



The Grove Homes Association

1110 Civic Center Blvd., Ste. 102, Yuba City, CA 95993
(530) 751-7040

www.tridentproperty.com

June 2023 Newsletter



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 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.

Siding Project Update

Trident Construction began work on units 29-34. Once those are completed they will move on to unit 17. We have inspected units 5-10 and 11-16. Units 5-10 are in worse shape so the next round of buildings will be those six. We do not have an expected time of completion, but more newsletters and information are to follow. The Board has discussed two options for painting, but currently the plan is to wait until all of the siding is complete prior to painting.

Adopt a Rock

We have begun our “Adopt a Rock” program. If you are interested in planting and maintaining flowers and beautifying our community, you can “Adopt a Rock”. Any large rock surrounded by bare dirt is eligible for planting. If you are interested, please contact Management at 530-790-2249.

Pool is Open

The pool is now open! It is open from 8 a.m. to 10 p.m. Please read the posted rules carefully at each entrance of the pool. Here is a brief summary of the rules: Remember, there is no life guard on duty so swim safely (no diving or running)! No children under 14 years of age can swim unsupervised and must be watched by an adult resident. The pool is for residents and their guests only. Keep your pool keys close by at all times, there is a \$35 fine for replacement keys. Keep all glass out of the pool area. Please refrain from smoking in the pool area. Pets are not allowed in the pool area. Keep food in the cabana area and away from the pool. No radios or speakers are allowed in the pool area. Keep long hair braided or capped,

the suction ports are strong and dangerous. Any large gatherings in the pool area need management's approval prior to the gathering.

Parking

Each owner is expected to park their vehicle(s) in their designated carport only. As there is limited parking available inside The Grove, designated guest parking areas may not be used for resident vehicles. Residents with more than two vehicles should either park their extra vehicles outside The Grove, or arrange by mutual agreement to share carport space with another resident. The three parking spaces by the mailboxes have no designation. They may be used by residents as a "loading zone" to retrieve mail or by a resident's guest for guest parking. No curbside parking. The only exception is for delivery trucks or loading and unloading cargo. No unattended vehicles are allowed to park on curbs. Every homeowner has been issued 2 green Parking Permit Tags with their unit number provided. Any guest staying overnight must display a parking permit tag visible through the windshield. No guest may park in guest parking longer than three consecutive days. Any vehicle parked in any spot for any length of time constitutes "a day". Residents with guests extending their stay longer than three days must notify Trident Property Management at 530-751-7040 and obtain board approval. Any vehicle(s) parked in guest parking after midnight without a parking permit tag being visible may be towed at owner expense without warning. Lost tags will be replaced at owner expense. Under no circumstances may a vehicle be parked in visitor/guest parking more than 10 days in any calendar month (without prior board approval).

Feral Cats

There has been an increase of stray cats on the property and for the health and safety of the residents we are asking that you stop feeding the cats. There is a training you can take to catch, neuter/spade, and release, upon completion you may feed the cats with the intention of catching them, taking them to the vet and then releasing them.

Landscaping

Due to the extreme amounts of rain that we received this winter, we have an abundance of saplings beginning to spring up all around our community most specifically in the ivy. If we work together now, we can stop them from taking root and causing damage to our landscape, asphalt and sidewalks. We are asking for volunteers to help exterminate these saplings and keep our community beautiful. Please contact management at 530-790-2249 if you are interested.

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 on **Wednesday July 5th, 2023** due to Independence Day. 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
Treasurer – Sandra Hilliard
Director – Joel Guthrie