

Greentree Homeowner Association Newsletter

BOARD MEMBERS

Robert Starkey – President	(at large – term exp 2012)
Cindy Mustafa – Vice President	(at large – exp 2011)
John Schmidt – Treasurer	(single family – exp 2012)
Teresa Reed – Secretary	(single family – exp 2012)
Joshua Landis	(single family – exp 2012)
Sylvester Gilham	(single family – exp 2012)
Larry Puleo	(at large – exp 2011)
Anthony Carone	(Hunter Ridge representative)
Brian Hull	(Heath Lane representative)
William Lee	(Bristol representative)
Jack Bowers	(Kensington representative)

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.

WELCOME TO OUR NEW NEIGHBORS

David & Allison Michalik	904 Holborn Road
Cedric Smith	916 Holborn Road
William & Catherine Stinson	10016 Brushwood Drive
Devin Riley	10211 Autumn Circle
Craig & Brittany Barger	10150 Gloucester Road
Gary & Alisha Campbell	10139 Buckhorn Trail
Justin Leidel	832 Hunter Ridge Drive
Donald & Carolyn Vana	861 Hunter Ridge Drive
Matthew Massey	861 West Kensington

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.
- **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.
- **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.
- **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.
- **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>

WINTER TIPS CONTINUED

- **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.
- 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.
- 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.

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.

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

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 homeowner association owns and maintains the clubhouse at the east entrance of the community.

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 based on first-come, first-served 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

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. 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