



April 2024 Edition



Improved Front Entrance

The test reconfiguration of our main entrance has been completed. Because of the sharp curve of the exit lane at our main entrance, trucks have always had difficulty navigating the curve without running onto the lawn or the island, damaging the curbs and the turf, and potentially the gate. The test configuration aims to remedy this.

The once exit lane has been closed off and the once center entrance lane has been converted to the exit lane. Trucks can now use the main entrance to exit the property and drive straight out.

There will still be instances when several vehicles may be waiting to gain access through the main gate. Those with a remote or key card can always use the secondary entrance should they choose not to wait. If you are exiting and another vehicle appears to be trying to enter through the exit side after you have left, you can slow down or stop until the exit gate has begun its closing cycle.

As was approved at a previous Board Meeting, this reconfiguration will remain in place until June 1, at which time, the Board will consider if the trial has been successful and if to make it permanent.

Thanks to Greg Sturgeon, Greg Frediani, Virgil, and Britt for doing all the work to make this happen, and thanks to the Olivers for donating the planters and plants!

Our New Landscape Company

Southern Hospitality is the new landscape company for Arbor Grove. They are excited to provide landscape services to our property. The Property Manager will work with them over the next few months to ensure that Arbor Grove is receiving the quality of service we expect. Owners with concerns during our service each Wednesday should email the Office; do not confront the landscape employees with issues.



Recycling

Our community has made it clear that they want to be recycling. We are now sending a huge amount of material to be recycled instead of it ending up in the compactor.

Please do not put plastic bags filled with recyclables in the recycling bin. Plastic bags contaminate the load that gets picked up. Bags should be emptied into the recycling bin and the bag discarded in the compactor.



Fiber Optic Internet Installation Update

T-Mobile and Tillman have completed the installation of the fiber optic cabling and have begun individual installs into Units. If you are interested in getting the high speed internet service, visit [T-Mobile](#).

If you have any issues with your service, contact T-Mobile Fiber Customer Care at **1-844-783-4237**.

Not ready to sign up yet? No problem, you can sign up for this service anytime in the future.



Pets On Leashes

Per our Rules & Regulations, all pets must be on a leash or be carried whenever outside a Unit. This includes dogs and cats. Residents allowing a pet outside without a leash are subject to a fine. This rule also applies to guests with pets.



Late Fees and Interest Reinstated

Unit Owners should now have set up a payment method for their monthly maintenance assessments. Beginning April 11, late fees and interest will again be accessed to accounts that are delinquent. If you have issues setting up your payment method, contact the Property Manager.

Unregistered Vehicles and Parking

We have begun citing vehicles parked on the Association property that do not have an Arbor Grove parking decal or a visitor hang tag. **We appreciate the response from Residents to remedy the issue.**

As a reminder, all vehicles (including motorized scooters) that are parked on Association property must be registered with the Association and have a parking decal, or for a visitor, a visitor hang tag displayed in the vehicle whenever parked on the property. Residents may not use a visitor hang tag in lieu of registering a vehicle and putting a parking decal on it.

New Alterations Review Process

There is a new Alterations Review Request form available on Vantaca. This new form replaces the ARC form previously used. A permit will be issued to the Unit Owner upon Board approval of a Request. This permit must be displayed in the appropriate window of the Unit, or on the door if windows are being replaced, during the period of the alteration, and then returned to the Property Office upon completion of the alteration.

The purpose of the displayed permit is to give the Property Manager, the Board, and Unit Owners a visual cue that the work being done in a Unit has been properly reviewed and approved.

New Documents on Vantaca

Revised Association forms and the comprehensive Governing Documents (now searchable) are available on Vantaca. Documents with the word "Form" at the end of the file name can be completed using the free Adobe Acrobat Reader app. Be sure to first download the file to your computer and then open it with Acrobat Reader to fill in the form fields. The forms available on Vantaca will always be the most current versions.

St. Petersburg Shuffleboard Club

The St. Petersburg Shuffleboard Club is hosting an Open House. Learn how to play shuffleboard, and enjoy games, history talks, a bounce house, and more. The Open House is fun for the whole family and is a different way to spend a beautiful Sunday. The Open House will be held Sunday, April 28, 10am–2pm at 559 Mirror Lake Dr. N. All are invited to attend.



St. Pete Youth Farm

St. Pete Youth Farm was established to provide access to nutritious food in South St. Petersburg. The organization encourages leadership, entrepreneurship, and career readiness to develop future leaders in our community.

The Youth Farm has a community compost initiative, mental health and wellness programs for youth ambassadors, and South St. Pete's very own hydroponic/aquaponic greenhouse!

Want to get involved? Visit [St. Pete Youth Farm](#) online or at 1664 12th St S. The Youth Farm is open Monday–Thursday, 3:30–6:00pm.

Artwalk: Glass Artists

Visit Duncan McCluean Studios anytime, but see Duncan at his best during St Petersburg Artwalk (second Saturday of each month).

[Duncan McClellan Gallery](#) represents over 100 glass artists from all over the world, and features rotating shows, demonstrations, and lectures. The Gallery is located at 2342 Emerson Ave S.

More Community Calendar Meetings and Events

Board of Directors Meeting: Thursday, May 16, 6:00pm at the Clubhouse

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

Landscape Committee Meeting: Wednesday, May 1, 10:00am at the Clubhouse

[Sunscreen Film Fest:](#) Thursday, April 25–Sunday, April 28 AMC Sundial at 151 2nd Avenue North

[Green Thumb Festival:](#) Saturday and Sunday, April 27–28, Walter Fuller Park, 7891 26th Ave N

[ArtWalk,](#) Saturday, May 11 5:00–9:00pm

[Senior Shield Safety Event:](#) Wednesday, May 22, 5:30pm at the Clubhouse

