Marilyn Griffis

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!

Tall Pines Hi Lites

Little Laugh



RUXTON VILLAGE II
BOARD OF DIRECTORS' MEETING
March 3, 2026 7:00 PM
LOCATION: TALL PINES CLUBHOUSE LIBRARY and ZOOM

Call to Order: 7:00 PM

Establish quorum of Board of Directors: Donna Hoey, President, Joe Capasso Vice President (on Zoom), David Smyth Treasurer, Sherri Walker Secretary, Brett Newby

Notice posted on website and property

Brett Newby appointed Chairperson

Collections

Two properties – one set for foreclosure with a hearing in April. The other is a lien to go forward with the process.

Joe Capasso motion to move forward on both properties, Donna Hoey seconded the motion, all in favor.

Roof Estimates

Regions Roofing & Remodeling has the best proposal. Joe Capasso motion to go with Region Roofing as the roofing contractor. Donna Hoey motion to second the approval for Region Roofing & Remodeling, all in favor.

\$40,000.00 per roof replacement grand total. \$196,000 is total budget for roofing projects doing two or three this year.

Three buildings will be re-roofed in 2026, and two buildings will be done in 2027.

Finances are in good shape per the aging report.

Minutes changed of February 23, 2026 – Board of Directors approved.

Currently in the past and present there are seven (7) leaks costing \$9000.00 with more repairs in the future.

Homeowner comments

Meeting Adjourned 8:15

Submitted to The Tall Pines Hi Lites by Rita Merger

**PLEASE!! REGARDING THE LAQUINTA POND:
NO TRESSPASSING. NO FISHING. NO LITTERING.
CHILDREN ARE LITTERING THE POND AREA. ADULTS ARE FISHING THERE.
DO NOT GO BEHIND THE VILLAS BORDERING THE POND.
BE AWARE THE SHERIFF WILL BE CALLED
IF TRESSPASSING AND LITTERING ARE NOTED. TALL PINES HAS AN
AGREEMENT WITH THE NEW PORT RICHEY SHERIFF**



APRIL 2026



Sunday Monday Tuesday Wednesday Thursday Friday Saturday

			1 Recycle 7AM Game Night 5 PM in Game Room	2 Trash Social Club Breakfast Meeting 8 AM	3	4
5 <i>Easter Sunday</i> 	6 Trash	7 Ruxton II HOA Meeting 7pm.	8 Recycle 7AM Ruxton Village HOA MTG 7 PM Game Night 5PM in Game Room	9 Trash	10 BUNKO 6:30 PM RSVP Maureen 727-848-3549 	11
12	13 Trash	14	15 Recycle 7AM Game Night 5 PM in Game Room	16 Trash Tall Pines HOA meeting 7 PM	17	18
19	20 Trash Hunt Ridge HOA meets at 7PM	21 Valley Wood HOA meets at 7PM	22 Recycle 7AM Game Night 5 PM in Game Room	23 Trash	24 <div style="border: 2px solid red; padding: 5px; display: inline-block;"> HI LITES Deadline </div>	25
26	27 Trash	28	29 Recycle 7AM Game Night 5 PM in Game Room	30 Trash		

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