



ANNUAL HOMEOWNERS' MEETING

Saturday, March 4, 2023
2:00pm



BOARD MEMBERS AND MANAGEMENT

President..... Lonnie Prater
Vice President..... Dana Delzio
Treasurer Dennis Holden
Director of Landscape Ray Durbin
Director of Infrastructure... Dennis Holden
Secretary Marjorie Tousignant
Infrastructure..... Ray Yarnell
ARC Board Liaison..... Michael Meyer

Anita Korndoerfer Webmaster
Michael Meyer ARC Chair
Michelle Pogue..... Sentry Community Mgmt



AGENDA

1. Meeting Call to order
2. Establish a quorum
3. Approval of 2/26/22 Annual Meeting Minutes
4. Officer Reports
5. Committee Reports
6. Old Business
7. New Business
8. Adjournment



FROM OUR PRESIDENT

The theme of our meeting today is “Building Community”.

We all know that The Grove is the best community in Harbor Hills and it's no mystery to anyone who lives here as to why. Since the Grove was established, the board has kept one eye on the bottom line and the other on the autonomy of our community. And in 2023 we plan to continue.

The Board is presenting the idea that homeowner involvement is the key to the growth, prosperity and beauty of our hamlet. At today's meeting, you will hear about opportunities to get involved in making The Grove better than ever through the use of your talents and personal passions. Please carefully consider how you might become involved this year!



COMMUNITY IMPROVEMENT PROJECTS

COMPLETED IN 2022

- ✓ Raised sidewalks and sealed catch basins at six locations
- ✓ Ground sidewalk trip hazards at 100+ locations
- ✓ Installed 45 yards of mulch on Grove Heights and Guard House Island
- ✓ Power washed curbs and cart path walls
- ✓ Contracted with Andy Sang at Security Camera to maintain security cameras
- ✓ Replaced Guard House roof
- ✓ Initiated quarterly cleaning of guard house, when necessary
- ✓ Installed house numbers on lantern poles
- ✓ Trimmed community trees to meet county requirements



COMMUNITY IMPROVEMENT PROJECTS

CURRENTLY PLANNED FOR 2023

1. Remark the roads at our entrance and stop signs.
2. Power wash Griffin Road brick walls, cart path and curbs
3. Remove sand buildup from large retention pond
4. Remove sod and install mulch along Grove Heights between the two Grove entrances
5. Continue to replace dead or dying Ligustrum trees on Griffin Road
6. Mulch Grove Heights and Guard House Island



PROPERTY SALES & VALUE



7 HOUSES SOLD IN 2022
AVERAGE SALE PRICE = \$341,571
(15% INCREASE FROM 2021)





OUR NEW NEIGHBORS

Here is the list of the neighbors who have joined our community since January of 2022. Please make sure you welcome them when you see them.

❖ Mike and Theresa Ferraro	5111 Grove Manor
❖ Tristan & Morgan Ciceri	5208 Grove Manor
❖ Jack & Marge Lashay	5302 Grove Manor
❖ John & Sharon Burress	5459 Grove Manor
❖ Robert & Tanzilya Delzio	5521 Grove Manor
❖ Joshua & Brandy Cohen	5557 Grove Manor
❖ Ben Cook	39908 Sunbeam Way



