



# Greentree Homeowners Association

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Spring 2024 Newsletter

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

## Greentree News

**The Greentree HOA Annual Meeting was held on Tuesday, April 16, 2024.** Thanks to all who attended! Currently, there is still a need for a Kensington Lane Condominium Association representative. If you are interested, please contact Nichole Costa at Reserve Realty Management by phone at 330-467-0828 or by email to [ncosta@reservemgmt.com](mailto:ncosta@reservemgmt.com) for more information.

**Community Yard Sale: Thursday, May 9<sup>th</sup> – Saturday, May 11<sup>th</sup>.** The association will hold their Community Yard Sale in conjunction with the City of Streetsboro. For those of you not in single family homes, this is the only time you are permitted to have a garage sale. The Homeowners Association will be taking care of the cost of advertising this sale in surrounding community newspapers and signs will be placed at the main entrances. If you are hosting a garage sale, you may also put a sign in your yard.

## Rules and Approvals

### Request approval prior to ALL exterior modifications:

This includes changing the color of your shutters and doors as well as decks, fences, pools, roofs, and siding. Please reference the rulebook and forms on our website to submit your request.

### Cracked and buckled sidewalks:

Sidewalks in front of homes are the owner's responsibility. Please have broken or sunken sidewalks repaired. Greentree maintains the sidewalks along Greentree Parkway and in common areas.

### Keep trash cans out of sight:

Garbage cans are required to be kept from view (ideally in a garage or shed).

### Mold on Siding:

Take a moment this spring to power wash your home of unsightly mildew.

### Dead Trees and Trimming:

Dead trees on your property, including tree lawns, are your responsibility. If your tree is dead, please have the existing tree and stump removed and replant a new tree. If you notice a dead tree in a common area owned by the association, please let us know. Please trim trees above sidewalks to allow pedestrian passage.

## Stay Connected:

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

**Greentree Facebook page:** [www.facebook.com/greentreehoa](http://www.facebook.com/greentreehoa)

## Greentree Community Center

The Community Center booking process is entirely online. To rent the Greentree Community, go to our website at [www.greentreehoa.com](http://www.greentreehoa.com) and click on the Community Center Link. There is an availability calendar along with various photos.

## Neighborhood Watch

The easiest way to keep our community safe and to prevent crime is to report suspicious behavior to the Streetsboro Police Department at 330-626-4976.

## Community Concerns:

All questions and concerns regarding Association matters should be directed to Nichole Costa at Reserve Realty Management either by phone – 330-542-6412 or via email to [ncosta@reservemgmt.com](mailto:ncosta@reservemgmt.com).

## Community Tips

- **Painting Shutters, building a deck or shed or Replacing windows:** Submit your exterior modification requests well before your planned start time to ensure proper approval.
- **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. Take the time to wash your house and apply new stain to decks and fences.
- **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 streetlights and helps to create a safer environment.
- **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>
- **Speed:** There are a lot of children in our community. If you feel the need for it, take it outside of our streets.
- **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 Reserve Realty 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. Dogs should also be kept on a leash. Stray dogs should be reported to the Streetsboro Police department.
- **Enforcement:** It is 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 Reserve Realty in writing. Many minor infractions can be taken care of quickly before they become bigger problems.
- **Our by-laws** prohibit the storage of boats, motor homes, commercial vehicles, and similar items outside of your garage.
- **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.
- **Contractor/Vendor signs** are not permitted in yards or any area of our community. Please see the rulebook for further clarification on sign rules within the Community.

## Your Board of Directors:

The Greentree Homeowners Association board is a volunteer group serving our neighborhood of 423 homes. These are your currently elected directors consisting of five single family homes representatives and one from each sub association:

**John Schmidt** - Single Family Homes (President) – Term 2025  
**Dennis Grabowski** - Hunter Ridge Representative (Vice President)  
**Cindy Mustafa** –Bristol Lane Representative (Treasurer)  
**Julie Harber** - Single Family Homes (Secretary) – Term 2026  
**Kimberly Williams-Prater** - Single Family Homes – Term 2026  
**Dan Parnin** – Single Family Homes – Term 2025  
**James Love** - Single Family Homes – Term 2025  
**Denise Seals** – Heath Lane Representative  
**Vacant** – Kensington Lane Representative

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