

the Arbor Groove



News and Information for Arbor Groove Residents

August 2024 Edition

The screenshot displays the Arbor Groove website homepage. At the top, there is a navigation bar with the Arbor Groove logo and menu items: Owner Central, Vantaca Owner Portal, Hurricane Readiness, and HomeWiseDocs. Below the navigation bar, there are two main images: one showing a palm tree and the Arbor Groove logo, and another showing a stone wall with the address 3001 and the Arbor Groove logo. The page is divided into several columns of text and links.

3001 58th Avenue South
St. Petersburg FL 33712
727-864-0555
arborgrove@resourcepropertymgmt.com
After Hours Emergencies
727-865-0004 (listen to message and then #9)
Fire and medical emergencies, call 911

Property Management
Resource Property Management
resourcepropertymgmt.com
Community Association Manager
Brittany Bates, LCAM
Administrator

ARBOR GROVE is a diverse and social, gated condominium community of 182 one, two, and three bedroom homes within 13 two-story buildings situated on more than 18 acres of lush wooded and landscaped property in south St. Petersburg. Each unit has at least one lanai or balcony outdoor space, some units have two.

ARBOR GROVE is conveniently located close to Interstate 275 and the Sunshine Skyway Bridge, Maximo Marina, the Bayway to Gulf beaches and Fort Desoto park and beach, Eckerd College, and retail and dining businesses.

ARBOR GROVE property has a clubhouse and gym adjacent to one of two pools; a larger, winter-heated pool located in the center of the property; a natural waterway pond and fountain; and a picnic area for outdoor dining. We offer friendly, professional service to all.

Governing Documents
The Governing Documents of the Association are available on Vantaca, or can be downloaded using the links below.
📄 Full Governing Documents
📄 Rules and Regulations only

Committees
Landscape Committee
The Landscape Committee is open to all Unit Owner volunteers, but has a membership cap of 10 members. The *Landscape Committee Reference Guide* is available on Vantaca.
Crickler Brazee, Co-Chairperson
Drewen Bell-Carter

Arbor Groove and St. Pete Events
Board Meetings
Board Meetings are held at the Clubhouse. Unit Owners are encouraged to attend Board Meetings in person or via Zoom.
Thursday, September 19 6:00pm
Thursday, October 17 6:00pm **Annual Budget Meeting**
followed by Board Meeting
Thursday, November 21 6:00pm
Annual Membership Meeting Saturday, December 7 10:00am

Landscape Committee Meetings
Landscape Committee meetings are open to all Owners. No meetings are currently scheduled.

Redesigned Website Live

Arbor Groove has a redesigned website. The new homepage contains basic information about our community, management information, and points of contact.

The **Owner Central** page contains Association information for Owners, including Governing Documents, Committee information, past issues of The Arbor Groove newsletter, calendar of meetings and other events, and Meeting notices. All other Association documents are available to Owners via Vantaca.

The **Hurricane Readiness** page contains important information to help Residents prepare for a hurricane as well as links to Association and City information, procedures, and resources.

Owners can login to their online Vantaca account from the **Vantaca Owner Portal** menu option. The **HomeWiseDocs** menu option is for real estate agents requesting documents and information related to Unit sales.

Visit the new website at arborgrovestpete.com.

Revised Rules & Regulations

All Owners received an email recently with a letter from the Board of Directors and the newly adopted Rules and Regulations. We encourage all Owners to familiarize themselves with the revised R&Rs. Owners who have lessees should be sure their lessee(s) have this document, as they must also abide by the R&Rs of the Association.

Patios Resolution

Included with the R&Rs is the Patios Resolution which will *grandfather* existing Patios, permitting them to remain until a sale or transfer, at which time the patio must be removed by the Owner. The Patios have always been illegal and a liability. The Resolution corrects this *wrong*.

New Procedure for Annual Rental Opportunities

Included in the new R&Rs, is an Addendum outlining our new procedure for annual rental opportunities. This new procedure will dramatically reduce the time it takes to make offers and receive responses—where it used to take months, it will now take 15 days and can include multiple opportunities all at once. The new procedure will begin soon and the Registry of Owners requesting an annual rental opportunity will be published on Vantaca.

