

The Tall Pines Hi Lites

Volume 41, Issue 2 APRIL 2025

Happy
Easter Everyone !



INSTALLING NEW SOD?? Tall Pines needs **2 weeks notice** to order a special irrigation increase for your sod.

Be sure to **fill out a contact form** at tallpinesnpr.com in order for the irrigation to run daily for 2 weeks. If you do not do so in advance it is the resident's responsibility to water until the irrigation runs daily.

GAZEBO NEWS

The gazebo renovation project is completed! Residents may now use the gazebo! See page 8 for details

THE HI LITES

Our long-time Hi Lites printer is moving his business to Homosassa, which will necessitate the newspaper to be shipped to us. The board thanks Jerry Jaskierny for picking up the Hi Lites for so many years.

The paper may not always be delivered on the 1st of the month, so please watch for an email blast from Andrew noting activities during the first week.

Local printers were contacted for estimates, but the prices were not acceptable. For several years, residents have said they read the newspaper on-line and prefer not to receive a paper copy.

The board is looking into this. If you prefer **NOT** to receive the paper delivered to your door, please email valleywoodsue@gmail.com, put Hi Lites in the subject line, and provide your name & house address **ASAP please**.

We would like to hear from you in April & May, PRIOR to the Hi Lites being "on-line only" for the summer.

Reducing the number that we print will be an obvious savings to the HOA, but we also do not want to make things more difficult for the delivery team, by skipping some homes and delivering to others.

Thank you & suggestions to the board are welcome!

DIRECTORY

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Sue Mac Queen
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Note from the Tall Pines Board Of Directors

In your annual meeting packet, one of the pages included was a "Consent to Receive Notices by Electronic Delivery". As of the Annual Meeting date, we had only received 60 responses on these forms out of 317 homes.

Florida legislation permits Associations to send materials via email when the property owner has given written permission. With the recent increase in postage rates, the cost of mailing items, such as the annual meeting packet, continues to rise. It was reported at the annual meeting by our property manager, Andrew, that the last packet mailer cost Tall Pines \$1500 to produce and mail.

As our costs rise for nearly everything, the board is always looking for ways to trim our expenses. If you are agreeable to receiving these documents electronically, please fill out the form and either return to Ameritech by snail mail or by email (andrewg@ameritechmail.com) or you can drop in the dropbox at the front of the clubhouse. You can find a copy of the form on the Tall Pines website under documents.

The form contains language for all 6 associations within Tall Pines, so this covers Tall Pines, Hunt Ridge, Ruxton, Ruxton II, Valley Wood and Spring Lake. You only need to fill the one form out and it covers both associations that you are members of.

Thank you for helping us to be more environmentally friendly as well as cut costs for the Association!

Tall Pines Board Members - February 2025

Dawn Horvath, President	(630) 373.6363
Charlie Kriss, Vice President	(610) 212.2068
Jill Bell, Treasurer	(518) 725.6407
Dave Antkowiak, Secretary	(989) 255.0304
Bob Krobatsch, Director	(727) 267.4604
Patty Burke, Director	(847) 274.4206
Carolyn Mitrius, Director	(630) 886.8124
Jim Davidson, Director	(770) 468-3464
Judith Scott, Director	(507) 779.9804

KUDOS!

A HUGE Thank You to Jill Bell, Tall Pines HOA Treasurer and Valley Wood HOA President, for coordinating the stump removal project for not only Tall Pines but also many homeowners. Jill has worked tirelessly over the past few years on several landscaping projects which have beautified our community! Our community is so fortunate to benefit from her dedication, not only to Tall Pines, but to Valley Wood and the Tall Pines Social Club!



PLEASE OBSERVE 20 MPH SPEED LIMIT

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

BOARD MEETING: FORUM NOTE At the most recent Tall Pines board meeting, a concerned resident stated that he had received a letter from Pasco County stating his home had been designated a SFHA (Special Flood Hazard Area). He is concerned for the property values of the homes in the neighborhood, as homes in an SFHA are required to purchase flood insurance with a mortgage. He has spoken to the commissioners office as well as Rep. Bilirakis's office, as he believes this letter may have been sent in error.

