



The Grove Homes Association

c/o Trident Property Management
1110 Civic Center Blvd., Ste. 102, Yuba City, CA 95993
(530) 751-7040

www.tridentproperty.com

April Newsletter



Siding/Roof Project

The Board has approved to continue work on the remaining units that have not had new roofs or dry rotted siding replaced over the last five or six years. The construction crew is pulling permits and ordering materials and plans to start sometime this spring. They were onsite last week to put a list together of buildings that should be addressed first. Currently, the plan is to get most of the units by the end of 2022, but most likely there will be some that don't get addressed until 2023.

Gate Maintenance

It has been reported multiple times this year that residents have been unable to pass through either the entrance gate or exit gates on Railroad Avenue. A&D, the association's vendor, was out at to investigate the issue on February 3rd, February 11th and again March 14th. On the 3rd, it was noted that the board was not responding so it was replaced at that time. On the 11th and 14th however, it was noted that everything was in working order and no issue was found. It could be possible that homeowners' key fobs may not be working due to age or the battery was dead. If any resident has an issue with the gates, please give us a call so we can figure out what the issue is.

Pool Duties

As many of you already know Francesca has been in charge of the pool duties to include coordinating with the pool service and cabana area cleaning. We just wanted to make everyone aware that Betty Campbell has volunteered to take over her duties for a couple of weeks, so do not be alarmed if you see someone in the pool area that is not Francesca.

Mailboxes

It has been reported to management and some residents may have already heard, but the mail courier would like all residents to be aware that it looks like someone got a hold of a set of master keys and was able to open some of the mailboxes. He suggested that the best way to prevent from being a victim to this is to check your mail daily and not let it accumulate. If you are going to be out of town for more than a couple of days, we suggest you contact the post office and ask them to hold all mail until your return. Residents may also track their mail through the post office using a system called "Informed Delivery." Once the local USPS outlet receives your mail/letter, you can inquire as to its delivery date. It is easy to sign up, you just need to contact your local USPS outlet.

Water Usage

With the lack of rain this winter, and with no rain in the forecast, we ask that homeowners be more mindful of water usage. Summer will be here in no time and we would like to get ahead of possible water restrictions before it is enforced.

Reminder: Pedestrian Gates

There seems to be a few residents at the Grove who continue to prop the pedestrian gate open so as to easily get back into the association without using a key. We ask that residents entering and exiting the property through the pedestrian gate make sure that the gate is closed behind them. If you have forgotten your key, please use the callbox to punch in your gate combo and enter through the entrance gate. Please be cautious when using this method.

Security Camera Installation

Effect March 1st, 2022 the board has formally adopted Security Camera Installation Requirements. If you plan on installing cameras, an Architectural Application must be submitted to the board for approval. It must contain the placement of the cameras, size and color. Those homeowners that have already installed cameras without prior approval, should submit an application as soon as possible. If you do not, we will send out a “Notice to Correct”, which could lead to a “Call to Hearing” if not addressed. If an application is denied, the homeowner will have to remove the camera and repair the siding to which it was attached. Rules were mailed out earlier this month, so all homeowners should have a copy. If you did not receive them and would like a copy, please email thegrove@tridentproperty.com and we will happily get those to you. The same thing goes for any questions you may have about the rules or application process.

Reporting Problems

Report all problems in the common area to Trident Property Management. This includes things like outdoor lights not working, exterior pest control, rules violations, security concerns, etc. Please do not assume that someone else has already reported the issue. You can reach, Joe Halter at 530-790-2249 or Robert McNeil at 530-790-2248 or by email at thegrove@tridentproperty.com. We are available during regular business hours from 9 a.m. to 5 p.m. You can also call our after-hours emergency line if there is an emergency and it cannot wait. All contact information is included with each newsletter on the bottom of the page.

Website Information

Did you know the Grove HOA had a website? If not, you are welcome to check it out at the website address below. Instructions have also been included.

- Navigate to <http://www.thegrove-hoa.com> or <http://www.thegroveyubacity.com> to access the website.
- For the general public we have many tabs with information on our complex in which you can navigate through with the tabs across the top of the screen.
- As a resident of the Grove, you have a separate section of the website in which you are able to view by logging in at the top right.
- All residents have the same login information: **Username: resident** and **Password: TheGrove750!**
- Once logged in you will see a welcome message, a log out button and a separate tab titled “Forms”
- The Forms allow you to submit various items directly online to Trident property management, for example submitting a pest inspection. Other forms such as the Architectural review form are available for download rather than a form submission, as wet signatures are needed.

Ultimately, the website provides a one stop shop for all information regarding the Grove HOA. If there is something you do not see on the website and believe should be added, please mention it to a board member or Trident and we will be sure to get it updated. Of course if you have any questions about the website, forms or anything HOA related please contact management.

Next Meeting

The Board meetings are usually held in person at the Trident Property Management office located at 1110 Civic Center Blvd., Suite 102 and via Zoom.com or by telephone. Board meetings are typically held the **1st Tuesday** of every month at 5:30 PM. The next Board meeting is the annual meeting which will be followed by a regular meeting on **Saturday, April 2nd** at 10 AM in the pool area. The agenda will be posted on-site on the bulletin board, emailed to residents and on the website <http://www.thegrove-hoa.com> or <http://www.thegroveyubacity.com>

Community Manager

Joseph Halter
(530) 790-2249

After-hours Emergencies

Trident Maintenance
530-751-7040, option 5



Board of Directors

President – Becky Cottrell
VP – Panda Morgan
Secretary – Theresa Madison
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Director – Joel Guthrie