

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)
Jacquie Kearns (Heath Lane representative)
William Lee (Bristol representative)
Jack Bowers (Kensington representative)

WELCOME TO OUR NEW NEIGHBORS

Delmar & Linda Adkins
805 Hunter Ridge
James Bielawski
10056 Mallard Court
Jo C Peck
742 Heath Lane
Dmitriy Mitsyuk
877 Heath Lane
Connie Roberts
10170 Gloucester

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

CHECK OUT REDESIGNED WEBSITE

The website has information regarding our community such as board members, covenants, codes and restrictions, declarations & by-laws, rules and regulations, upcoming events, forms for deck/fence requests, how to rent the Greentree Community Center, a link to report street light outages and any other information deemed appropriate. The address for the website is: www.greentreehoa.com

COMMUNITY GARAGE SALE

Thursday, June 17 – Saturday, June 19

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.

SUMMER TIPS

As we enter the warm summer months, it is a good time to remind everyone about some of the basic responsibilities of living within Greentree.

- Keep your yard neat. This includes keeping grass cut, flower beds weed free and full of mulch. Also do not allow clutter or trash to accumulate in your yard or on the common grounds.
- Watch your speed. There are a lot of children in our community.
- Pick-up after your dog. We get many complaints about owners who do not clean up after their dogs on the common ground as well as private property.
- Our by-laws prohibit the storing of boats on your property outside of your garage and the parking of commercial vehicles in your driveway.
- **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.

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TIPS - CONTINUED

- 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.
- 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>
- 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.
- 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.
- Fireworks are illegal in the state of Ohio. With the 4th of July fast approaching, we ask that you please be courteous of your neighbors. In addition, the trash left behind creates an eyesore.

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**

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 for the in 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. This is in excess of 100 acres. 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.