This is not something the HOA has any control over but the board agreed to share a news article with the community which was published in January and discussed how neighbors can work together to dispute flood designations they believe are incorrect. If this is something that concerns you, please contact your representatives and speak with your neighbors and attend a BOCC meeting to voice your concerns."

https://www.chronicleonline.com/opinion/columnists/new-fema-maps-bring-florida-s-flood-risks-to-forefront/article_826e9fbf-8928-5637-8f8a-9132bf85dc02.html

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, and 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!

GUEST & SERVICE VENDOR PARKING

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

VANDALISM AT THE LAQUINTA POND

The Valley Wood Board President Jill Bell has obtained a Homeowner's Association Trespass Agreement from the Pasco County Sheriff's Department as a result of young individuals who have been noted to be throwing trash around and into the pond

Call the non- emergency police at 727-847-8102 if you see this or other concerning activity.

LOCAL IRRIGATION — IT'S STARTING TO LOOK MORE AND MORE GREEN AROUND TALL PINES!!

Our new irrigation vendor, Local Irrigation, is continuing work on a long list of problems in our communities.

Please report any issues via the contact form on the Tall Pines website form: <https://tallpinesnpr.com>
Door hangers will be left to let you know the work was done. If you still experience an issue, please re-report the issue.

Please be courteous to the new company employees on site. They inherited the current conditions and are working hard to get the system back to proper working order.

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Date: Thursday, March 20, 2025

Call To Order: 7:01 PM

Pledge Of Allegiance: Was held.

Roll Call: **In Person** – Dave Antkowiak, Jill Bell, Dawn Horvath, Charlie Kriss, Carolyn Mitrius, Judith Scott, and Ameri-Tech representative Andrew George. **On Zoom** – None. **Absent** – Patty Burke, Jim Davidson, Bob Krobatsch.

Proof Of Notice: In Hi Lites, and posted on signs at Tall Pines entrances.

Secretary's Report: Jill made a motion to waive the reading of the minutes of last month's meeting, 2nd by Charlie, all in favor, motion carried.

Announcements / Accomplishments:

1. Dawn reminded residents to hold questions and comments until the end of the meeting.
2. Spring garage sale is scheduled for March 22, with a rain date of March 23.
3. Parking overnight at the clubhouse overnight requires a pass from any board member.
4. There should be NO parking on any grass/lawns. Dawn said that prior to the meeting, 12 No Parking On Grass signs were ordered, which Slawek will install throughout the community.
5. Residents should report any tree issues via the contact form on the website. Keep in mind Tall Pines only handles trees on common property.
6. All scheduled events, including meetings, must be sent to Clubhouse Manager Patrycja, even if you are just using the library. She manages the clubhouse calendar and ensures there are no conflicts between meetings.
7. Trespass order in place with sheriff, related to problems with youths at LaQuinta pond.
8. If you are doing landscaping you MUST fill out the irrigation form on the website TWO WEEKS ahead of the install, you cannot submit the day you have your plants done and expect irrigation to be turned on. County does allow extended watering but we need time to set that up.
9. Hi Lites printer is moving, but will ship for \$15. Sue got quotes from other printers, but they were all significantly higher so we will stick with the current printer.
10. Reminder about Consent To Receive Electronic Communications forms – Residents are encouraged to complete and return these forms, which will substantially reduce the cost of having our management company needing to send documents through the US Postal Service. Andrew reported that so far, approximately 80 forms have been returned out of the 317 homes in Tall Pines.
11. Ideas regarding upgrading the bar in the clubhouse are tabled until the April meeting.

Treasurer's Report: Jill reported monthly income for February of \$20,404, operating expense of \$9,206, reserve funding of \$5,829, for a net surplus of \$5,369. Year To Date income for the 2024-2025 fiscal year was \$242,026, operating expenses were \$174,588, reserve funding was \$46,632, for a net deficit of \$2,510. Our operating expenses were over by \$5,968, due to street light increase of \$1,870 and legal fees of \$4,097. Our yearly income was \$3,418 over budget, and Jill noted that clubhouse rentals were \$3,740 over budget,

thanks to the wonderful job Patrycja is doing. Our reserve fund balance is \$489,143, which is a \$19,017 deficit to last month's balance of \$508,160. This is due mainly to increase costs of irrigation repairs from storm damage, and we also had less interest income than budgeted for our CDs. Currently there is a CD maturing on 3/23/25 in the amount of \$109,306.58, and we have \$165,038.27 in a money market account for a combined total of \$274,344.85.

