

The Tall Pines Hi Lites

Volume 40, Issue 5 Online Only - July 2024

This is the second of three issues – June, July and August, that will be online only. Weather permitting, the Hi Lites will be printed and delivered to you starting in September.

IMPORTANT NOTICE RE: TOWING FEES

THE COST OF YOUR VEHICLE BEING TOWED WILL NOW BE MUCH HIGHER

On July 1st, new Florida House Bill 179 went into effect. Towing companies can now charge a \$250 Lien Fee and a \$250 Lien Release Fee in addition to their Basic \$150 Towing Fee. After having your vehicle for six hours, a Storage Fee may also be charged.

Please see Page 2 & 3 to review the Tall Pines Parking Policy. Not being in compliance with these parking rules will be costly.

To review the bill: [House Bill 179 \(2024\) - The Florida Senate \(flsenate.gov\)](https://www.flsenate.gov/bills/2024/house/179)



Independence Day Celebration!

July 4th, 1 pm at the Clubhouse TICKETS ARE REQUIRED.

Enjoy hamburgers, hot dogs, salads, and beverages. Celebrate with the community! The cost is \$8 per person. For your ticket, please contact either:

Bob Krobatsch (727)267-4604

Laddie Buresh (402)440-6842



Jerry Jaskierny (727)807-3513

Water Restriction Continues

Florida's regional water conservation agency, SWFWMD, voted in late May to extend the one-day-per-week watering restrictions until September 1st. The water shortage order was put in place in November of 2023. Previous to this, the board voted to extend it in February.

The restriction is to limit irrigation watering of lawns to once per week. You may hand water your grass, and washing your car is permitted.

Please Watch for Children

The Tall Pines Board asks that you be extra cautious at this time of year when backing out of your driveway, or if you have vendor or delivery trucks in your neighborhood.

Children are out of school for the summer, and may be playing in the roads, using scooters or riding bicycles. Children may not see vehicles, and we want to prevent any injuries.

BUNKO IS ONE WEEK LATER THIS MONTH.....JULY 19TH AT 6:30 PM

DIRECTORY

Activities pg 1

Advertisers pg 11

Calendar pg 12

Clubhouse pg 10

Committees -

Sunshine pg 10

Welcome pg 10

Communities -

Hunt Ridge pg x

Ruxton Village pg x

Ruxton II pg x

Spring Lake pg x

Valley Wood pg x

Editor

Sue Mac Queen
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New Owners pg X

Obituaries pg x

Prayer List pg 10

Social Club pg x

Tall Pines -

Minutes pg 6-8

Notices pg 1-5

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Tall Pines Community Association**Parking Rules and Enforcement**

Original Effective Date: 05/15/2023

Date Reviewed: 04/20/2023

Revision Date: 04/20/2023

Purpose and Scope of Document

The purpose of this document is to outline the new parking rules and enforcement for the Tall Pines at River Ridge community which have been agreed upon by the TPCA Board of Directors and are being formalized with this document.

The rules outlined in this document shall apply to all Tall Pines owners, residents and their guests. These rules are necessary to reduce the incidence of parking violations and nuisance to fellow residents. The former policy of providing written warnings has been rescinded and is no longer in effect. Violators of the below rules are subject to having their vehicle(s) towed at their own expense.

Clubhouse Parking

1. The Tall Pines Club House parking lot is not intended for long-term parking.
2. Residents or guests may park their vehicles in the clubhouse parking lot during the daytime hours with no permit required.
3. Parking under the portico (covered entrance) is strictly prohibited except for drop-off and pickup.
4. For overnight parking, a permit must be obtained from any Tall Pines Board Member which will allow temporary parking for a period of up to one (1) week.
5. Permission for an extension, for guests only, must be approved by a Tall Pines Board Member. An extension cannot exceed 30 days.
6. Boat trailers, Campers, Travel Trailers, Motorhomes and Recreational Vehicles may park at the Tall Pines Clubhouse for a limit of seven (7) days with a permit obtained from any Tall Pines Board Member. These should be parked away from the building on the east side of the lot when possible.
7. The Clubhouse address is 10930 Tall Pines Boulevard. TPCA is not permitted to park in the Golf Course Clubhouse parking lot at 11022 Tee Time Circle.

