

Thurstongroves.org

<https://www.facebook.com/groups/thurstongroves/>

Contacts & Committees

Property Manager:

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Design Review Board:

Lee Rivas
Julie Hirschfield
Mary Ann Putman

Compliance Committee:

Jim Kieffer
Clayton Tieman
Vicki Cuesta



Thank you to everyone who attended the Annual Membership Meeting earlier this year. It was wonderful to see so many residents engaged and interested in the well-being of our neighborhood.

Our Property Manager, Brett Newby, has transitioned into his role seamlessly. He has been responsive and attentive to resident concerns. For any HOA-related matters, you may contact Brett via the email listed in the left column or submit a work order request through the community website.

Our community faced two hurricanes this past year, which impacted us all to varying degrees. While most repairs have been completed, some remain ongoing due to high demand on vendors. Thank you for everyone's patience.

There have been several planned and unplanned developments over the past year. Here's a summary of key updates and ongoing efforts:

Landscaping: The landscaping at the 102nd Ave. entrance was updated in 2024. The holly trees at the Ridge Rd. entrance have been removed and replaced with sod.

Irrigation: The common area irrigation system is being inspected monthly and repaired as needed.

Lake Fountains: The south lake fountain motor was replaced in 2024, and the north lake fountain motor was replaced in February 2025. Architectural Fountains has been called out multiple times due to the fountains becoming unanchored. They discovered several fishing lures caught on the anchor lines. We kindly ask residents to exercise caution when fishing near the fountains.

Website Updates: The community website has been updated to improve usability and access to all HOA information.

Governing Documents: Our governing documents are under review to ensure they are current and compliant with state statutes. Once proposed revisions are compiled, they will be presented to the community for a vote. All documents can be found at ThurstonGroves.org.

Community Inspections: Monthly property inspections are being conducted by Ameri-Tech in coordination with board members. We appreciate homeowners' cooperation in addressing these matters promptly.

Thank you for staying informed and involved in our community. Your participation and support help maintain the quality and value of our neighborhood.



Please place your household garbage, yard trash, and recycling curbside the night before your scheduled collection day or by 7 a.m. on the day of your scheduled service.

Collection Days:

Household garbage (solid waste & yard waste): **Monday and Thursday.**

Residential recycling: **Wednesday.**

Solid Waste & Yard Waste Collection:

- The green cart is for solid waste and yard waste collections and should not exceed 50 lbs. in weight.
- Please bag all garbage before placing it in the green cart.
- Properly prepared yard waste that does not fit in the provided green cart can be placed curbside for collection if the waste is bagged, bundled, and 2 cubic yards or less.
- Please bag all yard clippings/leaves.
- Palm fronds and tree limbs are not to exceed 50 lbs., 4 ft. in length, and should be placed curbside neatly stacked.

Bulk collection is available to each resident 4 times per year and up to 2 cubic yards of waste per pick up. Each bulk item should not exceed 50 lbs. in weight. Additional bulk item requests can be made for a special fee.



Thurston Groves Design Review Board Application

As our homes age, updates and changes are inevitable. This is a reminder of how to proceed with changes according to Article IX in the HOA Declaration of CC&R.

The Design Review Board (DRB) plays a key role in maintaining the aesthetic harmony and quality of Thurston Groves.

1. **Committee Purpose and Function**

The DRB aims to create and maintain an attractive and consistent environment in Thurston Groves by reviewing and approving the design of any buildings, structures, signs, fences, landscaping, and other improvements within the community. This includes the color of exterior walls, fences, and boundary walls.

2. **Approval Requirement for Improvements**

All improvements—whether they are new constructions, alterations to existing structures (including painting the same color), temporary storage containers or landscaping changes—require prior approval from the DRB. No work may commence without submitting an application that meet the DRB's design standards and receiving written approval.