Jill made a motion and Dave 2nd to do the following: \$67,000 CD for each of 3 non-callable CDs with Raymond James, the 6 month one at 4.25%, the 12 month one at 4.15%, and the 18 month one at 4.15%. The difference between the combined total and the reinvested amounts is \$73,344.85, which will go into our checking account to cover our operating expenses.

Manager's Report: Andrew reported that financials were mailed on 3/10/25, homeowner concerns were for irrigation and trees mainly. There is also a problem with individual(s) from other communities walking their dogs and not picking up after them. It is difficult to identify who they are, but if/when we do, a letter will be sent to them to address the issue.

Old Business:

1. Baltusrol Flooding Issue – Charlie reported that today (3/20/25) is the extended deadline for Gracewood to respond to our complaint, and they did so at 4:20 PM today. Our attorney hasn't had a chance to go over the response extensively, but overall they are continuing to deny their responsibility and are contending that Tall Pines is at fault in the matter. Charlie and our attorney will discuss next steps, which might include the prospect of asking for a summary judgment from the court, based on Gracewood having no sustainable position. In this case, the judge would make their ruling without a trial, saving time and money. So far, our costs in this issue are \$41,031. Out of this total, approximately \$18,000 is our legal fees, which we may not be able to recoup if/when we win.

2. Gazebo Update – Jill reported that the gazebo was painted this week, so all of the planned work is completed. She expressed a thank you to all of the people that helped out with the repairs and painting, including Slawek, Dave Antkowiak, Kathy and Bruce Ganfield, Carolyn and Dennis Mitrius, Terry and Jill Bell, Bob Krobatsch, and Jim Davidson. The total cost for this project was \$972, which is only a small percentage of the \$8,500 estimate from a vendor, that didn't even include the cost of paint and labor to paint

3. Irrigation Update – Jill reported that Local Irrigation sent us a map of every zone and controller, which is a handy tool. Dawn asked Andrew to put it on the website, which he will do. It will need updating from time to time, but is good information for homeowners overall. It will also be referenced in Hi Lites. It was noted that overall the community is satisfied with the performance of Local Irrigation.

4. Landscaping Update – Jill reported that 3 estimates have been obtained for work on trees, stumps, bushes, etc. Green Thumb came in the lowest for this work, at \$2,960. She made a motion to go with them for this work, 2nd by Charlie, all in favor, motion carried. Quotes for homeowners to have stumps removed have also been obtained, and Jill will notify them regarding that.

Jill also reported that the Baltusrol circle work is completed, and a bench will be placed there. Work is planned for the front entrance to Tall Pines, but is still in the planning stage. Bayhill is being worked on, and will be complete when a few trees are planted. There is one more circle along Baltusrol that needs to be worked on, and will be addressed in the future.

5. Status Of Clubhouse Shed Floor Damaged By Vendor – Andrew reported that he hasn't had a chance to meet with the vendor yet, but will do so when he can arrange it.

6. Status Of Homeowner Tree Left On Common Property – Andrew reported that the tree has been removed.

7. Clubhouse Air Conditioner Maintenance – Andrew reported that he is waiting for the vendor to give a date when they can come to do it. Regarding the need to determine the age of all the units and budget for replacements, Andrew indicated that this may have been done a couple years back. He will check to verify that

8. Fire Suppression – Charlie will check into some self install ways of improving our ability to be alerted if a fire were to occur in the clubhouse. Recent efforts to do this were unsuccessful due to vendor licensing and/or cost concerns.

9. Clubhouse Roof Repair Status – Andrew reported that this work has been completed.

New Business

1. Clubhouse Rental – Board discussion did not result in strong feelings to raise rental rates. However, a recent renter made a mess and didn't clean up, resulting in them forfeiting their \$200 deposit. Jill, her husband Terry and our cleaning person all worked to clean up the mess, since there was a back to back rental planned. This is much appreciated, but should not have been necessary. Judith made a motion to raise the deposit, just on parties, to \$500 immediately, 2nd by Jill, all in favor, motion carried.

