

The Tall Pines Hi Lites

Volume 41, Issue 8 On-line Only OCTOBER 2025

The OCTOBER Hi Lites will be on-line only. Door to door delivery will resume with the November issue.

Please provide your email address to Ameri-tech!

We have an email distribution list which we utilize to send important community information. Our community newsletter only comes out once a month, and sometimes things pop up in between issues, and we feel the community might need or like to know about them. Note that we try very hard to limit our email communications so that residents do not feel burdened by too many emails as we do not ever want residents to feel we are bombarding them.

However, we have 317 homes in the community and we only have email addresses for about 30% of the residents which means the majority of you are missing those important notifications. We would like to be able to reach more Tall Pines residents. Both homeowners and renters are eligible to sign up for this distribution list.

Please visit the **Document section** of www.tallpinesnpr.com for all forms. You can find a copy of the Resident Profile Contact Form there. We will include a copies of this form in the printed & delivered November Hi Lites issue, for those who may not have a printer available. Just fill it out, and drop in the box at the front door of the clubhouse.

In addition to collecting email addresses for our distribution list, we also want to remind all homeowners that there is a Consent to Electronic Delivery form on our website. This form is for owners only, not renters.

According to Florida State law, the association is required to send certain types of notices via hard copies through the USPS unless the owner has given written consent to receive notices via electronic transmission. These mailings come at a great cost, which ultimately is paid for by us, the homeowners.

If you are willing to receive those notices by email rather than hard copies, you can find the form here: www.tallpinesnpr.com and you may insert it into the drop box at the front of the clubhouse.

It is important to note that filling out a contact form to allow you to receive community information **is not the same** as filling out the Consent to Electronic Delivery. If you wish all information to come via email, you need to fill both forms out.

DIRECTORY

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Editor

Sue MacQueen
valleywoodsue@
gmail.com

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Tall Pines -

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Notices many

**President Dawn
Horvath**

tallpinesdawn@
gmail.com

NEW!

**Our Ameri-Tech
Manager**

Brett Newby

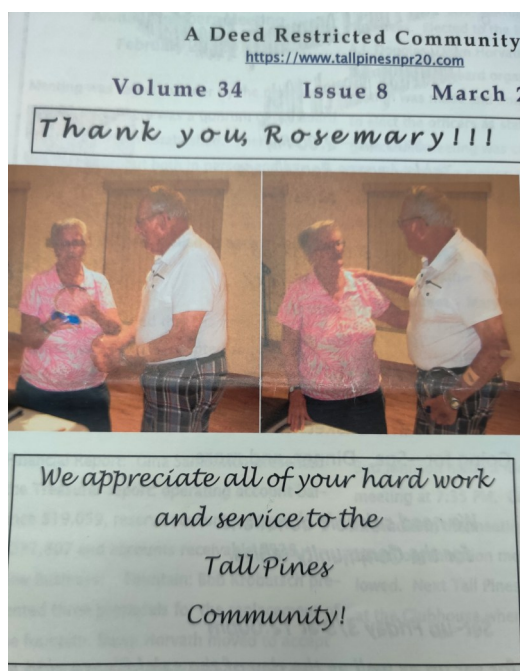
727-726-8000 X301
bnewby@
ameritechmail.com

Happy Halloween



Celebrating Rosemary!!

Rosemary Perveiler, former Tall Pines HOA President, was recently celebrated in honor of her 100th Birthday! Her daughter Rosemary Jaskierny and husband Jerry Jaskierny invited her family & close friends to the Tall Pines Clubhouse for the celebration.



Rosemary and her husband moved to Tall Pines in 1985 and loved living here. Her husband passed shortly after the move.

She was on a Valley Wood Board, the original Tall Pines HOA Board, and a second time on its Board for 15 years, until she retired from it in 2018.

She was an avid golfer and actually had 11 "Hole in Ones" during her golfing days!

Also, her husband volunteered her to start the Hi Lites long ago...Our first Editor!

We can all agree she is quite a lady!!!



