



GROVEWOOD HOMEOWNERS' ASSOCIATION, INC.

FALL 2025 NEWSLETTER

WEBSITE: www.grovewoodhomeowners.org

EMAIL: grovewood@gmail.com

PRESIDENT'S CORNER

Dear Grovewood Neighbors,

I hope this message finds you well and enjoying the start of the fall season! As we move toward the holidays, I wanted to take a moment to express how proud I am of our wonderful neighborhood. Grovewood continues to shine as a beautiful, welcoming, and respectful community—and that's all thanks to you, our residents, who helped make it such a special place to live.

Pride in Grovewood:

One of the key reasons Grovewood remains such a vibrant and attractive neighborhood is our shared commitment to maintaining the character and quality of our community. As a friendly reminder, our deed restrictions are designed to help us protect our property values and preserve the charm of our homes. Let's continue to be mindful of these, especially as we make updates or improvements.

Roof Replacements:

Many of us are approaching the timeline for our roof replacements, and we want to remind everyone that concrete tile roofing is the approved material for new roofs in Grovewood. This consistency helps keep our neighborhood looking cohesive and well cared for. If you have any questions about the process or what's required, don't hesitate to reach out!

Neighborhood Night with Food Truck & Music:

Tentative for November 8. A relaxed and fun evening to connect with neighbors. Details coming soon!

New This Year: Christmas Light Challenge!

This December, we're introducing a Christmas Light Challenge! We'll invite neighbors to vote on the best holiday light displays, with prizes (and bragging rights!) for the top homes. Our neighborhood goal is to have at least 75% participation even if it's just a strand of lights or a wreath. Let's bring some festive spirit to every corner of Grovewood!

As always, your HOA Board is here to support you. Please feel free to reach out to us anytime at grovewood@gmail.com, or if you see me around, feel free to knock on my door I'm always happy to chat and help however I can. Looking forward to a joyful, festive, and connected holiday season together. Let's keep Grovewood beautiful, welcoming, and strong!

Warm regards,

Jason Haynor

President, Grovewood HOA

CRIME WATCH-We still have "car door checkers" during the night in the neighborhood. Always keep your car doors locked and your garage door down when you are not out working in the yard. The police non-emergency number is 727-562-4242.

PARKING-Please do not park across the sidewalks or in front of fire hydrants. This is a safety issue. We have a lot of folks that use the sidewalks for exercise. We would also like you to keep your sidewalks edged so they will not trip on grass growing over the sidewalks. If you need help with edging your sidewalks, let us know and we will see if a neighbor can help you.

DEED RESTRICTIONS-The Board is considering using an Attorney to help us enforce the Deed Restrictions. If you have not reviewed the Deed Restrictions or need copies, let us know and we will make sure you get copies. They can also be found on our website.

Your Board of Directors' main job is to enforce the Deed Restrictions that come with your property. We also ask those renting property in Grovewood to follow the deed restrictions so your owner will not have issues that could affect your lease.

Please let us know if you have any questions by sending an email to grovewood@gmail.com. That email only goes to the Board Members. Not the entire neighborhood.

E-Bikes, motorized skateboards, and scooters in Grovewood:

We have received a few complaints about young children riding around Grovewood on their e-bikes, motorized skateboards, and scooters and not stopping at the stop signs. This is not safe. Please make sure they know the rules and wear a helmet. Many are low to the ground so watch out for them in Grovewood as you drive around. Here is an article we saw on Facebook from the Pinellas County Sheriff's office. We are printing it here in case you did not see it.

"E-Bikes seem to be popping up everywhere. Legal E-bike checklist: 28 MPH max speed, 750 watts motor max, working pedals required, no illegal modifications. If your e-bike doesn't check all these boxes, then you have a motor vehicle that requires registration and a licensed driver. If it does meet these requirements, then it is legally the same as a bicycle and therefore the regular rules and laws apply such as obeying speed limits and wearing a helmet if you are 16 and under." Please make sure you and your children know the difference between an E-bike and a motor vehicle.