Street Parking

1. Daytime street parking is permitted; however, if the vehicle is causing a hazard/blockage, including blocking vehicle passage on the street, any driveway, mailbox, hydrant or view of stop signs, it will immediately be towed at the owner's expense. Daytime hours are considered 6AM-12AM.
2. Residents/Owners are expected to notify their guests and vendors of these policies and ensure those visitors do not create any blockage
3. There will be NO overnight on-street parking allowed at any time. Overnight hours are considered 12AM-6AM. Violators will be towed, at the owner's expense immediately upon observation of a violation.

Miscellaneous Vehicle Rules

1. No vehicle shall be parked within properties except on a paved parking surface, driveway, or within a garage. NO PARKING ON THE GRASS.
 2. No trucks or vehicles used for commercial purposes, other than those temporarily present on business, nor any trailers, may be parked within the properties.
 3. No business signs may be displayed on vehicles. Those vehicles with business signs must either be covered with a magnet or be stored in a garage. They are not permitted in driveways.
 4. Boats, boat trailers, campers, travel trailers, motorhomes, recreation vehicles, and inoperable vehicles are prohibited from being parked on any lot, unit, or parcel unless kept inside a garage and concealed from public view.
- * Note: See Clubhouse Parking accommodations on page one for limited Clubhouse Parking accommodations for all of the above except inoperable vehicles.
5. No vehicle mechanical repairs or like activity shall be conducted on any lot other than within a garage and concealed from public view.

ADDITIONAL PARKING INFORMATION

ON STREET PARKING REMINDER TO ALL COMMUNITIES Please note that while street parking is now being permitted from 6AM TO 12 MIDNIGHT, OVERNIGHT PARKING ON ALL TALL PINES STREETS IS NOT PERMITTED.

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

Parking on the grass will 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. The official parking policy can be found on the website, and has been published in the Hi Lites several times.

If residents or guests fail to follow the parking policy, they are subject to towing and the charge for a tow could rise \$650, with additional charges accruing according to the new Florida House Bill 179 noted on page 1.

Thank you for your cooperation.



**DeCubellis Road Phase II and III Widening and Intersection Improvements
From Little Road to Town Center Road | Pasco County**

Community/Stakeholders Meeting
March 14, 2024
5:30 pm to 7:30 pm
Pasco-Hernando State College, 10230 Ridge Road, New Port Richey

On March 14, 2024 a Community/Stakeholders meeting was held at the Pasco-Hernando State College located at 10230 Ridge Road, New Port Richey. The meeting was scheduled from 5:30 pm until 7:30 pm.

1,208 invitation letters were mailed to property owners on March 1, 2024. Notices were posted in the Tampa Bay Times and Suncoast News newspapers on March 6, 2024.

There were 137 citizens who signed in at the in-person open house meeting.

There were 60 comment forms submitted during the meeting. Almost half of the written comments mentioned noise concerns and consideration for a sound wall or protective wall for the properties closest to the proposed improvements. There were several comments about drainage issues near Red Oak Loop east and DeCubellis Road and near the homes that back up to DeCubellis Road on Pineneedles Drive. Other comments expressed the desire for a traffic signal at Highcrest Lane and DeCubellis Road.

The staff at the meeting addressed numerous other questions from the citizens related to the project. Additional comments were emailed and/or mailed to the Pasco County Project Manager. The comment form included selections the citizens could choose for the type of intersection type that the citizens would prefer at three intersections. Not every comment form returned indicated a preference. Below is a tabulation of the results.