AMERI-TECH ANNOUNCEMENT

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

HIS REPLACEMENT IS:

Brett Newby 727-726-8000 X301 bnewby@ameritechmail.com

**WATCH FOR EMAIL BLASTS FROM BRETT NEWBY REGARDING THE
SOCIAL CLUB MOVIE NIGHTS EACH MONTH:**

TALL PINES' SOCIAL CLUB'S MOVIE NIGHT WILL BE HELD AT THE CLUBHOUSE

ON THE LAST FRIDAY OF OCTOBER, 10/31 at 7PM

SODA POP AND POPCORN SUPPLIED — B.Y.O.B. AND OTHER SNACKS!

THERE ARE SEVERAL AVAILABLE MOVIES TO CHOOSE FROM EACH MONTH

**IMPORTANT!!**

As per our Master Declaration documents (Article XIII, Section 6) — all homeowners are required keep in full force and effect at all times a full replacement value insurance policy.

IF YOU HAVE NOT SUBMITTED A COPY OF YOUR HOMEOWNERS INSURANCE DECLARATION PAGE TO YOUR HOA, please send it in to BRETT NEWBY at bnewby@ameritechmail.com OR WITH YOUR PROXIES FOR THE ANNUAL MEETING EACH FEBRUARY.

The declaration pages must be sent to Ameri-Tech management company annually when you renew your policy. You can set it up with your insurance company to automatically email a copy to the management company.

ARE YOUR SPRINKLERS NOT WORKING?

Please report this immediately via the website contact form.

We have received several requests recently where residents are stating that they feel they haven't had water for weeks or months, but no requests have been submitted.

We need these reported immediately so they can be put on the work list to be repaired. The best person to report this is the homeowner or resident who sees it every day. We rely on you reporting issues that you notice.

Note: It was recently reported that some of the dead lawns were caused by Chinch Bugs rather than lack of water/irrigation. If you have a concern that Chinch Bugs may have damaged your lawn, please speak to your sub association so that their board can have the contracted pest company check and treat this properly.

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.

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 at 7am Wednesday

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**

COMMUNITY GARAGE SALE



SATURDAY OCTOBER 4TH
8 AM— 2 PM

RAIN DATE OCTOBER 5TH

**YOUR OWN SALE
ON YOUR OWN
PROPERTY!!**

4 FT SQUARE AND 8 FT RECTANGULAR TABLES TO USE ARE AVAILABLE AT THE CLUBHOUSE

CONTACT PATRYCJA AT 773-827-6849 FOR TABLE RESERVATIONS

PICK-UP TABLES AT THE CLUBHOUSE ON FRIDAY OCT 3, FROM 4 to 6 PM

THE AMVETS TRUCK WILL BE IN THE CLUBHOUSE PARKING LOT ON SATURDAY AND SUNDAY

HI LITES NEWS — FUTURE EDITOR NEEDED

As many of you know, Sue MacQueen has been our Hi Lites Newsletter editor for most of the past nine years. What started out as a shared responsibility with another resident to co-edit quickly fell to just Sue when the other resident became ill. So Sue jumped in with both feet, became proficient in the software and has been producing this newsletter nearly every month. Surely we can all agree, she has done a fabulous job in making sure that the community gets the important news it needs to know. However, Sue would like someone to step up and volunteer to learn the Editor function so that she can eventually pass the torch

Microsoft Publisher is used to create the newsletter, and Tall Pines pays for the license so there will be no cost to the volunteer. If you are interested in volunteering to learn this and eventually take over, please contact either Sue MacQueen or Dawn Horvath.

If you are interested and have questions about all that this volunteer position entails, please contact Sue directly for more information.

TALL PINES COMMUNITY ASSOCIATION MONTHLY BOARD MEETING

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

Date: September 18, 2025

Call To Order: 7:09 PM

Pledge Of Allegiance: Was held.

Roll Call: In Person – Jill Bell, Dawn Horvath, Charlie Kriss, and Ameri-Tech representative Brett Newby.

Via Telephone – Dave Antkowiak, Bruce Ganfield. **Absent** – Patty Burke, Jim Davidson, Carolyn Mitrius, Judith Scott.

Proof Of Notice: Signs were put out at Tall Pines entrances, and it was in HiLites.