2. Pothole On Rockville Ct. – Slawek was going to look at it, but wasn't at the meeting for the board to ask him about it. Andrew said that he has 2 more potholes that were reported, and he will contact Slawek about all 3 of them.

Social Club Update:

Jill reported that the St. Patrick's Day party went very well. There are no other parties planned for the summer. A trip was planned to go to the racetrack, but that was canceled. At this point social club breakfasts are planned for April and May, but not for the summer months.

Walk-On Topics From Board Members: None

Resident Comments Or Concerns:

On Zoom –

We were unable to fix audio problem, so Dennis was unable to express his comment or concern.

In Person –

1. Carl Casella said there are markers for irrigation to do work near his home, but it has been a while and nothing is being done. Dawn asked his address and will follow up with irrigation.

Carl also thanked the board for all the work we're doing for Tall Pines, and suggested we don't continue renting to the party that recently made the mess.

2. Bruce Ganfield asked if the projected road work on DeCubellis would resolve the Baltusrol drain problem, and it appears unlikely that it would.

3. Dominic Suppa brought up the same issue that he brought up at a previous meeting. He still hasn't been able to find out why his home is considered to be in a flood zone, and no one else in the Tall Pines community has received the same documents or designation. The designation apparently is Special Flood Hazard Area (SFHA). Dawn suggested he go to Pasco County Board of Commissioners to see if he can get answers and/or resolve the issue through them.

4. Another resident asked about the amounts we have invested in CDs versus the amount in operating account, wanting to make sure we are maximizing our interest rate returns.

Next Meeting Date: April 17, 2025

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

Adjournment Time: 8:06 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary

St Patrick's Day Party 2025

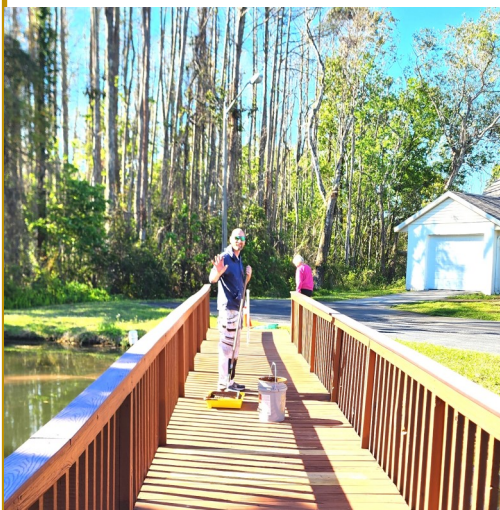


The Gazebo Project Is Finished!

Jill Bell reported at the March Tall Pines HOA meeting that the gazebo was painted this week, so all of the planned work is completed. The gazebo is open to the Tall Pines community!

The board wants to thank and recognize all of the people that helped out with the repairs and painting, including Slawek, Dave Antkowiak, Kathy and Bruce Ganfield, Carolyn and Dennis Mitrius, Terry and Jill Bell, Bob Krobatsch, and Jim Davidson.

The total cost for this project was \$972, which is only a small percentage of the \$8,500 estimate from a vendor, that didn't even include the cost of paint and labor to paint! What a huge savings for the HOA community.



**GREAT JOB &
THANK YOU!!**



OBITUARY

Paul Mantos, passed away peacefully on February 16th in Michigan.

He was disabled and lived here with his brother Mike Mantos, who cared for him each winter. They lived together at 10707 Millriver Drive in Ruxton Village.

The photo and text to the left was supplied by Paula Morin who was friendly with Paul. The text is "all Paul."

Sincere sympathies go out to family and friends Mike and Paul Mantos, May He rest in Peace.

Employee Spotlight

Name: Paul M.



Let us honor this unique special needs young man, his journey, and that smile he offered to everyone.