3. **Standards for Approval**

The DRB considers various factors when reviewing submissions, including design, size, scale, color, materials, and how the proposed improvement harmonizes with its surroundings. The board has full discretion to reject applications that it deems incompatible with the community.

4. **Review Timeframe**

The DRB must approve or disapprove submitted plans within 30 days. If no decision is made within that period, the plans are automatically deemed approved, though they still need to comply with community standards.

5. **Duration of Approval**

Any approval granted is valid for six months. If construction does not begin within that time, the approval expires, and a resubmission is required for any further work.

In summary, the DRB ensures that all developments within Thurston Groves uphold the community's aesthetic standards, fostering a harmonious and well-maintained environment for all residents. Please remember to submit the application prior any external changes and improvements. **A copy of the DRB application is included with this newsletter and can be found at ThurstonGroves.org.**



Thurston Groves Pet Owner Guidelines

Please be respectful of our neighbors and abide by the HOA Declaration of Covenants, Conditions and Restrictions, Article VIII, Section 7 which states:

“No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot, except that cats, dogs, and other household pets may be kept provided they are not kept, bred, or maintained for any commercial purposes; provided further that no person owning or in custody of a dog or cat shall allow the dog or cat to stray or go upon another Lot without the consent of the Owner of such Lot; and provided further that no more than a total of three (3) animals may be kept on any Lot, with no more than two (2) dogs within the allowed three (3) animals for each Lot. All animals kept on a Lot shall be domestic household pets. Each dog or cat must be on a leash and in full physical control by the Owner or Owner's family member at all times when the dog or cat is outside of the Owner's Dwelling. No pets shall be permitted to place or have excretions on any portion of the Property other than the Lot of the owner of the pet unless the owner of the pet physically removes any such excretions from that portion of the Property. Notwithstanding anything herein to the contrary, if any dog or cat permitted to be kept by an Owner shall become a nuisance to other Owners and such nuisance is not corrected after written notice to the Owner, the Board of Directors of the Association shall have the right to require the Owner to remove such animal permanently from the Properties. The Board of Directors shall have the right to approve or disapprove any and all types and sizes of animals to be kept in or on any Lot within Thurston Groves.”