Announcements/Accomplishments:

1. Dawn reminded residents to hold questions and comments until the end of the meeting.
2. Residents were reminded to use the contact form on the website to PROMPTLY report problems with trees/landscape, irrigation, and/or concerns with management.
3. Residents were reminded that the Hi Lites is not delivered during the summer but it is available year-round on the Tall Pines website. Watch for important community news and events, it is always published the first week of the month. She also noted that we need a volunteer to be backup editor who would be willing to eventually take over. If we do not find a volunteer, we are at risk of not having a community newsletter. We are so fortunate and appreciative of having Sue MacQueen to perform this valuable service for nine years for us, but she is looking to have someone else take over.
4. In response to a community member inquiring about the security of the funds we have invested, Dawn reported that we have CDs in more than one bank to stay under the 250K insurance per bank through FDIC, and the money market accounts are covered through SIPOC.
5. The board made a point to wish Rosemary Perveiler a happy 100th birthday, and to express appreciation and acknowledgement of the fact that she was a previous Tall Pines board president for approximately 15 years.

Secretary's Report:

Jill made a motion to waive the reading of the previous month's meeting, 2nd by Charlie, all in favor, motion carried.

Treasurer's Report:

Jill reported that we had monthly income of 21,372, monthly operating expenses of 18,583, and monthly reserve funding of 6,271. There is 6,507 in our general operating account, 585 in petty cash, and 430,620 in total reserve funds. She noted that we received approximately 5,000 in interest from our CDs this month, and that irrigation costs were high due to a lot of repairs that were completed.

Property Manager's Report:

Brett reported that financials were sent out on 9/17/24, inspections took place on Tuesdays, and homeowner concerns were for trees and irrigation.

Annual maintenance/cleaning of the seven clubhouse air conditioners was discussed, and with an increase in the quote of the company we are currently using exceeding 1,000, Brett will get quotes from 2 more vendors and we will decide on who to go with next month.

Before moving to the next agenda item, Dawn noted that our current property management contract ends on 10/31/25. If the contract were to just renew, it would be for 3 more years. She said we would like to have that changed to 1 year, and Brett indicated it probably would not be a problem. He will email us when he confirms that this change is okay.

Dawn asked if Ameri-Tech offers a more comprehensive level of service, and Brett indicated they do not. This was asked because board members do a lot of work with getting quotes and doing other work. Brett said Ameri-Tech will get the quotes we need. Jill has been doing a lot of this, so having Ameri-Tech do it more will help reduce her work load and for other board members.

Charlie asked if Brett had quotes for installation of the fire suppression system. Brett said one vendor was contacted, but the discussion that followed revolved around which electrician to select, whether or not the project would exceed \$1,000, and no decision was made on this item.

Old Business:

1. **Baltusrol Flooding Issue/Legal Issue** – Charlie reported that so far our expenses on this issue are 61,407.15. Currently we are in the process of negotiating a Right Of Entry agreement with the county.

They raised the issue, since they want written approval to enter our property to do three things, at their expense.

The first is to do a high pressure blast to push debris out of the drain pipe. Previously it cost \$3,200 to have this done, which was necessary for us to have done to relieve/prevent flooding, and was at the expense of Tall Pines. This will be a substantial cost saving for our budget both now, and if/when there is a recurrence, in the future.

The second is to pump water out of the pipe to clear it, and the third is to get a camera into the pipe to do an inspection.

If that is all successful, it is anticipated that the negotiation will result in the county doing a long term agreement, whereby they will accept maintenance of the drain in perpetuity from our end all the way through to Gracewood. Dawn said we will have our attorney review the Right Of Entry agreement before it is signed, so that we don't get locked into something that is not in our best interest.

2. Irrigation Update – Jill reported that with all of the controller boxes installed, things seem to be working better. The contract with Local Irrigation indicates we would get reports on inspections, but we are not getting them. Without reports, it is difficult for us to determine if the inspections are actually being done, and it also would provide more information about whether specific problems that are reported are being followed up on. Dawn indicated that we should consider increasing the level of service that is provided for the next fiscal year that starts on 3/1/26, because under the current contract, Local Irrigation isn't here enough to timely address problems that arise.

3. Landscaping – Jill went with Eric to assess what needs to be done in terms of getting a quote on common area cleanup, including problems with little trees. He hasn't provided the quote yet. We are also starting a tree list, and residents are encouraged to use the website form to report concerns with trees that need to be trimmed or removed. Dawn also reminded homeowners that if there is a tree on a neighboring property that might fall or otherwise damage their property, they should have a certified letter sent to the owner of the tree regarding the issue. That way, they are better protected through their insurance, so they would not have to pay the deductible.