DeCubellis Road at Tanglewood Drive		DeCubellis Road at Starkey Boulevard			DeCubellis Road at Red Oak Loop West		
Traditional Traffic Signal	Roundabout	Roundabout with access to Red Oak Loop East	Roundabout without access to Red Oak Loop East	Traditional Traffic Signal	Left in plus Right-In/Right Out plus U-turn	Right In/Right Out Only	Left in plus Right-In/Right Out
39	24	27	1	37	17	7	16

The County will conduct a noise abatement study within the project limits and will have a follow up meeting with the affected communities.

Transportation Engineering Department

727.834.3714 | 5418 Sunset Road | New Port Richey, FL 34652

NEW!! PICKUP INFORMATION: IF YOUR TRASH OR RECYCLE PICKUP IS SCHEDULED ON A HOLIDAY, THE PICKUP WILL BE DELAYED 1 DAY SEE BELOW

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

RECYCLE COLLECTION on Wednesdays Glass, shredded paper, styrofoam, and items that may tangle are **not** allowed. Plastic **Codes # 1, 2, 3, 5 and 7 are taken.** Nothing can be in plastic bags. All items must be loose and clean in your pick up container. A blue plastic trash can is preferred but you can use your regular trash can. Do not mix trash with recycle items.

See [Pasco West FL | Dumpster Rentals & Garbage Pickup \(wasteconnections.com\)](http://Pasco West FL | Dumpster Rentals & Garbage Pickup (wasteconnections.com)) for more information on what recyclable items are accepted.

RESIDENTS ARE ADVISED TO PUT RECYCLE ITEMS OUT ON TUESDAY EVENING Due to a schedule change the recycle collection truck may arrive before or at 7am Wednesday mornings from now on. Don't miss the truck!!

TRASH & RECYCLE SCHEDULE

Holiday schedule

Presidents Day

Office Open

Normal collection schedule

MLK Day

Office Open

Normal collection schedule

Independence Day

Office Closed

Collection delayed 1 day

Day After New Years

Office Open

Normal collection schedule

Thanksgiving Day

Office Closed

Collection delayed 1 day

Christmas Eve

Office Open

Normal collection schedule

Labor Day

Office Closed

Collection delayed 1 day

Juneteenth

Office Open

Normal collection schedule

Veterans Day

Office Open

Normal collection schedule

Day After Thanksgiving

Office Open

Collection delayed 1 day.

Memorial Day

Office Closed

Collection delayed 1 day

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Date: June 20, 2024

Call To Order: 7:00 PM

Pledge Of Allegiance: Was held

Roll Call: On Zoom – Dave Antkowiak, Jill Bell. In Person – Lonnie Buresh, Patty Burke, Jim Davidson, Charlie Kriss, Bob Krobatsch, Carolyn Mitrius. Also in attendance was Ameri-Tech representative Andrew George. Board President Dawn Horvath was absent, and in her absence, Charlie Kriss chaired the meeting.

Proof Of Notice: On Tall Pines website, on signs posted at Tall Pines entrances, on email, in Hi Lites, and on bulletin board in clubhouse.

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

Treasurer's Report: Lonnie reported that for the month of May, we had income of \$19,744, which was a \$140 deficit versus budget. Our operating expenses were \$12,457, for a surplus of \$1,598 versus budget. There was a monthly net surplus of \$1,459.

Year to date, we have a net surplus of \$11,652. Our total reserve funds are \$450,344.

Lonnie commented that building maintenance costs were high for the month, mostly due to replacement of the water heater in the clubhouse. Part of the monthly surplus was because Rain Right didn't submit all of their monthly bills until after the treasurer's report was prepared.

Lonnie also said that one of our CDs will be maturing on 6/28/24, and he will work with Raymond James on reinvesting those funds in a new one year CD.

Property Manager's Report: Andrew reported that financials were mailed out June 5th, inspections were made on Tuesdays, homeowner concerns were for irrigation, lawns, and trees. A list of needed tree work is being compiled, which includes trimming and removal of some dead trees as well.

