

# Greentree Homeowners Association

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December 2011 Newsletter

[www.greentreehoa.com](http://www.greentreehoa.com)

Thank you for taking the time to read your community newsletter. Together we can make our community great.

## GREENTREE COMMUNITY CENTER

The Greentree Community Center has been renovated. We have installed new hardwood floors that give the community center a warm and inviting feel. In addition, the entire interior was repainted with a warm green. Also, a new stove, closet coat rack and baby changing station have been installed. Photos are available on the website.

The community center near the east entrance to the community is available for rent to any resident, which is current on their dues, for non-commercial use. Bookings are on a first-come, first-served basis at a minimal cost of \$75 (plus a refundable \$100 security deposit).

To rent the Greentree Community Center, contact Von Starkey @ 330-655-1530 or via email at [vonstarkey@neo.rr.com](mailto:vonstarkey@neo.rr.com)

## WINTER TIPS

As we enter the cold winter months, it is easy to stop thinking about the outdoors. Here are a few reminders to help keep Greentree a great community.

- **Winterize your yard:** Cut your grass, trim your bushes and shrubs, edge your beds and clean up toys, patio furniture and other summer items. Doing this now will create for an entire winter of beautiful yards.
- **Snow removal:** Please be neighborly and shovel and or snow-blow your sidewalks. If you live next to a common area or someone who is unable, please pitch in to remove snow in those areas as well. There are lots of kids that need to walk to the various bus stop locations. Needless to say it is safer to walk on a clear sidewalk than the street.
- **Yard Light posts:** Most homeowners have a light post in their front yard. Please take a few moments to replace burnt out bulbs. This helps to light areas that are not covered well by street lights and helps to create a safer environment.
- **Pet Cleanup:** This should go with out saying, but if your dog relieves itself, you are responsible for cleaning it up. If you are caught in violation of this, you will be fined and mentioned in our next newsletter.
- **Enforcement:** It's up to you to help us keep this community great. If you become aware of any violation to our rules or by-laws, please bring it to our attention by contacting Continental Management in writing. Many minor infractions can be taken care of quickly before they become bigger problems.
- **Dues:** Please remember to pay your dues on time. These revenues are used for upkeep of the common areas of our community as well as the community center. Non payment of your dues leads to fines and collection fees.
- **Architectural review:** As a reminder, any exterior modifications such as **decks, fences**, additions, etc. **must be approved** by the association in advance. Please contact Continental Management or visit our website for the appropriate paperwork.
- **Street Lights Out?:** To report street light outages throughout the Greentree Community please contact Ohio Edison at (888) 544-4877 or on the web at <https://www.firstenergycorp.com/forms/streetlight/reportStreetLightProblnit.do>
- **Garbage Cans:** Residents are prohibited from storing garbage cans outside of their garage. This invites pests and is unsightly. Trash may be placed at the end of your driveway for collection no earlier than the evening before pick-up.
- Our by-laws prohibit the storing of boats, motor homes and similar items on your property outside of your garage and the parking of commercial vehicles in your driveway.
- **Be a Good Neighbor:** This community belongs to all of us, how we treat the common areas and our own properties has an impact on all of our home values.

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## WELCOME NEW RESIDENTS

10211 Autumn - Chris & Rian Blangero  
841 Holborn - Michael & Christine Peters  
861 Holborn - Jason & Arianna Smith  
915 Holborn - Richard Bell  
920 Holborn - Benjamin & Sabine Gerhardt  
10133 Brushwood - Roderick Allen

10187 Dawnwood - Patrick & Megan Fox  
10188 Dawnwood - Marc Vertock  
905 Bristol - Janet Miron  
779 Heath – Rich Scope  
10201 Gloucester - Joseph Lenzi

**WEBSITE:** [www.greentreehoa.com](http://www.greentreehoa.com)

Visit our website for updated information on your community including:

- Board members
- Rules, By-laws, regulations and covenants
- Upcoming Events
- Forms for Deck/Fence/Other requests
- Information on how to report street light outages and other important contact information
- Community maps and information
- And much more.

## BOARD MEMBERS

<b>President</b>	Rob Starkey	(At-Large – term 2012)
<b>Vice President</b>	Cindy Mustafa	(At-Large – 2013)
<b>Treasurer</b>	John Schmidt	(Single family – 2012)
<b>Secretary</b>	Teresa Reed	(Single family – 2012)
<b>Single Family Homes:</b>	Joshua Landis	(2012)
	Sylvester Gilham	(2012)
<b>At-Large:</b>	Larry Puleo	(2013)
<b>Hunter Ridge:</b>	Jennifer Bodovetz	
<b>Heath Lane:</b>	Jacquie Kearns	
<b>Bristol:</b>	William Lee	
<b>Kensington:</b>	Jack Bowers	

If you are interested in helping to keep your community great, consider attending our annual meeting in April to give us feedback, relay concerns or run to be elected to the board of directors of the community.