4. Clubhouse Air Conditioner Maintenance – We have obtained quotes to replace the number 4 air conditioning unit, which had refrigerant added because a leak was determined. Discussion that followed resulted in tabling the issue to see if the current unit will work long enough to put off replacement for a reasonable period. One vendor recommended a wall unit because of insufficient ductwork in the current system, so that might also be considered when the time comes for replacement.

5. Fire Suppression – The board agreed in April that Kidde 3 in 1 was our best option. We had discussed this to some degree earlier in the meeting, and a decision will be made when we have estimates from 3 electricians for installation.

New Business:

1. Clubhouse Repairs, Maintenance, etc. - There is a leaking urinal in the men's bathroom in the clubhouse. Slawek is able to take care of fixing it, so we will have him do it. A vanity/cabinet in the same bathroom needs replacing, but the sink can likely be reused. Patrycja/Slawek will get a quote for a new cabinet to be approved.

Jill purchased several things recently, including new hand dryers for the bathrooms, a dartboard, and a used cart that is like new for \$30.

The clubhouse parking lot needs sealing. A small section of the lot we use is not owned by us, but since we are able and need/plan to continue using it, we will include that in the sealing work as well. We have 2 estimates so far, with the lowest being 5,300. Jill will get another estimate, and she made a motion to go up to 5,600 for this sealing project when all of the estimates are in, 2nd by Dave, all in favor, motion carried.

2. Volunteer Needed To Monitor Website Monthly – Dawn made a point of having it in our minutes that a volunteer from our community is needed to do this.

3. Keys For Top Lock For All Board Members – Dawn will determine which board members do not have one of these keys, so that one can be provided for them.

Social Club Update & Call For Volunteers:

Jill reported that the social club breakfast that was previously scheduled for 10/2/25 has been changed to 10/9/25. There will be coffee and donuts, and there will be no charge. All residents are welcome and encouraged to attend.

The community-wide garage sale is 10/4/25.

The Veteran's Day ceremony will be 11/11/25 at 11:00 AM, and tickets are \$10.00. There will be hamburgers, hot dogs, salad and beans.

The Christmas party will be 12/6/25, at 5:00 PM.

There will also be a movie night on 9/26/25 at 7:00 PM, which is a tribute to Robert Redford.

Walk-On Topics From Board Members: Bruce asked about the new \$400 annual fee that Ameri-Tech is charging us. Brett reported that new requirements for record keeping are very extensive, so their cost has gone up to take care of that for us.

Resident Comments Or Concerns:

Diane, from Fix Decubellis Now gave an update of her knowledge of the status of the road widening project.

Patrycja had several questions/concerns:

One was whether the quote for sealing the clubhouse parking lot included patching potholes, and the answer is that we don't know.

Another was about sealing other areas in the community, and Dawn said it has gotten very expensive and we will see how the clubhouse project works out before deciding on additional work.

Another was to get the word out about having an exercise class. Dawn said to have Brett do an email blast,

and discussion that followed was about needing more people registering for email. Dawn will have Sue put a full page contact form in the November issue of HiLites for people to use to get registered.

Another was about irrigation, which is an ongoing issue in the community and would be extremely expensive to completely replace. Diane asked about assistance with reaching key people at The Glen and Windsor, and Dawn said she would help with providing that information to her after the meeting.

Next Meeting Date: October 16, 2025

Note: Dawn will be out of town, and unable to attend. She will prepare the agenda, and Charlie will chair the meeting.

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

Adjournment Time: 8:19 PM

Minutes Submitted By David Antkowiak, Tall Pines Board Secretary

TALL PINES DIRECTORY

The last Tall Pines Directory was printed in 2019, and is very much out of date!

A revised directory would include all the Tall Pines communities.

The Board is looking for volunteers to help collect names, phone #s and email addresses, as well as the owner's authorization, in order to be included in the directory update.

To volunteer please contact Dawn Horvath at tallpinesdawn@gmail.com.

Please consider helping out!

If we do not get volunteers to assist with this project, this project will not occur.