Street Parking in Grovewood:

The streets in Grovewood are City streets maintained and controlled by the city. The police should be notified when you are having problems with vehicles parking on the street. The police non-emergency number is 727-562-4242 or Code Enforcement 727-562-4720. We have heard in the past that cars parked headed in the wrong direction and parked across the sidewalks have received tickets. Also parking on both sides of the street, near a fire plug, and near driveways can cause problems with emergency vehicles moving through the neighborhood. Please avoid parking on the street whenever possible. Parking in your driveway and or the garage is the best thing to do.

Watering Rules:

Please review the City of Clearwater watering rules for even and odd house numbers. We are allowed to water before 10 AM and after 4 PM. Even numbered houses can water on Wednesdays and Saturdays. Odd numbered houses can water on Thursdays and Sundays. We suggest you follow the day set for your address to avoid a visit from the City Code Enforcement. The fine could be heavy.

PLEASE MARK YOUR CALENDAR FOR THESE 2025 EVENTS

NOVEMBER

Groewood Fall Garage Sales – 8 a.m. to 2 p.m. each day	November 7, 8, 9
Neighborhood Night with Food Truck & Music	“TBD Maybe Nov 8”
Groewood Annual Meeting (Morningside Rec Center) – 7 p.m.	November 11

Parking may be limited so get there early and use the parking at the nearby playground as a back up

DECEMBER

Groewood Board Meeting (Open to all members) - 7 p.m.	December 9
Holiday Hayride Social (6:30 pm to 8 pm)	TBD
Luminaries set out in pm and lighted at dark	December 24

GROVEWOOD HOMEOWNER’S ASSOCIATION

ORGANIZATION AND CONTACT INFORMATION - 2025

2025 BOARD OF DIRECTORS

<u>NAME</u>	<u>TERM THRU</u>
Brandon Giles, Secretary	2026
Ken Holloway, Treasurer	2025
Peter Papas, Director	2026
John Vandervort, Director	2025
Matthew Halliday, Vice-President	2025
Jason Haynor, President	2026
Tim Bettelli, Director	2027
Katie Fenech, Director	2027
Marci Molhem, Director	2027

GROVEWOOD 2025 STANDING COMMITTEES

Welcome Committee – John Vandervort, Marci Molhem

Membership Committee – Ken Holloway, Tim Bettelli

Beautification Committee – Ken Holloway, Brandon Giles

Deed Restrictions – All Board Members

Newsletter – Matt Halliday, Ken Holloway

Social Committee – Jason Haynor, John Vandervort, Jim Vricos,
Katie Fenech

Crime Watch – Peter Papas, Jason Haynor

Internet/Website –Alana Holloway, Matt Halliday

GROVEWOOD STREET DIRECTORS - 2025

Groveswood Road – West	Tim Bettelli
Groveswood Road – East	Jason Haynor
Groveswood Court	Ken Holloway
Minneola Road-East	John Vandervort
Minneola Road-West	Peter Papas
Bascom Way	Brandon Giles
Jaffa Place	Katie Fenech
Barber Drive	Matt Halliday
Mandarin Drive	Marci Molhem

DEED RESTRICTIONS NOTICE

Groveswood is a Deed Restricted Community. Your Board enforces the Deed Restrictions. If you have not read the Deed Restrictions and want a copy, please email the board and we will send you a copy. The Deed Restrictions are also on our website.

We have received a few complaints about Political signs and Contractor signs. Please be advised the only signs allowed on your property are "For Sale" signs of a specific size. Please remove any Political, Contractor, or other signs that are in your yard.

There are several homes in the neighborhood that are getting new roofs. We are happy to see the improvements being made to homes in the neighborhood. Please be advised that only concrete tile roofs are allowed in Groveswood. The Deed Restrictions do not allow any asphalt or metal roofing. There are two homes in the neighborhood that have asphalt roof coverings because of the steep angle of the roofs that will not hold tile roof coverings. They are grandfathered in for that reason.

Before you make improvements to your homes, we request you contact the Board and advise us of your intentions by providing a copy of your plans and permits. You can contact the Board at groveswood@gmail.com. This email only goes to the Board Members not the entire neighborhood.

Thanks for following the Deed Restrictions. It will keep Groveswood a very desirable place to live and own property.