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## **WHAT IS GREENTREE – A REMINDER**

Greentree is a planned unit development. By owning a home in Greentree, we agree to the deed restrictions as set forth in the Declarations and By-Laws of the community. These rules and regulations are in place to protect the homeowners and the community as a whole. Greentree Homeowners Association is the Master Association for all 423 homes/units in the development. We are the only governing body for the single family homes who reside on the city owned streets. The cluster homes of Hunter Ridge and the Condominium Associations of Heath Lane, Kensington and Bristol each have a separate Sub-Association that provides for their specific needs since they are on private streets.

Greentree is responsible for the maintenance of the common properties of the community. We are responsible for maintaining a 16 foot easement on each side of Greentree Parkway as well as several parcels along Brushwood, Holborn and Gloucester. In addition, the Homeowners Association owns and maintains the clubhouse at the east entrance of the community.

## **MONTHLY HOMEOWNERS ASSOCIATION DUES**

Payment of dues is crucial to fund the maintenance of the common areas and the continued success of our community.

Your Homeowners Association fee of \$14.25 is due each month by the first. After the 10<sup>th</sup> of the month, your payment is late and assessed a \$5 late fee. A reminder letter will be sent if you have not remitted payment for months 1 and 2 that you are late. If your account remains past due, additional collection procedures, including actions from our attorney, will be put into effect as a means of collecting a past due amount. Any fees associated with the collection of your account will be assessed to you as a homeowner. Additionally, if your account remains in a past due status, a lien may be placed on your property and associated fees will be assessed to your property. The association is currently owed in excess of \$25,000 by several delinquent owners.

Payments can be made by mail with your coupon book or online at [www.cabanc.com](http://www.cabanc.com) Online payments can be made by e-check or credit card by clicking on the homeowners tab.

As a reminder, if you are mailing in your dues or using an online bill pay service, make sure the address is correct:

Greentree  
c/o Continental Management  
P.O. Box 64865  
Phoenix, AZ 85082-4865

## **CONTINENTAL MANAGEMENT COMPANY**

Continental Management Company is the managing agent for The Greentree Homeowners Association. This is the master association which covers all single family homes as well as the common areas of the community. If you live in the cluster homes or condominiums, you have separate Associations over your specific area beyond the Greentree Master Association. The management company is responsible for the day to day operations of the Greentree Homeowners Association. They handle your architectural requests, comments or concerns regarding common area problems and various other day to day operations. They are the liaison between residents and the board of directors. Our representative with Continental is Lorrie Docherty and her assistant is Stephanie Niarhos. They can be reached by calling **800-525-3404** or by email [Ldocherty@continentalmgmt.com](mailto:Ldocherty@continentalmgmt.com)

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## Greentree HOA Unaudited Budget 2012

<b>INCOME</b>	<b>2012 Operating</b>	<b>2012 Reserves</b>
MAINTENANCE FEES	\$68,309.00	
Rental Income	\$2,500.00	
Reserves		\$4,024.00
<b>TOTAL INCOME</b>	<b>\$74,833.00</b>	
<b>EXPENSES</b>		
UTILITIES		
ELECTRICITY	\$2,200.00	
GAS	\$1,200.00	
WATER / SEWER	\$1,000.00	
TOTAL	\$4,400.00	
ADMINISTRATIVE		
INSURANCE	\$3,800.00	
MANAGEMENT FEE	\$13,959.00	
LEGAL EXPENSES	\$5,000.00	
ACCOUNTING EXPENSES	\$2,300.00	
PROPERTY TAXES	\$1,000.00	
CORPORATE TAXES	\$100.00	
POSTAGE / COPIES	\$3,500.00	
TOTAL	\$29,659.00	
SERVICES		
SNOW REMOVAL	\$1,800.00	
LAWN MAINTENANCE	\$16,450.00	
LANDSCAPE IMPROVEMENTS	\$3,000.00	
TREE REMOVAL / REPL.	\$1,000.00	
CLEANING	\$4,200.00	
EXTERMINATING	\$100.00	
MULCH	\$2,000.00	
TOTAL	\$28,550.00	
MAINTENANCE		
ROOFS & GUTTERS	\$1,000.00	
BUILDING MAINTENANCE	\$1,500.00	
PAINTING	\$300.00	
SUPPLIES & FURNISHINGS	\$500.00	
PLUMBING / HVAC	\$300.00	
IRRIGATION SYSTEM	\$600.00	
POND MAINTENANCE/FOUNTAIN	\$1,500.00	
TOTAL	\$5,700.00	
TRANSFER TO RESERVES		\$4,024.00
<b>TOTAL EXPENSES</b>	<b>\$68,309.00</b>	