Please share 1 hope or dream: *I want to be a good worker and friend at Pantheon.*

Favorite Color: *Blue.*

Favorite Movie/Show: *"The Wizard of Oz, Wheel of Fortune, Godzilla, King Kong," Superhero Movies and Wrestling.*

What are my strengths? *I am a good helper. I am very social with a good sense of humor. In sports, I am good at bowling and bocce ball. I like to sing and dance.*

What are my challenges? *Learning new job tasks or job skills can be difficult for me.*

To be successful at work, I need: *Sometimes I need additional help from staff.*

Name one peer mentor here at Pantheon: *Kristen Rathkamp.*

One way I self-advocate for myself is: *staying focused on my task.*

Name 2 community resources you use: *YMCA Special Programs, ARCH Camp Pow Wow and local car shows.*

Have you ever worked out in the community? If so, tell us about it.

I worked at Goodwill Industries in Milwaukee for many years, the Pantheon Greenhouse and OM.

Date: May 2023

HUNT RIDGE HOA 2025 BOARD OF DIRECTORS

President – Nick Vavoulis

Vice President – Anne McQuade

Treasurer – Susan Gavin

Secretary – Trish Ives

Directors: Bob Krobatsch

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

Director Maureen Johnson

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

TALL PINES COMMUNITY FLEA MARKET

COMING SOON

CALL PATRYCJA AT 773-827-6849
TO RESERVE A TABLE AND FOR
MORE DETAILS

TALL PINES BINGO NIGHT

Games | Prize | Party

DATE AND TIME
COMING SOON

*Join us for an evening of fun,
excitement, and fantastic prizes at
our Bingo Night!*

CALL PATRYCJA AT
773-827-6849 TO SIGN UP!!!



Valley Wood HOA Meeting

March 18, 2025, 7:00PM

Location: Tall Pines Clubhouse

1. Call to order at 7:00 by Jill Bell
2. Roll call: Jill, x Cathy, x Dennis, x Diane, x Betty, x Rico Parklane x All in attendance
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 wave 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 \$22,567; Expenses \$23,598; Net deficit of \$1,032
- Income and expenses are as expected
- YTD Income \$227,092; Expenses \$237,205; Net deficit of \$10,113
- Operating Account \$12,065; Account Receivables \$787
- Reserves: Roof \$221,891; Paint \$66,336; General \$162,201; Total Reserve \$450,428
- Total Operating & Reserve Funds \$462,493

Bonus Treasurer's Discussion:

1. February 28, 2025 was our fiscal year end. It ended with a \$10,000 deficit that was expected due to the finishing of the carport work and already planned to be covered by the Operating Account. Otherwise the only other expenses that varied from budget were for the document amendments lawyer fees and the Federal tax liability for the CD interest of \$11,000.
2. The 2024 CD interest was \$11,000. This equates to roughly \$10 per owner per month if they were contributing via the HOA fee.
3. For 2025, we rolled over the CD for another 5 months at 3.95%, or roughly \$4,000.
4. While reviewing our Truist accounts with a bank associate, it was noticed that our Reserve bank account was due for an interest rate adjustment, being that it is a Money Market account. Beginning in March, our rate is 3.05%. This equates to roughly \$460 of interest a month or roughly \$5 per owner per month if they were contributing via the HOA fee.

Committees:

ARC: Nothing

Maintenance: Need volunteers.

Fines: Nothing

Welcome: Minh Nguyen 7620 Muttontown, Cathy Rouse 10616 Millriver

Old Business

1. CD Rollover

New Business

1. Under Pressure did Gutter and siding cleaning (where needed) March 12 & 13. The cost was \$2,735.00.
2. Violation Notices went out to homeowners. Please notify Parklane when your violation is resolved
3. As a reminder, if you purchase a villa you are not able to rent or have a tenant without owner occupancy for 2 years
4. Obtaining roof replacement quotes as well as inspection estimates for our future roof needs.
5. If you are interested in obtaining a quote to paint your bronze lanai, please contact Diane Zenchuk she is the lead on this. Once people indicate they are interested, bids will be obtained.