REAL ESTATE

2022 HOME SALES

5111 Grove



5208 Grove



5459 Grove





REAL ESTATE

2022 HOME SALES

5521 Grove



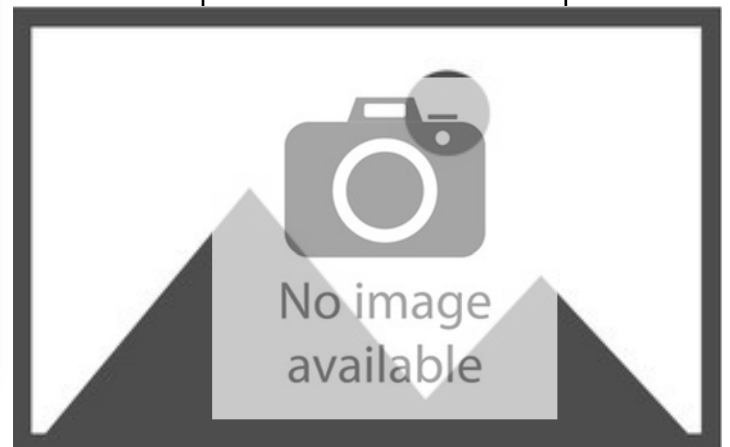
5557 Grove



39908
Sunbeam



5302 Grove





CURRENT HOMES/ PROPERTY STATUS

Houses For Sale: 2

Houses in Contract: 0

Non-owner-occupied homes: 12

Limit allowed of non-owner-occupied homes: 10





GOOD NEIGHBOR REMINDERS

- ✓ Keep your dogs on a leash
- ✓ Pick up after your dogs
- ✓ Put refuse out no earlier than the night before pickup
- ✓ Make appointments for large refuse pickup
- ✓ Keep leaves out of the street.
- ✓ No parking on the street overnight
- ✓ Speed limit is 20mph in The Grove
- ✓ Transponders are for residents only. We have temporary clickers for non-resident visitors



HOME EXTERIOR MAINTENANCE

- ✓ Power wash home
- ✓ Paint when needed
- ✓ Check and repair Damage if needed
- ✓ Repair Driveway
- ✓ Power wash driveways
- ✓ Repair Irrigation systems
- ✓ Be wary of loose eave soffit materials especially where a roof butts into an outside wall. Raccoons, squirrels, rats can enter the attic area.
- ✓ Irrigation: The Saint. Johns Water District requires sprinklers be run only once a week during Eastern Standard Time, and only Twice a week during Eastern Daylight Time.

Odd house numbers Sat. during EST. Sat. and Wed. during DST.

Even house numbers Sun. during EST. Thur. and Sun. during DST.



PROPERTY MAINTENANCE

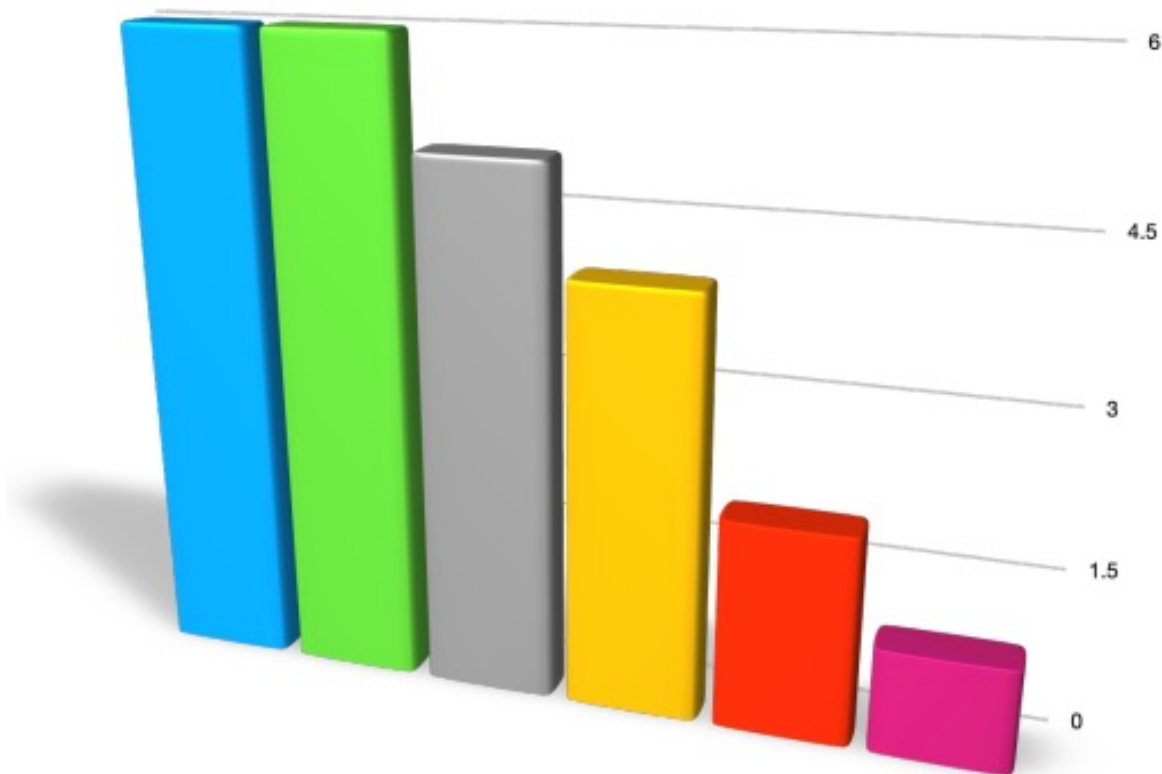
Maintenance increases market Value!