Valley Wood HOA Meeting

September 16, 2025 7:00PM

Location: Tall Pines Clubhouse

- 1. Call to order** at 7:02 pm by Jill Bell
- 2. Roll call:** Jill,x Cathy, x Dennis, Virtual Diane,x Betty,x Rico- Parklane x
- 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 2 nd by Diane, all in favor, motion carried

Treasurer's Report

- Monthly Income \$19,178; Expenses \$17,768; Net surplus of \$1,410
- Operating Account \$10,117; Account Receivables \$204
- Reserves: Roof \$243,185; Paint \$70,242; General \$178,489; Total Reserve \$491,916
- Total Operating & Reserve Funds \$502,034

Committees:

ARC: Nothing

Maintenance: Need volunteers

Fines: Nothing

Welcome: Terri Brown on Bloomingdale

Old Business

- Nothing Pending

New Business

- CD was renewed in July until Jan. 2026, \$265,637 at rate of 3.92%
- We will continue the roof discussion once we get clarification on the information that has been provided to us. The first set of roofs were done in 2012 and those will be the first in line for new roofs when we proceed with the roofing project. More information to follow
- Villa appearances: Jill checking on date last painted and will add for discussion next meeting
- We have had Tree planting going on from Homeowners and this is not allowed via HOA Rules, especially on common grounds. Trees, shrubs and bushes on your property are your responsibility to keep trimmed and maintained

Open Forum:

Diane is with a Group called Fix Decubellis Rd Now. If interested in joining please contact her via email or if you are in need of information, they also have a Facebook account that gives updated information as well. There will be a workshop in January of 2026 regarding Decubellis. She was unsure of what this all details.

Next Meeting: October 21, 2025 at Tall Pines Clubhouse

Motion to adjourn by Jill, 2 nd by Diane , all in favor, motion carried. Adjournment time 7:35PM

Submitted by Elizabeth Mayeux

RUXTON VILLAGE HOA | Board of Directors | Minutes | August 20, 2025

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

Call to Order: Dawn Horvath, President, at 7:27PM.

Board Members Present: Dawn; William Martin, Vice President & Treasurer via zoom; Dana Ringewald, Secretary; and Maureen Johnson, Director. A quorum was reached. Member Owners Present: Jackey Besio, June Stanislaw, Sharon Crawley, Dennis Mulligan, Stanton Olsen and Paula Morin via Zoom. Richard Bremer, LCAM, for Parklane was present.

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

Secretary Report: Maureen moved to approve and waive reading of the May 14th Minutes. Bill seconded. All approved. Minutes were posted on Tall Pines website and in the Hi Lites.

Treasurer Report: Year to date income of \$30,366. Year to date expenses of \$30,770.

Operating Account \$8,117.

Reserve Funding Allocation: As of 7/31/2025, roofing reserve (\$160,898) and painting reserve (\$30,248) totaling \$191,147. Of which, \$130,000 is invested in four laddered CD's with Raymond James and \$60,888 is in a Truist Reserve account.

Total assets of \$199,265 includes all Reserves.

Old Business:

Roof Proposals: Multiple proposals have been submitted with additional bids promised. Proposals received so far for reroofing in 2026 are in the mid-\$40,000 range per quad building. Richard from Parklane offered to review the proposals. Board anticipates a vote at next meeting on Nov 12.

Plan: reroof quad buildings in rotation as each approaches 15 years from previous permit date. Last roofing permits pulled for quad buildings:

4/2011 June/Dennis/George/Carol ... planned for 2026.

9/2011 Dana/Sharon/Jackey/Tyson ... planned for 2026.

2/2012 Kim/Kevin/Pat/Needs Trust ... planned for 2026.

2/2014 Paula/Dawn/etc ... planned for 2029.

10/2015 Michael/Stanton/Ellen/Rene. planned for 2030.

11/2015 Maureen/Bill/Bonita/Deb ... planned for 2030.

Funding: Projected Roof Reserves should be \$174,000 by Feb 2026. This amount could cover roofs for three of six buildings. With an increase of \$53.00 to our current \$230 HOA monthly, from March 2026 through Dec 2030, Dawn projected the roof project would be completed with \$9,400 left in Reserves. Note: While roof funding will increase the monthly by \$53, other expenses might rise too (garbage, lawn, etc). Therefore, monthly fees would rise to accommodate those increases too. Board will vote for the monthly increase at Budget meeting in December.

Richard of Parklane to check whether existing shingles are covered by warranty for the recent hail event. Each of three roofers used in previous reroofing project may have used different brand shingles.