Accomplishments / Announcements:

1. Homeowners were asked to hold their comments and questions until the end of the meeting.
2. Charlie reminded everyone that our irrigation company only comes out 2 times per month. Therefore, homeowners who have special needs or concerns for irrigation need to convey them as soon as they are aware of them, in order to address them on a timely basis.

Carolyn monitors the contacts that are submitted through the contact forms on the Tall Pines website and notifies the irrigation company of the issue.

Also of note, Bob submitted a request for a waiver to allow us to increase the frequency of our irrigation schedule, but hasn't received a decision on that yet.

3. Bob reported that for a monthly fee of \$60, people can purchase access to the pool on the weekends, but many details are not clear yet. Concerns expressed were that the fee seems somewhat high, especially since access times are limited as well.

4. The clubhouse was found with the side door unlocked after someone left, so homeowners were reminded to lock all doors when leaving.

Old Business:

1. Property Insurance Updates – Charlie has been researching this important issue, and the current proposal that he is recommending is through ICAT, which is a highly reputable, well funded, and highly rated company. Consideration of whether to select 5% or 10% deductible on wind/hurricane loss to the clubhouse was discussed, which amounts to risk of \$60,000 (5%) versus \$120,000 (10%).

The 10% deductible would amount to a premium reduction of around \$5,000 in the first year. However, in light of the large risk of taking on a deductible of 10%, Lonnie made a motion to go with the 5% wind/hurricane deductible level, 2nd by Bob, all in favor, motion carried.

The deductible for non wind/hurricane losses that the board agreed upon is \$5,000. To approve the new policy with the deductibles agreed upon and other coverage changes needed, Patty made a motion to go ahead

with the policy through Marsh McLennan Agency, 2nd by Dave, all in favor, motion carried.

2. Trash Pump – Slawek cannot monitor flooding/need to pump 24/7, and it is also important that the pump doesn't run when no water is there to pump so that the pump isn't damaged. Additional consideration is needed to address this issue, as well as constructing a housing and base for the pump.

3. Fountain In Gazebo Pond – The algae is bad, and the fountain pump was struggling and was turned off as a result. The company that treats the ponds will be contacted to increase the algae treatment that they do, and to clean the pump.

4. Gazebo Boards And Rails – We are still awaiting getting enough bids.

5. Watering Variance Request Status – This was discussed earlier in the meeting, and Bob also indicated that the person he talked to led him to believe that it looked pretty good, but we don't have a time frame for a decision on that.

6. Washout Behind Clubhouse – We had expensive bids to resolve this, but Jim resolved the problem for a cost of the stone being \$69. The board expressed appreciation to Jim for doing this.

7. HOA Meeting Rental Contract – Jill created a contract for these types of rentals for HOAs to utilize on the Tall Pines website. Charlie attempted to run the wording by legal to ensure we were covered, but no response yet.

8. Water Heater Inspection – Jill indicated that to her knowledge it was not completed, and may not even be necessary because the replacement was not different from the previous tank.

9. Additional Washout Concerns Behind Clubhouse – Patty indicated that washout behind the area of the women's restroom is also a concern, and Jim agreed to look at that area also.

New Business:

1. Our attorney has not been responsive recently, but in light of this only being a one time issue, we won't pursue a new attorney at this time.

2. House Bill 1203 – This bill goes into effect on 7/1/24. There are some big changes which affect us, and Andrew indicated that there are a lot of updates, challenges, etc. related to this bill. Four hours of continuing education yearly required by board members appears to be one change that is likely to stick, and we will get clarification on other changes when interpretations and challenges are completed. Andrew will keep us updated.

Walk On Topics From Board Members:

1. Jill asked if the trash pump has an automatic on/off switch if there is no water to pump, but apparently it doesn't have that feature.

