

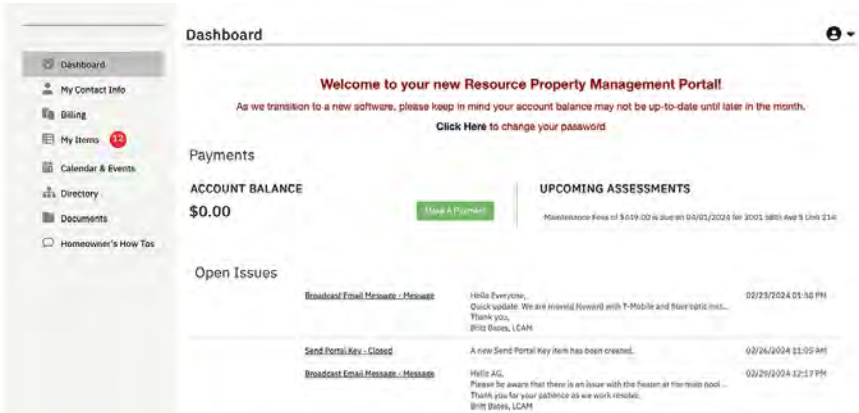
March 2024 Edition



Improved Property Sign

Improvements to our property sign on 31st Street have been completed. The old signing was removed, the holes and cracks in the wall patched, and the wall repainted. The original letters were painted blue and reattached at a higher position on the wall. Thank you to Virgil for doing all of the work, which made this an extremely low-cost improvement that looks clean and simple.

We are addressing the sign lighting, exploring several options, and hope to have better lighting soon.



Vantaca Update

All Unit Owners should have received an email with directions for accessing your Vantaca Owner account portal. All Unit Owners are encouraged to log into their new account portal and discover all of the information available from this single access point.

Resource Property Management will continue working over the next several months to have Vantaca fully functioning and all Association-specific documents uploaded to their new homes.

If you have not received your login instructions via email, contact the Property Office.



Arbor Grove Recycles

Our recycling bin has arrived! The community's response to the new recycling program has been overwhelming. In just five days, the bin had been filled to capacity! All of that recyclable material would have otherwise been in the compactor and incinerated by the city.

Please follow the guidelines posted on the bin about what materials may and may not be placed in this bin. All items should be loose, **not in a bag of any kind**. Cardboard boxes must be flattened, and all containers rinsed. As a general rule, if you are unsure if an item is recyclable, put it in the compactor. If the recycling bin becomes full, put your recyclables in the compactor. Do not leave anything on the ground outside the recycling bin or the compactor. Refer to the [Recyclables Reference](#) for more information on recyclable materials.

There is a top opening for extra large cardboard and a sliding door on the side. We will be working with the dispatch driver to get the bin placed into a better location that allows for easy access to the side door, the compactor, and the rear area. Pickup day will be Tuesday each week.



Homestead Tax Credit

Are you taking advantage of the Pinellas County Homestead Tax Exemption? Homestead exemption is a constitutional benefit of a \$50,000 exemption from the property's assessed value. It is granted to those applicants with legal or beneficial title in equity to real property as recorded in official records, who are bona fide Florida residents living in a dwelling and making it their permanent home on January 1 of the taxable year.

For more information about the tax exemption, visit pcpao.gov/homestead-exemption.



Unit Keys at the Property Office

Have you left a key to your door at the property office? The Property Manager maintains a collection of Unit door keys stored in a secure location. These keys are only used in an emergency situation when access into a Unit is necessary and the Unit Owner is not on the property.



AC Drain Clog Prevention

Prevent AC drain clogs! Once a month, pour white vinegar—never use bleach—into the drain line opening connected to your AC unit, followed with water. This cleaning process is exceptionally effective at removing unwanted bacteria and fungi, allowing your AC to run efficiently. Unit Owners who are not on the property full-time should ask a neighbor to do this task monthly in their unit to keep the lines clean.



New Fire Code for Grills

Before lighting that grill, be aware that per the National Fire Protection Association code, no hibachis, grills, or other similar devices used for cooking, heating, or any other purpose shall be used or kindled on any Lanai or Balcony, or within 10 feet of any structure. However, UL listed electric portable, tabletop grills, not to exceed 200 square inches of cooking surface, or other similar electrical appliances shall be permitted to be used on a Lanai or Balcony. Hibachis, grills, or other similar devices used for cooking are not to be stored on a Balcony or in the Balcony storage closet.

Turn the Water Off When Leaving Long-Term

If you are here seasonally or for short periods of time throughout the year, don't forget to turn off the water to your Unit before you leave. The water shut-off valves are located outside the lower level units.

Inside Beethoven's Eroica with The Florida Orchestra

With humor and insight, Florida Orchestra Music Director Michael Francis takes you on a journey through a single work followed by a full performance of the work. You'll never listen to music the same way again. This event is free, with donations accepted.
Thursday, April 4, 7:30 at the Mahaffey Theater.

More Community Calendar Meetings and Events

Board of Directors Meeting: Thursday, April 18, 6:00pm at the Clubhouse

Weekly Bible Study: Open to all, Tuesdays, 6:00-8:00pm at the Clubhouse

[Historic Roser Park Tour of Homes](#), Saturday, March 30 10:00am-3:00pm

Easter Sunday: Sunday, March 31

Orchid Festival: Sunday, April 7 10:00am-4:30pm at Sunken Gardens

Total Solar Eclipse: Monday, April 8

[ArtWalk](#), Saturday, April 13 5:00-9:00pm

Income Tax Filing Deadline: Monday, April 15

Earth Day: Monday, April 22



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