- ✓ Repair Driveways
- ✓ Trim manicure Hedges
- ✓ Mulch shrub beds
- ✓ Remove dead trees and shrubs
- ✓ Rake bag up leaves from yard, sidewalks and curbs for Tuesday collection
- ✓ Mow grass and edge
- ✓ Prune and Trim
- ✓ Maintain Yard lights and garage lights. **Lighting is responsibility of property owner
- ✓ Don't forget to contact the ARC (Architectural Review Committee) if you are planning to make exterior changes



ARC ACTIVITY SUMMARY

■ Roof
 ■ Landscaping
 ■ Tree Removal
 ■ Painting
 ■ Misc. Exterior
 ■ Lighting



2022 ARC Applications by Project

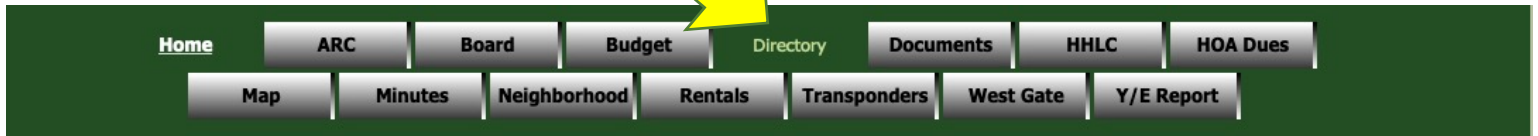
Type	
Roof	6
Landscaping	6
Tree Removal	5
Painting	4
Misc. Exterior	2
Lighting	1
Total	24



HIGHLIGHTS FROM OUR WEBSITE

WWW.THEGROVEHH.ORG

Directory



Grove Board Members 2021

President	Lonnie Prater	Email Me
Vice President	Dana Delzio	Email Me
Treasurer	Dennis Holden	Email Me
Secretary	Marjorie Tousignant	Email Me
Landscape	Ray Durbin	Email Me
Landscape	Ray Yarnell	Email Me
Infrastructure	Dennis Holden	Email Me
ARC Liaison	Michael Meyer	Email Me

Community Association Manager:

MICHELLE POGUE
Sentry Management Inc
1928 Salk Ave.
Tavares, FL 32778
352-343-5706 ext 58012
352-343-5123 (fax)
mpogue@sentrymgt.com

A password is needed to view this page.

Password: 

palm1234

Home Page

DIRECTORY SUBMISSION FORM FOR THE GROVE AT HARBOR HILLS

First Name (1)
Last Name (1)
First Name (2)
Last Name (2): if different
House number
Street Name (select the one you live on)

email address (1)
email address (2)
Home phone number
Cell phone (1)
Cell phone (2)

Notes:


Check out the files in the black box below. They are both the same information, just printed in a different order. If your info is correct, you are done.


If your directory information is not correct, then please fill out and submit the form to the left. If you are a new resident, please complete the form as well.

Don't forget to click the submit button when you are done.

The directory will only be available to members of The Grove and will not be available for advertising.

View


[View Directory by Name](#)


[View Directory by House](#)

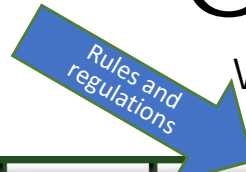
Print or Save

Click the links below to download the files for you to save or print later



HIGHLIGHTS FROM OUR WEBSITE

WWW.THEGROVEHH.ORG



Home	ARC	Board	Budget	Directory	Documents	History	Map
	Minutes	Neighborhood	Rentals	Transponders	West Gate	Y/E Report	

Grove Board Members 2021		
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Community Association Manager:

TINA ROBBINS
Sentry Management Inc
1928 Salk Ave.
Tavares, FL 32778
352-343-5706 ext 58012
352-343-5123 (fax)
trobbsin@sentrymgt.com

The current documents for The Grove at Harbor Hills are listed below, with the most recently approved one at the top. Click each link to read and/or print each document.

[CERTIFICATE OF SECOND AMENDMENT TO THE SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE GROVE AT HARBOR HILLS](#)

[CERTIFICATE OF FIRST AMENDMENT TO THE SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE GROVE AT HARBOR HILLS](#)

[Amended and restated declaration of covenants, conditions, easements and restrictions for The Grove at Harbor Hills](#)

[Amended and restated by-laws of The Grove at Harbor Hills Homeowners Association, Inc.](#)

[Rules and Regulations of The Grove at Harbor Hills Homeowners Association -- Revised June 2021](#)

What other things would be helpful?