

# Thurston Groves News

March 2017



MARTIN

## SPRING HAS SPRUNG!!!

And guess what that means besides sunshine, flowers, baby ducks and bunnies? It's a great time to pressure wash all that blackness off the sidewalks, side of homes, and rooftops. It is also a great time to give your lawn much needed nitrogen and spread fresh mulch around your trees and bushes.

The covenants of Thurston Groves were established in order to maintain the high standards of design and curb appeal that attracted us to buy property in this neighborhood. The Homeowner's Association has dedicated many hours to preserving these standards. In so doing, we hope to retain optimum property values and continue to encourage new homebuyers.

### **Thurston Groves is a Deed Restricted Community**

Thurston Groves is guided by a group of legally binding covenants and design standards that protect the aesthetic integrity of the community. Additions and modifications to TG properties must be in compliance with these covenants and standards to assure continuation of good design, maintain property values and preserve the natural environment.

The Covenants, Conditions and Restrictions (CC&Rs) require that all changes and improvements to a property be reviewed by the Design Review Board (DRB), which is made up of at least 3 people appointed by the Board of Directors. The DRB reviews property owners' applications for modifications or additions to their properties to ensure conformance with the Covenants (CC&Rs).

## Facebook Page for Thurston Groves Residents

Volunteers have created a Facebook page

( <https://www.facebook.com/groups/1862189127338139/> ) to assist us in staying connected and sharing information. The group exists for the benefit of homeowners and current residents of the neighborhood. \*\*\*While the admins are current residents of Thurston Groves, we have no official link to the HOA or the neighborhood.\*\*\* The group is currently a closed group, requiring verification of residency in the neighborhood to join and see posts. After the initial sign ups occur, the group will be changed to a secret group, meaning it will not show in a search of Facebook. Those joining after this change will require admin invitation.

This is a community group organized by volunteers / current residents of Thurston Groves in Seminole, FL.

The group exists for the benefit of homeowners and current residents of the neighborhood.

\*\*\*While the admins are current residents of Thurston Groves, we have no official link to the HOA or the neighborhood.\*\*\*

This group is for Current Residents and Homeowners ONLY. Admins actively verify members on a regular basis and will remove anyone who cannot be verified by public sources or verification via private message.

As questions are answered, add your answer to the documents! Let's keep good lists of the service providers we all use.

### RULES TO POST BY:

1. be Considerate of others. Rude, insulting, derogatory statements made for any reason will be deleted and the user removed at the discretion of the admins.
2. Public defamation of any individual will NOT be tolerated. These types of posts don't help the community.
3. No "TRADITIONAL Business" advertising. Home/side businesses run from here in Thurston Groves are welcome to post weekly. You are welcome to REPLY to a request for assistance with a traditional business LINK. (EX. "Can anyone recommend a carpet cleaner"... feel free to link ANY business in REPLY to these types of requests. We recommend putting the responses on the documents for the group.)

If you need official information or a response from the board: PLEASE check the HOA website at <http://www.thurstongroves.org/>

THE BOARD DOES NOT MONITOR THIS GROUP.

## New Design Review Board Announced

At our February board meeting, Alan House, HOA Treasurer, announced that 3 TG residents had agreed to serve on the DRB: Bob Lima, Dave Sferrazza and Jon Jenkins. The DRB was unanimously approved.

The DRB's function is to review applications for any proposed improvement or alteration within Thurston Groves, such as landscaping (front and backyards), paint and fencing. These are only a couple of examples that require approval. The CC&Rs and DRB manuals are available on our website: [thurstongroves.org](http://thurstongroves.org). You must fill out an application for any alteration to the outside of your home.

The following is a brief summary for easy reference. This summary is representative, but not all-inclusive. The application can be found on our website and submitted to Leland, who will follow up with the DRB and Board. **For further information about the application process, please contact Mary Fritzler at Leland Property Management (727) 451-7902.**

