

Greentree Homeowners Association

April 2012 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.

ANNUAL MEETING RECAP

The annual meeting of the Greentree Homeowners Association was held on April 2nd. An election of the board of trustees was held and we welcome new representative Michelle Mrakovich from the single family homes.

GREENTREE COMMUNITY CENTER

The Greentree Community Center has been renovated with new hardwood floors, paint, stove, chairs, closet coat rack as well as a baby changing station. Photos are available on the website.

The community center is available for rent to any resident, who is current on their dues, for non-commercial use. Bookings are on a first-come, first-served basis at a minimal cost of \$75 (plus a refundable \$100 security deposit). There is a reduced cost for non-profit organizations meeting Monday through Thursday.

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 redesigned 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

WELCOME NEW RESIDENTS

- 10106 Brushwood - Keri Dornack
- 892 Holborn - Eric Schaeffer
- 10210 Gloucester - Tracy White
- 10186 Buckthorn - John Canning
- 10191 Dawnwood - Larry Dotson
- 923 Bristol - Milton Lockhart Jr.
- 867 West Kensington - Debora Michalski
- 938 East Kensington - Natalie Brobeck
- 944 East Kensington - Nancy Arbogast

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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. Take the time to wash your house and apply new stain to decks and fences.
- **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.

MONTHLY HOMEOWNERS ASSOCIATION DUES

Payment of dues is crucial to fund the maintenance of the common areas and the continued success of our community. Go to our website for more information about how to pay your dues via an online payment from a credit card or your bank.

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. It handles your architectural requests, comments or concerns regarding common area problems and various other day to day operations. It is the liaison between residents and the board of directors. Our representative with Continental is Lorrie Docherty and the associate manager is Stephanie Niarhos. They can be reached by calling **800-525-3404** or by email Ldocherty@continentalmgmt.com