NOTE OWNER RESPONSIBILITY!!!

Section 3 of ARTICLE V. of the Declaration of Covenants, Conditions, and Restrictions for Ruxton Village, shall be amended to add the following:

It shall be the obligation of the owner of the residence to maintain, repair, and replace the gutters, fascia, and soffits on his, her, or its residence. It shall be the obligation of the owner of the residence to maintain, repair, and replace the roof that covers his, her, or its residence under all circumstances, except that the Association shall do roof maintenance to address normal wear and tear and that the Association shall only be obligated to replace a roof when normal wear and tear is the sole cause of the roof condition that requires replacement of the roof. Damage to a roof caused by fire, wind, impact, act of God, force majeure, acts of the homeowner, acts of the homeowner's invitee, or by any cause other than normal wear and tear shall obligate the owner of the residence to maintain, repair, or replace the roof as necessary.

The term "roof" does not include gutters, fascia, or soffits.

Painting: Item tabled. Board to solicit bids in a year.

New Business: Board agreed to change the color of the quad building on Fiddlesticks Court, including 10736, 10734, 10722 and 10720, to blend in with the other buildings in Ruxton Village.

Architectural Committee: Maureen reported no requests filed.

Next meeting: Wednesday, Nov 12, 2025.

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

Dana Ringewald, Secretary

HUNT RIDGE HOMEOWNERS' ASSOCIATION**BOARD MEETING MINUTES**

September 22, 2025

Call to Order

The board meeting was called to order at 6:59 pm by Nick Vavoulis – President.

Board members present:

Anne McQuade -Vice-President, Trish Ives - Secretary, Susan Gavin, Richard Bremer and Saile Alvarez from Parklane RES, and Patrycja Zajac – Treasurer (via phone). A quorum was established.

The Meeting notice was posted at the Tall Pines Clubhouse, on signs throughout the community, and sent via email by Parklane RES (to those who recently provided their email addresses to Parklane).

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 Anne; motion carried.

Management Report

Parklane RES reports no new violations at this time. Parklane will be sending notices to residents with overdue HOA fees in the near future.

Treasurer's Report

Financials were reviewed by Susan Gavin. Total revenue year-to-date is \$137,150.03; Total operating expenses were \$139,550.53. There is a deficit of \$2400.50 and Accounts Receivable are \$5531.92.

Old Business

No old business to review.

New Business

1 HOA Board Membership

o Anne McQuade made a motion to reduce the Hunt Ridge HOA board membership requirement to five individuals. This count will cover all officer slots, plus one extra. Susan Gavin seconded the motion; motion carried.

2 Sidewalk Maintenance

- o A quote was obtained for pressure washing sidewalks and aprons in the Hunt Ridge community. The vendor quoted \$13,500 for the entire project.
- o The board discussed and will continue to pursue additional quotes.

3 Resident Mailbox

- o The mailbox in front of 7437 Baltusrol Drive has been damaged several times by cars.
- o The board discussed relocating the mailbox further back from the street and assisting the homeowner with installing a new bracket.
- o A quote for \$300 was obtained to move the mailbox post and install the homeowner-obtained mailbox bracket.
- o The installer will check for any irrigation or utilities before proceeding with the job.
- o Trish Ives made a motion to accept the quote; Susan Gavin seconded the motion. Motion was unanimously approved.

4 Architectural Board questions

- o The board was asked to clarify requirements for homeowner new landscape lighting.
- o The specific requests from the board are to ensure there are no strobing lights, and holiday-specific lights or colors should be limited in accordance with Hunt Ridge's Architectural Rules, which state:
 "...All holiday lights and decorations must be removed no later than 30 days after the holiday."
- o A Hunt Ridge resident wants to park a construction trailer for 10 days in their driveway. Tall Pines – the Master Association -- has a 7-day limit. Tall Pines will need to approve this request as it exceeds their limits.
- o A motion was made by Anne McQuade to accept both requests (lights and trailer); Trish Ives seconded the motion. Motion carried.
- o For the construction trailer, the conditional approval requires that Tall Pines also approve before the homeowner proceeds.

