

Greentree Homeowners Association

May 2011 Newsletter

www.greentreehoa.com

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

COMMUNITY GARAGE SALE

Thursday, June 9 – Saturday, June 11

8am – 5pm

This is the perfect time to clean out those closets and make some extra cash. For those of you not in single family homes, this is the only time of year you are permitted to have a garage sale, so don't miss it. The Homeowners Association will be taking care of the cost of advertising this sale in several of the surrounding community newspapers. We will also place signs at the main entrances. If you have a garage sale on your street, please put a sign there as well as in your front yard.

SPRING TIPS

As we enter the warmer months, keep the following pointers in mind to keep your community looking great.

- **Spring Cleanup:** Take the time to prune your trees/shrubs, clear your beds of weeds and install new mulch if needed. Also, please keep your yard neatly mowed and edged throughout the summer.
- **Speed:** There are a lot of children in our community. If you feel the need for it, take it outside of our streets.
- **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.
- **Street Lights:** If you notice a streetlight out, please take a moment to tie a ribbon around it and contact Ohio Edison to report it. Have the nearest address when you contact them. You can reach Ohio Edison at (888) 544-4877 or on the web at <https://www.firstenergycorp.com/forms/streetlight/reportStreetLightProblnit.do>
- **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.
- **Pools:** Upon approval, pools are permitted within the single family homes and Hunter Ridge. The homeowner must have a signed waiver of liability on file and have a fenced in yard. Please refer to the Handbook or contact Continental Management for more details.
- **Pet Cleanup:** This should go without 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. Many minor infractions can be taken care of quickly before they become bigger problems.
- **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.

Greentree Homeowners Association

May 2011 Newsletter

www.greentreehoa.com

ANNUAL MEETING

We held our annual meeting on April 11th. Some of the items covered were:

- Cindy Mustafa and Larry Puleo were re-elected for two year terms as "At-Large" representatives.
- East entrance sign visibility: Residents mentioned that they had trouble viewing traffic on Frost Road due to the Greentree sign. Upon review with the city zoning board, the sign is properly placed and does not obstruct visibility.
- Brushwood Drive street lights: A resident mentioned that it appears two street lights were never installed along the 10105 to 10109 area of Brushwood Drive. Ohio Edison is researching if these were missed in the installation process. We are working on this issue. Keep front yard lamp posts on to help light the area.
- Community Association Bank: A resident asked why we use a bank from Arizona instead of a local bank for our finances and collections. The biggest issue is cost. Local banks charge extremely high fees. This is also why we went to the coupon book several years back. The savings are thousands of dollars per year. The second issue is service. Community Association Bank specializes in the needs of homeowner groups and offers the best services at the best price.
- We also discussed fallen trees, dog cleanup enforcement and much more. Don't miss next years annual meeting as there will be five board positions open.

WELCOME NEW RESIDENTS

Megan & Scott Jeppe
871 West Kensington Lane

Kaitlin & Amy Catalani
823 Heath Lane

Daniel Iuston
10207 Autumn Circle

David & Colleen Grager
10171 Gloucester Road

Ryan Motika & Michelle Vavrek
873 West Kensington Lane

Eric Conaway
10101 Ravenwood Court

GREENTREE COMMUNITY CENTER

The Greentree Community Center near the east entrance to the community is available for rent to any resident for non-commercial use. The resident must be current on their Homeowner's Association dues to rent the community center. 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

WEBSITE: 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.

Greentree Homeowners Association

May 2011 Newsletter

www.greentreehoa.com

BOARD MEMBERS

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

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 10th 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. 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

Greentree Homeowners Association

May 2011 Newsletter

www.greentreehoa.com

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**

PLEASE WATCH YOUR SPEED

