



May 2024 Edition

The screenshot shows a user dashboard with a left-hand navigation menu and a main content area. The navigation menu includes: Dashboard, My Contact Info, Billing, My Items (with a red notification badge showing '12'), Calendar & Events, Directory, Documents, and Homeowner's How Tos. The main content area is titled 'Dashboard' and features a welcome message: 'Welcome to your new Resource Property Management Portal!'. Below this, a notice states: 'As we transition to a new software, please keep in mind your account balance may not be up-to-date until later in the month. Click Here to change your password'. The dashboard is divided into three main sections: 'Payments' showing an 'ACCOUNT BALANCE' of '\$0.00' with a 'Make A Payment' button; 'UPCOMING ASSESSMENTS' showing 'Maintenance Fees of \$449.00 is due on 04/01/2024 for 3001 58th Ave S Unit 214'; and 'Open Issues' which is a table of messages.

Issue Title	Message Content	Date/Time
Broadcast Email Message - Message	Hello Everyone, Quick update. We are moving forward with T-Mobile and fiber optic inst... Thank you, Britt Bates, LCAM	02/23/2024 01:50 PM
Send Portal Key - Closed	A new Send Portal Key item has been created.	02/26/2024 11:05 AM
Broadcast Email Message - Message	Hello AG, Please be aware that there is an issue with the heater at the main pool ... Thank you for your patience as we work resolve, Britt Bates, LCAM	02/29/2024 12:17 PM

Do More from Your Online Vantaca Account

Forms

When you need an Arbor Groove form, always download the latest version from Vantaca. As revisions are made to forms, the current versions are always posted on Vantaca. You can find forms by logging into your [online Vantaca account](#) and selecting *Documents*, then *Forms*.

One of the new forms is the *Non-Owner Occupancy Application* that should be used going forward for annual rentals and annual renewals, short-term rentals and returns, roommates, or family members living with a Unit Owner on a permanent basis. For short-term family or guest visitations, please submit a *Visitor Registration* form.

Service Requests

You can now submit requests for service directly in Vantaca. This feature allows Owners to submit billing questions and late fee waiver requests, service/maintenance requests, and general questions. You can also submit an *Alterations Review Request*, but you must upload your completed *Alterations Review Request* form with your request. This helps us better track and monitor requests and work progress, and does not require the time of a phone call. From your online Vantaca account, select *My Items*, then *Submit a Request*, and then either *General Request* or *ARC Request*.

New Flood Insurance Documents

The new Flood Insurance documents for 2024 are now available in Vantaca. You can download the documents by logging into your [online Vantaca account](#) and selecting *Documents*, then *Insurance Policies*.

Cancel Maintenance Payments when Selling

As part of a sale of your Unit, be sure to cancel any auto payment method you have established for paying your monthly maintenance assessments. This includes auto bill pay or auto debit. You can cancel an auto debit via your online Vantaca account.

Hurricane Preparedness

Hurricane season is June 1–November 30. Inform and prepare yourself to minimize your risk and maximize your safety. The City of St. Petersburg has a guide available to help with what to do before, during, and after a storm.

Arbor Grove is in **Evacuation Zone B**.

The next **Disaster Preparedness Sales Tax Holiday** period is June 1–14.

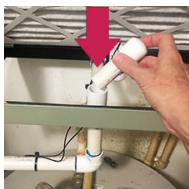
Visit [St. Pete Service Center](#) to learn more and be prepared!

Thank You, Mary

On May 22, Mary Patrizzi, Board Treasurer, submitted her resignation from the Board of Directors. Mary has sold her Unit and will be leaving Arbor Grove in early June. The Board has accepted Mary's resignation and thanks her for her commitment to Arbor Grove and her volunteer service on two Boards. Arbor Grove wishes you the best with your move and in your future!

Application Fee for Lease Renewals and Returning Short-Term Renters

At the May Meeting of the Board of Directors, the Board approved a \$25 application processing fee for annual renter renewals and for short-term renter(s) returning to Arbor Grove. Annual rental renewals and short-term rentals for returning Residents require a completed *Non-Owner Occupant Application* for each rental period and the new \$25 processing fee, effective immediately.



Alternate Ways to Keep Your AC Drain Line Clean

The March newsletter included a reminder to Unit Owners about the AC drain line cleaning. **In addition to the monthly vinegar/hot water method of cleaning, there are other options.**

One option are [drain line treatment tabs](#) (thanks JT for suggesting these). The tabs are put in the drain line and can work for up to two months. Another option, especially useful for Unit Owners that are not on the property for extend periods of time, is the [iFlo Smart Activated AC Drain Line Cleaning System](#) that uses a cartridge of cleaning solution to clean the drain line continuously for up to three months. The device can also connect to your wifi network and be monitored via a mobile app.



Lock Your Mailbox

Some mailboxes have been left unlocked or have not been closed completely before locking, and wind and the opening and closing of the panels has caused some mailbox doors to break off. **Be sure your mailbox door is completely closed and locked after getting your mail!** If you need a new lock/key for your mailbox, you can get a new lock for \$25. Contact the office for more information.



Parking on Property Roadways

Parking on property roadways is not permitted for any length of time. If you are picking up mail, use the parking spaces near the mailboxes, do not park on the roadway inside the main gate.



Bicycling in St. Pete

If you enjoy bicycling, download the [City's Bike Map](#) for information about safe biking, and all of the bike routes and trails available throughout the city.

Tell Us What You Think

June 1 will be the end of our 45-day trial period of the main entrance/exit lanes reconfiguration. **Tell us what you think!** Should the reconfiguration be made permanent or reverted to the three-lane configuration?

[Start Survey](#)



FIBER

The T-Mobile fiber optic service is now available! Visit t-mobilefiber.com/pinellas to sign up for installation any time.

More Community Calendar Meetings and Events

Board of Directors Meeting: No meeting scheduled in June

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

Saturday Morning Market Moves for Summer: Williams Park, 350 2nd Avenue

Juneteenth Music Festival: Saturday, June 15 4:00-9:00pm, Albert Whitted Park

St. Pete Pride: Saturday and Sunday, June 22-23

[ArtWalk](#), Saturday, June 8 5:00-9:00pm