Open Forum:

1. Dennis and Jill will be meeting with Allied Aluminum. It was brought to our attention that the carport gutter clips were to be 24" apart were not installed properly and/or not there. We are past the warranty but since this was not done as the contract stated we feel they need to honor the job they did and correct their mistake. More information on this to come after their meeting.
2. Email blast that Dennis sent out was a success. We received 71 responses out of 97, 73%.
3. A concern was brought up about the Money Market account as the market at this time is not going well and Dennis stated our original investment would not change, interest only could be effective
4. Diane is still working on getting quotes for the painting of the lanais and will send out an email blast in case anyone is interested.
5. A resident asked Parklane what the process is for violations. A notice is sent to the homeowner, if no response or violation is not taken care of in the time frame specified, it is then discussed by the board and then sent to the fining committee. At that point the homeowner can meet with the fining committee to resolve the issue. A fine will be recommended and added to the homeowners dues if the situation is not taken care of.

Next Meeting: April 15, 2025 at Tall Pines Clubhouse

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

Adjournment time 7:50PM

HUNT RIDGE HOMEOWNERS' ASSOCIATION BOARD MEETING MINUTES March 10, 2025

Call to Order

The board meeting was called to order at 7:00 pm by Anne McQuade – Vice President. Board members present: Susan Gavin, Trish Ives, Staffan Linnerstan - a quorum was established. Also present Andrew George, LCAM, Ameri-Tech Property Manager. Absent were Nick Vavoulis, Bob Krobatsch, and Patrycja Zajac.

The Meeting notice was posted at the Tall Pines Clubhouse, on the TP website 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 Staffan; motion carried.

Treasurer's Report

Financials were not available due to the early meeting date this month. A YTD report will be given in time for April's meeting.

Old Business

A proposed amendment requiring all potential renters to submit to background checks by the HOA/Property Manager is on hold until Fall.

New Business

- Anne asked Andrew about several items on the Homeowner Violations list, and why those items were not referred to the new HOA Fining Committee. Andrew to research and reply.
- There was a discussion around a specific homeowner's request to waive late payment fees for delinquent HOA fees. The board agreed the fees should not be waived.
- Andrew stated all HOA board members have provided ID to him, but there are several that must complete their certification courses. Once completed, the certs will be listed on the HOA website.

Next Meeting Date

The next meeting is scheduled for Monday, April 21, 2024, at 7 PM, Tall Pines Clubhouse.

Adjournment

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

Submitted by
Trish Ives, Secretary

Ruxton Village II Homeowners Association
Board of Directors Meeting March 4, 2025, 7 PM
Tall Pines Clubhouse

Call to Order by Donna Hoey (President) at 7.03pm

Proof of Notice Signs posted in Community on 3/1/24

Roll Call, Donna Hoey, Charles Kriss (zoom), Sherrie Walker, Joe Capasso (zoom) and David Smyth

Motion to waive the reading of the last meeting minutes and approve them made by David Smyth and 2nd by Sherrie walker, unanimous approval.

Financial Report, in the operating account there is \$19,620.83 and \$185,493.71 in the reserves.

Old Business

Controla-pest owner has retired, passed running of company to the head supervisor who is updating the company, new name will be TopBugMan. Letter was sent back in November to clients, Andrew will report back that not received. Haskills remains as termite control.

South State changeover is complete, we have 1 account with the attorney and 1 slightly behind with monthly fees.

Towing company spoken to about parking on the street overnight. Letter was sent to the owner on Upton.

Street potholes need attending to, will speak with the Tall Pines BoD. Upton Ct and by the Mailboxes.

New Business

Debris from the trees needs to be addressed by Landscaper. Shrub trimming is not being done regularly, and we need to check the drip lines throughout the community.

Greenthumb did cut back the bushes down the side of Tolar and Roland, speaking with Eric on the \$500 charge. Trees should be up at 8-10 ft for clearance.

Tall Pines BoD now making list of trees to be trimmed or removed before Hurricane season. Common area only, homeowner trees are their responsibility.

Also, if not wanting bushes/flowers trimmed then red flags, tape or some signage should be left in plain view.

Local irrigation are now up to date with the repairs, should be more on top of issues with the sprinklers and heads.

A motion was made to move monies from South State Reserves to the Raymond James Enhanced Savings account if the balance is over \$30,000 in tranches of a minimum of \$10,000 by Charles Kriss, 2nd by Joe Capasso, unanimously approved.

The Architectural committee was discussed as Beverley retired from the Board of Directors. Beverley is happy to remain on the ARC and Sherrie Walker will also join her and Dona Hoey.