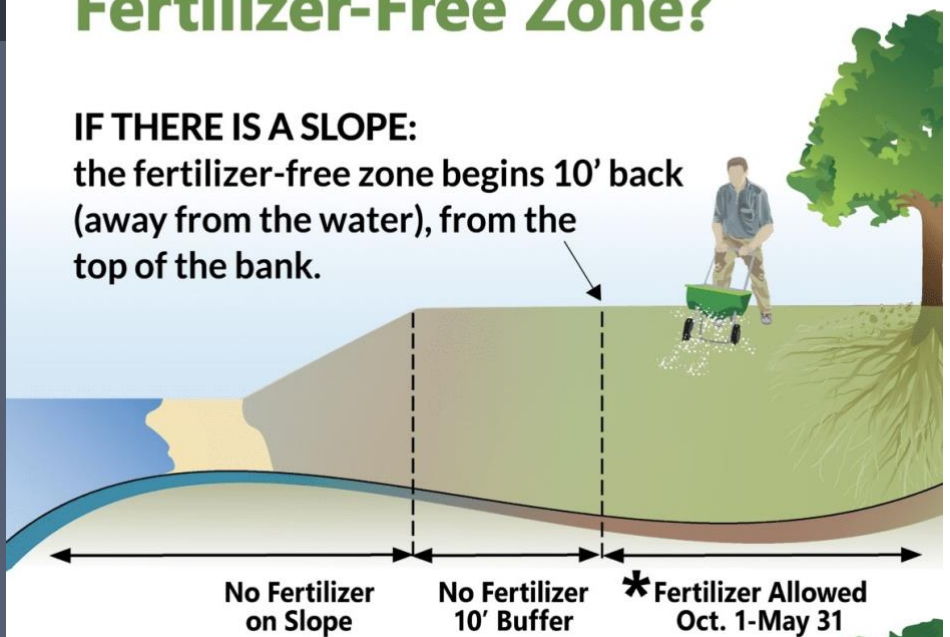
Pinellas County's Fertilizer Ordinance

A fertilizer-free zone is an area where you may not fertilize at any time of the year. These designated zones are near seawalls, wetlands, ponds, lakes or any body of water. When fertilizer reaches the water, it causes poor water quality and algae blooms, which in turn reduce oxygen and cause fish kills. Fertilizer shall NOT be applied within 10 feet from the top bank of any surface water, landward edge of the top of a seawall, or wetland. The “top of bank” is the flat land portion before land begins to slope downward towards a waterbody/seawall.

What is a Fertilizer-Free Zone?

IF THERE IS A SLOPE:

the fertilizer-free zone begins 10' back (away from the water), from the top of the bank.





Upcoming Projects

- **Ridge Road Landscaping** – Update beds & grass.
- **Refurbish Mailboxes** – They were all repainted in October/November of 2021.
- **Light Poles** - Replace the globes and clean the light poles.



THURSTON GROVES HOMEOWNERS' ASSOCIATION, INC.

DESIGN REVIEW BOARD/ARCHITECTURAL APPLICATION

MAIL APPLICATION TO: 24701 US HWY 19 N, SUITE 102, CLEARWATER, FL 33763 OFFICE: (727) 726-8000

EXT. 253 EMAIL: BNEWBY@AMERITECHMAIL.COM

APPLICATION MUST BE RECEIVED BY E-MAIL OR MAIL ONLY. FAXED APPLICATIONS WILL NOT BE PROCESSED. THANK YOU

Name: _____ Email: _____

Property Address: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Phone(s) Home: _____ Work/Cell: _____ Fax: _____

In accordance with the Declaration of Covenants, Conditions and Restrictions and the Association's Rules and Regulations, installation must conform to this approval and the Association's guidelines.

I hereby request your consent to make the following change, alteration, renovation and/or addition to my property.

CHECK ONE PER APPLICATION

☐ FENCE ☐ SWIMMING POOL ☐ PATIO ☐ SCREEN ENCLOSURE ☐ EXTERIOR COLOR

☐ LAWN REPLACEMENT ☐ LANDSCAPING ☐ LAWN ORNAMENT ☐ OTHER: _____

Description: _____

- 1.) Attached a copy of the property survey that shows the locations of the proposed changes, alterations, renovation or addition.
- 2.) Attach drawings of your plan(s) or any contractor proposal.
- 3.) Attach color photos of project and all color samples/descriptions

Note: Applications submitted without a copy of the survey, drawing, color sample or photo will be considered incomplete. If an application is incomplete, it will not be processed and will be returned to you.

I hereby understand and agree to the following conditions:

1. No work will begin until written approval is received from the Association. You have SIX (6) months from the approval date to complete the work. If not, then you must reapply for approval.
2. All work will be done expeditiously once commenced and will be done in a professional manner by a licensed contractor or myself.
3. All work will be performed timely and in a manner that will minimize interference and inconvenience to other residents.
4. I assume all liability and will be responsible for any and all damages to other lots and/or common area, which may result from the performance of this work.
5. I will be responsible for the conduct of all persons, agents, contractors, subcontractors, and employees who are connected with this work.
6. I am responsible for complying with all applicable federal, state and local laws, codes, regulations and requirements in connection with this work. I will obtain any necessary governmental permits and approval for the work.
7. Upon receipt Ameri-Tech Management Inc. will forward the application to the Association. A decision by the Association may take up to 30 or more days, depending on the Association Documents. I will be notified in writing when the application is either approved or denied.

Signature of Owner(s): _____ Date: _____

For Use of Board of Directors

This Application is hereby: () Approved () Disapproved

Date: _____ Signature: _____

Comments:

Date Received from Owner: _____ Given to Committee: _____ Mailed to Owner: _____