### Summary of CC&R Standards, Article VIII-Use Restrictions

1. No trade, business, profession or other type of commercial activity shall be carried on upon any lot. ***This includes individual garage sales. Community garage sales require a majority vote.*** Reference: *CC&Rs Section 6. Commercial Uses and Nuisances.*
2. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot except cats, dogs and other household pets. Reference: *CC&Rs Section 7. Animals.*
3. ***No motor vehicles shall be parked on the Properties except on a paved or concrete driveway or in a garage.*** No motor vehicles which are primarily used for commercial purposes, other than those present on business nor any trailers may be parked on the Properties unless inside a garage and concealed from public view. Reference: *CC&Rs Section 9. Vehicles.*
4. We live in a damp State and therefore, mold grows on everything. ***Houses, Roofs, Sidewalks and Driveways need to be pressure washed from time to time to keep the neighborhood looking fresh and new and maintain our property values.*** All landscaped areas shall be kept well-maintained, properly cultivated and free of trash and other unsightly material. Dead or dying plants shall be removed and replaced within 30 days. *All plantings shall be irrigated as often as necessary to maintain healthy growing conditions. Plant saucers and beds shall be kept free of weeds.* Reference: *CC&Rs Section 14 Lot and Dwelling Upkeep, DRB Part IV Landscape and Irrigation Design Standards, G. Landscape Maintenance Standards.*
5. *Normal tree trimming that does not alter or damage the tree does not require DRB approval. With the exception of standard maintenance trimming, no owner shall remove, damage, trim, prune or otherwise alter any Oak tree in the Properties except as follows: (a) with the express written consent of the Association; (b) with the express permission of the City of Seminole, including but not limited to obtaining any licenses required by the City or Pinellas County; (c) If the trimming, pruning or other alteration of such tree is necessary because the tree or a portion thereof creates an eminent danger to person or property and there is not sufficient time to contact the Association for their approval.* Reference: *CC&Rs Section 17 Trees.*
6. Trees and shrubs located or leaning against the perimeter walls must be cut back so as not to damage or compromise the wall's integrity. Reference: *CC&Rs Section 17d. Trees.*
7. ***All trash containers shall be hidden from public view by landscaping and/or a concrete block wall to match house exterior finish or placement in the garage.*** Reference: *DRB Manual, Page 16.*

8. **All trees and shrubs shall possess a minimum 3-inch deep layer of shredded natural wood product.** Shredded Cypress or Melaleuca are preferred. Other types of mulch listed on page 21 of DRB manual require approval from the DRB. No bare ground shall be permitted except in annual beds. Reference: DRB Manual Page 21.
9. Mailboxes and house address signs shall conform to the approved TG mailbox design and specifications. **Homeowners should maintain the mailboxes as needed. Repainting the mailbox might be required.** Reference: DRB Manual Page 17.
10. **Outside antennas and satellite dishes shall not be permitted without prior approval of the DRB.** Reference: DRB Manual Page 17.
11. Flagpoles are permitted, subject to DRB approval of placement and design. Reference: DRB Manual Page 17.
12. All playground equipment shall be placed to the rear yard of the residence and only with prior approval of the DRB. **All basketball boards must be portable and removed from street visibility when not in use.** Reference: DRB Manual, Page 18.
13. All proposed fences and/or walls shall be approved by the DRB prior to installation. Reference: DRB Manual, Page 19.
14. All homes in TG shall be landscaped according to landscape plans approved by the DRB. Any additional landscaping or changes to the approved landscape plan shall be subject to the approval of the DRB prior to installation. Reference: DRB Manual, Page 20.
15. **All trees and shrubs shall possess a minimum 3-inch deep layer of shredded natural wood product.** Shredded Cypress or Melaleuca are preferred. Other types of mulch listed on page 21 of DRB manual require approval from the DRB. No bare ground shall be permitted except in annual beds. Reference: DRB Manual Page 21.

## Covenant Enforcement and Fining Process

At the February 7<sup>th</sup> board meeting, Alan House, HOA Treasurer, made a motion to appoint the following people to a Fining Committee: Janet Dent, Al Hassan and Bill Mosley. The Committee was unanimously approved. This Committee will only meet when they are given notice of a homeowner not complying after receiving 3 letters of violation. At that time the homeowner will receive a 4<sup>th</sup> letter 14 days in advance of the Fining Committee Meeting. The homeowner may present argument or information at the scheduled meeting. The Committee will determine if a fine will or will not be levied and make their recommendation to the Board of Directors for approval. A copy of the Covenant Violation Enforcement Policy is attached.

**THURSTON GROVES HOMEOWNERS ASSOCIATION, INC.**

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Orlando, FL 32809-3200  
Phone: 727-451-7900 Fax: 813-283-2977  
mfritzler@lelandmanagement.com

COVENANT VIOLATION ENFORCEMENT POLICY

The Board of Directors agrees to the following enforcement procedures of the Covenants, Codes, and Rules of the association, and hereby authorizes Leland Management to follow the policy as listed below:

First notice of violation – First Notice – “Friendly Reminder” Letter  
(21 days to comply)

Second notice of violation – “Second Notice” Letter sent 14 days after the First.  
(14 days to comply)

Final notice of violation – “Final Notice” Letter sent 14 days after the Second.  
(14 days to comply)

Continued Non-Compliance

  x   Conduct a Hearing to Fine (14-day notice to homeowner)

Approved by Board February 9, 2017

  
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President's Signature

2/9/2017  
\_\_\_\_\_  
Date