Open Forum:**Next Meeting:**

To be determined, **April meeting will not be held.**

Adjournment motioned by David Smyth and 2nd by Sherrie Walker, unanimous approval, meeting adjourned at 7.45p.m.

Submitted by Sherrie Walker, Secretary

ANNUAL MEETING | MINUTES Ruxton Village Homeowners Assn

February 12, 2025 | Board of Directors Tall Pines Clubhouse |
10930 Tall Pines Blvd, New Port Richey, FL 34654

Call to Order: Dawn Horvath, President at 6:50PM

Board Members Present: Dawn; William Martin, Vice President and Treasurer by proxy via Zoom; Dana Ringewald, Secretary and by proxy; Maureen Johnson, Director and ARC.

Members Present: Paula Morin, June

Proof of Notice: Sign posted at Tall Pines entrance. Notice on calendar in Hi Lites newsletter on Tall Pines website. Parklane mailed Notice with Annual Budget to Members.

Certification of Proxies: Secretary certified four proxies. A quorum was established.

Minutes: June waived reading of minutes for Feb 4, 2024 Annual Meeting. Paula seconded. All agreed.

Election: Directors serve for three year terms. No vote was necessary as there were two nominations, Dana and Bill, whose terms expire 2025. They were elected unopposed. Dawn and Maureen are serving three year terms which expire in 2026.

Organizational appointments: All agreed to serve in their current offices. Dawn as President: Billy as Vice-President and Treasurer, Dana as Secretary and Maureen as Director and head of Architecture Review Committee.

Treasurer Report:

Bill reported, as of Jan 1, 2025: Profit on CD's approximately \$8,600 gain!

\$ 5,785 operating account (Truist)

\$ 49,079 reserve account (Truist)

\$ 1 Raymond James reserve funds

\$ 31,000 CD due May 25 @5.3%

\$ 32,000 CD due July @4.5%

\$ 32,000. CD due Oct @3.9%

\$ 33,000. CD due Dec @4.55%

\$ 600 MMA for CD's

\$183,465 Total Assets

Allocation of Reserves:

\$148,380. Roofs

\$ 29,300. Painting

\$177,680. Reserves

NEW BUSINESS:

MONTHLY HOA PAYMENT: As of March 1, the monthly contribution to Tall Pines Community Association will be increased by \$4.00 per Member. Landscaping will also increase. As a result, the Ruxton Village monthly payment will increase from \$205.00 to \$230.00. Maureen moved and Dana seconded to approve the monthly increase. All agreed.

ROOFING:

Ruxton II is coincidentally also preparing to re-roof buildings starting in 2026. Dawn will coordinate with Andrew, LCAM for Ruxton II, to obtain bids. Combining their 12 buildings with our 6 buildings may result in more competitive bids. Board will discuss roofing estimates at next meeting.

PAINTING:

When painting of buildings was last done in 2016, cost was \$20,400 for the entire project.

The Board will discuss future painting at the next meeting as some buildings are starting to look worn and faded. Ruxton II has recently completed painting and costs may be available for comparable estimates.

Some fascia and soffits currently appear worn which is owners' responsibility.

Next Meeting: Wednesday, May 14, 2025, 7PM

Adjournment:

Maureen moved to adjourn at 8PM and seconded. All in favor.

Respectfully submitted, Dana Ringewald, 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 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>.

ON STREET PARKING REMINDER TO ALL COMMUNITIES

Please note that on street parking is permitted from 6AM TO 12 MIDNIGHT,

OVERNIGHT PARKING ON ALL TALL PINES STREETS IS NOT PERMITTED. Obtain a pass from any Tall Pines Board member to park in the Clubhouse lot overnight.

Be sure you, your guests or vendors do not park on the grass.

Parking on the grass may result in towing. Our community documents state that parking is only allowed on paved surfaces. There are many sprinkler heads located at the grass/street junction. The weight of a car parking on the grass will likely break irrigation lines below ground.

Owners would be responsible for repair of damage to the irrigation system. The board has contracted with Blue Diamond towing company who patrol the neighborhood on a random schedule, and have permission to tow any vehicle not in compliance with the parking policy, including parking on the grass.

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://wasteconnections.com) for more information on what recyclable items are accepted.