7 Hunt Ridge website

- o Tall Pines HOA “owns” the main website that lists all communities within Tall Pines.
- o Each community is responsible for their own website content.
- o Hunt Ridge is responsible for complying with new state content requirements.
- o Parklane will set up a new community page for Hunt Ridge for a \$600 set-up fee.
- o The new website would be owned by Hunt Ridge, not the property management company. They will help us maintain content for a fee of \$25/month.
- o Much of the community page will be publicly accessible content, like documents, rules, and regulations. There will also be a password-protected area for resident-only content to preserve privacy.
- o Susan Gavin made a motion to move forward with Parklane RES website services and add this line item to the budget; Trish Ives seconded the motion. Motion carried.

8 New Facebook group, “Hunt Ridge at Tall Pines Community”

HOA Board wanted to announce a new Hunt Ridge Facebook group.

The intent of the group is to post informational community notices, like HOA meeting dates/times and social events.

9 As always, all **resident questions**, comments, or concerns should be communicated to the property manager.

10 Budget meeting planning

Susan Gavin informed the board that the Hunt Ridge budget meetings are upcoming. Tall Pines will propose their budget first, then Hunt Ridge will create their budget and notify resident.

Next Meeting Date

The next meeting is scheduled for **Monday, October 20, 2025**, at 7 PM, Tall Pines Clubhouse.

Adjournment

A motion was made by Nick Vavoulis, seconded by Anne McQuade, to adjourn the meeting at 7:37 PM; motion carried.

Submitted by

Trish Ives, Secretary

PARKING ON THE GRASS

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!



Vendors!



Whether you sell unique products, delicious food, or offer exciting services, we want to showcase your talents and bring your business to a whole new audience!



FALL 2025

**DATE AND TIME
COMING SOON!!!**



CONTACT

Patrycja



773-827-6849



Tall Pines Board Seeks Community Members

Your community could use your help! We know that not everyone wants to make a three-year commitment to join an HOA board, or other regular ongoing commitments, but we also know that some people don't mind helping out when it's not a regular commitment.

Those of us serving on your HOA boards are just regular people, volunteering our time to try to make the community a better place to live. We all either have or had careers in various fields, but are not experts in every area. Sometimes issues come up that we could use a professional opinion on, to help the board make the right decision. Just like any homeowner making repairs or decisions on their own home, the board has to try to learn enough about any particular situation to try to make the right decision for the community. We aren't looking for people to "do" the work, but rather to help us make decisions that are the best for the entire community. Maybe you were a roofer, electrician, engineer, accountant or some other type of specialized career before you retired, or maybe you still are.

If you have expertise in a particular area and would be willing to serve in an advisory capacity, to help guide the board in making an educated decision, please contact any board member and let them know you are willing to provide advisory services and what your expertise is. We are hoping to hear from you!

PLEASE OBSERVE 20 MPH SPEED LIMIT

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

LET US HEAR FROM YOU!

**Are you having issues driving on
Decubellis?**

Here's what we see:

ROAD RAGE

SPEEDING

ILLEGALLY PASSING

DANGEROUS INTERSECTIONS

**CAN'T GET OUT OF YOUR
SUBDIVISION**

CONSTRUCTION VEHICLES

**JOIN OUR FACEBOOK PAGE AT
Fix Decubellis Now**

Or email

decubepc@gmail.com

**Please check the traffic carefully before
turning on to Decubellis from Tall Pines
Blvd or crossing on foot at that intersection.
People have been noted to run the red
lights!**

Tall Pines Board Members Sept/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

