

Greentree Homeowner Association Newsletter

BOARD MEMBERS

Your Board Members are:

Robert Starkey – President	(at large – term exp 2010)
Cindy Mustafa – Vice President	(at large – exp 2011)
John Schmidt – Treasurer	(single family – exp 2010)
Teresa Reed – Secretary	(single family – exp 2010)
Open	(single family – exp 2010)
Larry Puleo	(at large – exp 2011)
Sylvester Gilham	(single family – exp 2010)
Anthony Carone	(Hunter Ridge representative)
Charles Pedone	(Heath Lane representative)
William Lee	(Bristol representative)
Jack Bowers	(Kensington representative)

WWW.GREENTREEHOA.COM

Greentree now has a 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

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. 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 Nathan Oakes. They can be reached by calling **800-525-3404** or by email Ldocherty@continentalmgmt.com

MONTHLY HOMEOWNER'S ASSOCIATION DUES

Included in this mailing is the 2010 budget for our homeowner's association. Payment of dues is crucial to fund the maintenance of the common areas and the continued success of our community.

Your homeowner's 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 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

ANNUAL MEETING

Greentree will host its annual homeowner's association meeting at the Greentree Community Center on:

Wednesday, April 28 @ 6:30pm

This is your chance to be a part of your homeowner's association. In addition to reviewing the year as well as being an open forum for residents, we will be voting to elect 5 of the 11 board members to a new 2 year term. Four of these must be from the single family homes and one can be from any residence. If you are interested in running, please attend.

(over)

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

2010 TIPS

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

- Pools: It may seem early, but each year we notice pools being put up without approval. Pools are permitted, but 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.
- 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>
- 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 contact Continental Management. Many minor infractions can be taken care of quickly before they become bigger problems.
- We are looking for volunteers and suggestions for community social events. Ideas can be posted on our website.

BE A GOOD NEIGHBOR

This should go without saying, but there are often items brought to our attention that need reiterated. 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. With this in mind, please use the following as guidelines to being a good neighbor (some of these are rules that can be enforced with fines by the association):

- 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.
- You are prohibited from storing garbage cans outside of your garage. This invites pests and is unsightly.
- Our by-laws also prohibit the storing of boats on your property outside of your garage and the parking of commercial vehicles in your driveway.

WELCOME TO OUR NEW NEIGHBORS

Gary & Gayle Bullock
10146 Buckhorn Trail

Erica Sharpley
10163 Buckhorn Trail

Doston Jones
10017 Brushwood Drive

Tim Krzeminski & Miranda Hartman
857 Holborn Road

Consuela Mays-Todd
10059 Mallard Court

Priscilla McCreight
957 Bristol Lane

R. David & Marci Minnix and Rebecca Cohen
936 Bristol Lane

Ilene Nowak
861 Heath Lane

Michael Sroda & Justina Minnillo
807 Heath Lane

Brett Fowler
775 Heath Lane