TRASH & RECYCLE SCHEDULE

HOLIDAY SCHEDULE

Presidents Day
Office Open
Normal collection schedule

MLK Day
Office Open
Normal collection schedule

Juneteenth
Office Open
Normal collection schedule

Memorial Day
Office Closed
Normal Collection Schedule

Independence Day
Office Closed
Normal Collection Schedule

Labor Day
Office Closed
Normal collection schedule

Veterans Day
Office Open
Normal collection schedule

Thanksgiving Day
Office Closed
Collection delayed until next service day

Day After Thanksgiving
Office Open
Normal Collection Schedule

Christmas Eve Office Open
Normal collection schedule

Christmas Day
Office Closed
Collection delayed until next service day

New Years Day
Office Closed
Collection delayed until next service day

****Please Cut Out and Keep**

THOUGHTS & PRAYERS go out to

Krystyna Johnson
Dana Ringwalde
Bob and Peggy Krobatsch
Lynda Leonard
Jean Kordewick

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

The most common complaint about some, is letting their dog up onto a neighbor's property. Please keep your dog leashed at the edge of the grass/road junction.




BINGO
N.P.R. ELKS LODGE

STARTING FEBRUARY 9TH
SUNDAYS

Doors Open 11:00 - Bingo at 1pm
Non-Smoking.

Dual Dab, Lucky Ball, Stamps
Triangles & Jackpot Coverall

7201 Congress St., NPR

727-849-5192

**Donations from this event
are made to charity.**

GTU, LLC DBA Licensed & Insured

Green Thumb Unlimited

Professional Landscape Services

Eric Kopp

727-457-3460

eric@greenthumbunlimited.com

greenthumbunlimited.com

4/1/25



SHRUB OR HEDGE TRIMMING

Trimming of certain shrubs and hedges is done every month.

Since all sub-associations have not contracted with the same vendor, the universal sign to let a company know that you do not want a trimming done, is to tie a red ribbon on it, cover it with a towel, or put up a "Do Not Trim" sign.

THE HI LITES ARE ALWAYS AVAILABLE TO YOU!

For those of you who travel between your northern home and your Tall Pines home. When you are not here to retrieve your paper copy of the Hi Lites, you can always find a copy on our website at <https://tallpinesnpr.com/newsletter.php> We also keep archives, and right now there are approximately six years' worth of historical Hi Lites stored on the site. Tall Pines wishes to send a thank you to Hi Lites editor, Sue MacQueen, for all of her time and effort in making these newsletters available and to our delivery team out in the community.

P.S. RENTERS may be placed on the Tall Pines website and receive all emails sent to the community.

Just send your name, home address & email address to Andrew, at Ameri-Tech. See cover page, bottom right.

CONGRATULATIONS & WELCOME to NEW TALL PINES HOMEOWNERS!

Minh Nguyen of
7620 Muttontown Lane in Valley Wood

Cathy Rouse of
10616 Millriver Dr in Valley Wood

and

Jacquelyn Besio of
10736 Fiddlesticks Ct in Ruxton Village

We wish you every happiness in your new home!!

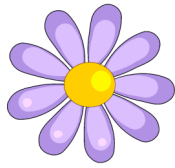
HOAs: Send info of new owners to valleywoodsue@gmail.com.



SEE THE ALL COLOR
HI LITES AT

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

Click Community
Newsletter on top



APRIL

2025



Sunday

Monday



Tuesday

Wednesday

Thursday

Friday

Saturday

Next Ruxton Village Meeting in May No Ruxton II Meeting until further notice		1	2	3 Social Club Breakfast Meeting 8 am	4	5
6	7 Trash	8	9 Recycle	10 Trash	11 BUNKO 6:30 pm RSVP Maureen 727-848-3549 	12
13	14 Trash	15 Valley Wood HOA meets at 7pm	16 Recycle	17 Trash Tall Pines HOA MEETING at 7 pm	18	19
20 Easter Sunday 	21 Trash Hunt Ridge HOA MEETING at 7 pm	22	23 Recycle	24 Trash	25 <u>HI LITES</u> <u>DEAD LINE</u>	26
27	28 Trash	29	30 Recycle			