Patty Burke, Director (847) 274.4206

Carolyn Mitrius, Director (630) 886.8124

Jim Davidson, Director (770) 468.3464

Judith Scott, Director (507) 779.9804

Bruce Ganfield, Director (612) 968-8596

HUNT RIDGE HOA BOARD OF DIRECTORS

September 2025

President – Nick Vavoulis

Vice President – Anne McQuade

Treasurer – Susan Gavin

Secretary – Trish Ives

Directors: Staffan Linnerstan

Patrycja Zajac

VALLEY WOOD HOA 2025 BOARD OF DIRECTORS

President Jill Bell (518) 725-6407

vwjillbell@gmail.com

Vice President Cathy Westerman (615) 476-2886

valleywoodcat@gmail.com

Secretary Betty Mayeux (727) 403-7085

elizabethmayeux@yahoo.com

Treasurer Dennis Babe (262) 786-1076

vwdenis@wi.rr.com

Diane Zenchuk Director (402) 210-3447

vwdianz@gmail.com

RUXTON VILLAGE 2025

BOARD OF DIRECTORS

Dawn Horvath President

Bill Martin Vice – President/Treasurer

Dana Ringwald Secretary

Maureen Johnson Director

RUXTON II HOA 2025 BOARD OF DIRECTORS

Donna Hoey President

Joe Capasso Vice President

David Smyth Treasurer

Sherrie Walker Secretary

Charlie Kriss Member at Large

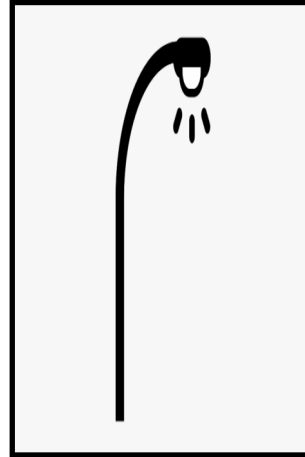
ELECTRICAL SERVICE

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.



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.

Tall Pines Hurricane Season (June 1—November 1) Reminders

Know your Evacuation Zone: Only homes south of Millriver Drive are in **Zone E** - Valley Wood & West Hunt Ridge. The rest of our Tall Pines homes are not in an Evacuation Zone.

Sandbags: Pick up at Magnolia Valley Golf Course: 7223 Massachusetts Avenue, W.H. Jack Mitchell, Jr. Park: 4825 Little Rd. or at the Street Department: 6420 Pine Hill Rd., all in New Port Richey.

Pasco County Official Hurricane Website is:

www.pascocountyfl.net/335/Hurricane-Preparedness

Florida Hurricane Guide is available at www.floridadisaster.org

Prepare and Stay Safe before, during and after a hurricane!

Clarification note for new Floridians –

Evacuation Zone and Flood Zone are not the same thing.

Evacuation Zones are used by local emergency management agencies and help organize an evacuation process in the event of an emergency, whereas flood zones are designated by FEMA and used to assess the risk of flooding over time.

THOUGHTS & PRAYERS go out to

Krystyna Johnson
Dana Ringwald
Peggy Krobatsch
Lynda Leonard

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



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

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

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.

SOCIAL CLUB NOTES

Our new Ameri-Tech manager Brett Newby,
will be sending out an email blast each month
if a movie night is scheduled for the last
Friday of the month.

SAVE THE DATES!

*The 2025 Christmas Party is on December
6th.*



*The Veterans Celebration is on November
11th at 11 am.*



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 Brett, at Ameri-Tech. See cover page, bottom right.

SEPTEMBER BUNKO WINNERS

Most Wins - Sande Nelsen

Most Losses - Birdie Irwin and

Diane Zenchuk

Most Bunkos - Sande Nelsen

OCTOBER Bunko

is scheduled for 10/9

at 6:30 pm

COME ENJOY OUR NEXT

LIVELY, FUN GAME

WIN.SOME.\$\$\$

Please RSVP by leaving a message for
Maureen Johnson at 727-848-3549

The October Hi Lites

will be on-line only

SEE THE ALL COLOR

HI LITES AT

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

tallpinesnpr.com

Click Community
Newsletter on top

OCTOBER



2025

Sunday

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

No Ruxton II Meeting in October	No Ruxton Village Meeting until November 12th at 7PM		1 Recycle Game Night 5 PM in Game Room	2 Trash Social Club Meeting is Next Week	3	4 Garage Sale 8 am to 4 pm
5 Garage Sale Rain Date	5 Trash	7	8 Recycle Game Night 5 PM in Game Room	9 Trash Social Club Meeting 8am Coffee & Donuts	10 BUNKO 6:30 RSVP Maureen 727-848-3549	11
12	13 Trash	14	15 Recycle Game Night 5 PM in Game Room	16 Trash Tall Pines HOA meets at 7 PM	17	18
19	20 Trash Hunt Ridge HOA meets at 7 pm	21 Valley Wood HOA meets at 7pm	22 Recycle Game Night 5 PM in Game Room	23 Trash	24 <div>Hi Lites Deadline</div>	25
26	27 Trash	28	29 Recycle Game Night 5 PM in Game Room	30 Trash	31  Halloween Movie Night 7PM 	