Pets

If you have a Pet, you should familiarize yourself with the revised rules and regulations concerning Pets. Pets are no longer restricted by weight or breed, but instead if they are a danger or a threat to Residents and other Pets.

Property Manager Office Hours

With an ever-increasing workload, please limit time at the Property Manager's office. Keep your time at the office to 10 minutes or less when possible. If you have an issue that will require more time, consider requesting an appointment time. **If you have a maintenance request**, submit it via your online Vantaca account. **If you have a complaint or report of a violation or incident**, email the office. Using these ways to communicate with the Property Manager helps track things more efficiently and saves time, time all Owners pay for.

New Member of the Board of Directors

At the August 15 Board Meeting, the Board appointed and welcomed Colleen Conklin as a Director on the Board. Colleen fills one of the vacant positions on the Board and will serve for the remainder of the 2024 term.

AC Drain Lines

Information concerning AC drain lines has been covered in past issues of the newsletter, but it is something that Residents need to stay aware of, especially with recent occurrences in some Units. The AC drain lines need regular flushing to prevent clogs. If a drain line becomes clogged, it can back up into a Unit and cause considerable damage if it goes unchecked. If you are not on-site regularly, consider ways to flush your drain line, and install moisture detectors and/or a security camera(s) that allow you to remotely monitor and be alerted if there is an issue. It is also a good idea to leave a key with a neighbor who can check your Unit regularly.

In addition to the methods mentioned in past newsletter issues, an AC tech alerted us to a product that cleans the line and also coats the inside of the pipe to help keep clogs flowing, such as Viper Pan and Drain Treatment.

Virgil will be cleaning AC drain lines from the outside once each quarter to help keep lines clear.



Committee Volunteers

In September, the Board will hold an open meeting for anyone interesting in joining one of our two Committees, the **Landscape Committee** and the **Fines and Suspensions Review Committee**. You can learn what each Committee does, how much time is required, and ask questions to learn more. If you are interested in joining either Committee, you can add your name to a Committee list and during the next Board Meeting, new Committee Members will be officially recorded in the minutes.



Recycling Update

The Association will be replacing the recycling bin with two smaller bins on casters. We will be able to better position the two bins to create more space between the recycling bins and the trash compactor. We are also working with the City to see if there are alternatives to the compactor.

A reminder to all Residents, our recycling program is single stream —no sorting of recyclable material is required, but recyclables ***must not be in plastic bags*** when put in the recycling bin. If you are putting your recyclables in a plastic bag, the bag and the contents are being removed and put in the compactor. No one likes crawling into the recycling bin constantly to remove these bags, so please, empty a plastic bag of its contents into the recycling bin and discard the bag.

If you are unsure if something is recyclable, **put it in the trash compactor**.



Bicycle Storage Racks

The Association regularly purges the bicycle storage racks of unregistered bicycles, bicycles that are not rideable, and bicycle covers that are not secured to the bicycle. If you have a bicycle stored at a bicycle rack, please be sure it is locked, is not falling over, and if covered, the cover is secured. If you are not on-site full-time, it is recommended that you store your bicycle(s) within your Unit when away.

Removing Gate Codes

Some Residents use four digit codes to access the main property gate. Gate codes are **only** for real estate agents and service vendors requiring regular access to the property. Residents are to use a gate key card or a remote fob (available at the Property Office) to open the gates. The Property Manager will be removing gate codes from the system that are not being used appropriately.

Pet Pal Animal Shelter Donations

The **Pet Pal Animal Shelter** is a local, not-for-profit organization that in addition to providing animal adoption services, also operates a thrift store. Do you have used items that others could use? Donate them to the Pet Pal Thrift Store! The Thrift Store is located at 1500 34th St. N. Visit petpalanimalshelter.com or call **727-327-9848** for more information.



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: Thursday, September 19, 6:00pm at the Clubhouse

Budget Meeting followed by the Regular Board Meeting: Thursday, October 17, 6:00pm at the Clubhouse

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

Gulfport Geckofest: Saturday, August 31, 10:00am-10:00pm

Labor Day: Monday, September 2

ArtWalk, Saturday, September 14 5:00-9:00pm