2. Lonnie said a solicitor came to their house earlier in the day, and they were told no solicitations are allowed in our community. He reminded the board and homeowners to turn them away, and Andrew indicated that the previous president worked out a signed agreement with the Sheriff's Department whereby people can call their non-emergency number to have them come and escort solicitors out of the community if necessary. Charlie suggested we put that information in Hi Lites.

Social Club Update: Bob reminded everyone that the 4th of July party is on, but contrary to the note in the Hi Lites which indicated people could pay the \$8 at the door, he clarified that he, Jerry and Laddie are selling tickets. They need to know how many are attending, so that the right amount of food can be purchased.

Resident Comments Or Concerns:

1. A resident suggested that we should have NO SOLICITING signs, and they were made aware that we do have those signs. It was again emphasized to call the Sheriff's Department when solicitors are encountered. This item brought up conversation that a resident's vehicle was keyed (scratched) recently, but apparently there aren't witnesses, video, etc. so far to identify the person who did it.

2. Another resident asked about the bills for street lights - are they accurate, should they be converted to LED, shouldn't the monthly rate be lower in the summer when the daylight time is longer? The board conveyed there are cost concerns for conversion to LEDs, and Lonnie indicated that the electric bills seem fairly consistent from month to month.

3. A resident who lives in the area where the Baltusrol flooding is occurring expressed concern that the issue needs resolution. Andrew explained that we don't have cooperation from the community (Gracewood) where the water backs up where it is supposed to drain into, even though we have agreed to pay for cleanouts in their community. SWFWMD can force the other community(ies) to fix the problem when they do their "scheduled" inspection in a couple of years from now, and have refused or cannot accelerate that time schedule.

Considerable discussion ensued regarding if it is worthwhile to pursue legal counsel or not on this issue. It does seem worthwhile, so Charlie will contact our attorney for an opinion on how to proceed with getting Gracewood to help resolve this matter, or whatever other steps to take to resolve the issue.

Next Meeting Date: July 18, 2024

Adjournment: Motion by Lonnie to adjourn, 2nd by Bob, all in favor, motion carried.

Adjournment time: 8:16 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary



Happy July 4th!

Celebrate your

Blessings & God

Bless the USA

REMINDER: INSURANCE DECLARATION PAGE

Tall Pines documents require in Article XIII Section 6, that all homeowners maintain a full replacement value insurance policy.

If you have not already turned in a copy of the declaration page of your policy, please do so immediately. Email to Andrew at Ameritech - andrewg@ameritechmail.com or mail to 24701 US Highway 19, Clearwater, FL 33763

You can also contact your insurance company and ask them to add Tall Pines to your policy so that the insurance company automatically notifies of your renewal

RSVP for BUNKO on JULY 19TH It's a lively fun evening. Win \$\$\$\$!

Leave a message for Maureen Johnson at 727-848-3549 with your name and the number of people attending. Please bring a snack to share.

Beverages are provided! Please bring a small snack to share!

DOG OWNERS

The board has received complaints and reminds you to pick up after your dog. Use a bag & take it with you. Please keep your pet at the edge of the grass while walking and not on a neighbors property. Thank you.

BALTUSROL FLOODING UPDATE

The board has been monitoring the flooding situation at the end of Baltusrol and Pineneedles closely. A trash pump was purchased and set up, however we had issues with the pump and water rose significantly during heavy rains. Several members of the board have spoken with Public Works, and even a County Commissioner and we continue to be told that the responsibility lies with a neighboring HOA. We have contacted our attorney for assistance in getting that HOA to clear their end of the outflow pipe. We will continue to work diligently on this issue.



OTHER NOTABLES

The Board members would like to extend their thanks to **Jim Davidson** for making a repair to the back of the clubhouse which saved the HOA from having to purchase gutters. Thank you Jim!

CAR DAMAGE: It was reported that a car on Fiddlesticks Court was "keyed", causing damage to its finish.

BUSHES DAMAGED Some shrubs/bushes were hacked up on Bayhill Court.

SOLICITING: TURN SOLICITORS AWAY AND CALL POLICE IF NECESSARY

There is no soliciting allowed in Tall Pines.

Board members and homeowners should turn them away.

Our Property Manager Andrew George indicated, at the June Board Meeting, that the previous president worked out a signed agreement with the Sheriff's Department whereby people can call their non-emergency number to have them come and escort solicitors out of the community if necessary.

THOUGHTS & PRAYERS

go out to

Bob and Peggy Krobatsch
Lynda Leonard
Jean Kordewick

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



REMINDERS

Keep
our
streets
SAFE!



PLEASE OBEY THE
SPEED LIMIT AND
THE "PLEASE SLOW
DOWN" SIGNS!

PLEASE STOP FEEDING
WILDLIFE

The Board is asking residents to
refrain from feeding alligators,
ducks, deer, Sandhill Cranes etc.

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

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

WELCOME COMMITTEE

Hunt Ridge – Brookhaven - **Volunteer needed**

Hunt Ridge West - **Christine Womack NEW!!!!**

Ruxton Village - Maureen Johnson sneezy1223@yahoo.com

Ruxton II - **Volunteer needed**

Spring Lake - **Volunteer needed**

Valley Wood – Susan Johnson (334) 355-0036

SUNSHINE COMMITTEE

Hunt Ridge - Brookhaven - **Volunteer needed**

Hunt Ridge - West - **Volunteer needed**

Ruxton Village - **Volunteer needed**

Ruxton II - **Volunteer needed**

Spring Lake - **Volunteer needed**

Valley Wood - Sue Mac Queen
valleywoodsue@gmail.com

THANK YOU
CHRISTINE
WOMACK !!

Please Contact Sue Mac Queen to volunteer on a
committee! These positions do not require a lot of time!

Send a card to an ailing neighbor!

Welcome a new owner to your community! Welcome
packages are available from Tall Pines Board member
Bob Krobatsch at 727-267-4604.

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.**

JUNE BUNKO

Most Bunkos - Sande Nelson

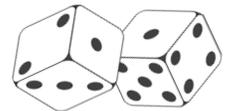
Most Losses - Bob Krobatsch

Most Wins - Sande Nelson

COME FOR THE FUN on JULY 19th
WIN SOME \$\$\$

Please RSVP by leaving a message:

Maureen Johnson at 727-848-3549 with your name and the number of people attending. Please bring a small snack to share!



Re/Max Marketing Specialist
Nicholas Vavoulis
We Don't Just Sell Here,
We Live Here
8915 Mitchell Blvd
Trinity Blvd FL 34655
Email: nickvavoulis@gmail.com
Mobile: 727 234 3743
20 + Years Of Experience




11/1/24

Tall Pines
Housekeeping & Organization
Reliable & Affordable

Nichina Wycoff
727-793-1764
Call for Free Estimate



7602 Roland Ct. Tall Pines Ruxton II

9/1/24

GTU, LLC DBA Licensed & Insured

Green Thumb Unlimited
Professional Landscape Services

Eric Kopp
727-457-3460
eric@greenthumbunlimited.com
greenthumbunlimited.com



4/1/25

JULY 2024



Sunday Monday Tuesday Wednesday Thursday Friday Saturday

	1	2	3	4 Independence Day July 4th Party 1 PM at Clubhouse	5	6
7	8 Trash	9	10 Recycle	11 Trash	12	13
14	15 Trash	16	17 Recycle	18 Trash Tall Pines HOA meets at 7pm	19 BUNKO 6:30 pm RSVP Bunko 727-848-3549 	20
21	22 Trash	23	24 Recycle	25 Trash Hi Lites Deadline Send Minutes to valleywoodsue@gmail.com	26	27
28	29 Trash	30	31 Recycle			