

Greentree Homeowners Association

April 2015 Newsletter

www.greentreehoa.com

Thank you for taking the time to read our community newsletter. Together we can make our community great.

ANNUAL MEETING – Tuesday, April 21st @ 7pm

- Please consider attending the Greentree Homeowners Association Annual Meeting on Tuesday, April 21st, at 7pm in the Community Center. This is your chance to be heard in an open forum. Bring your concerns and ideas on how to make Greentree an even better place to live.
- We will have an election of board members (2 At-Large and 1 Single-Family Representative this year). We will have one opening coming up and need to fill it to have a complete board. Please consider joining the board. If you are interested, contact Denise Bogucki, Community Association Manager at 330-467-0828, for more details.

HOMEOWNERS ASSOCIATION DUES:

- Reminder, effective January 1, 2015, the monthly association dues increased to \$18 per month.
- Reminder, effective January 1, 2015, we changed to Alliance Association Bank. Alliance allows you to establish a direct payment of HOA dues with the date that works best for you in addition to the option for credit card payments.
- 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. Dues can also be set up as a direct debit from your bank account.
- **Greentree actively pursues delinquent homeowners. Through the Association's attorneys, Kaman & Cusimano, liens have been placed on these properties. The Association has also filed small claims lawsuits on delinquent owners, resulting in judgments in our favor, totaling over \$4,500 to date in 2015.**
- If you are delinquent, go online or contact Reserve Realty today to make your account current. Not paying your account in a timely manner will lead to hundreds of dollars in late fees and legal fees that you are liable for.

COMMUNITY GARAGE SALE

Thursday, June 4 – Saturday, June 6 (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.

REQUEST APPROVAL FOR EXTERIOR MODIFICATIONS

As residents of Greentree, we live in a deed restricted community. Per our declaration, all exterior modifications must be approved by the board of directors in advance.

Exterior modifications such as **changes in trim/shutter color, decks, fences, additions and pools must be approved** by the association in advance. Please complete the forms on this website and contact Reserve Realty to request board approval. office@reservemgmt.com or (330) 467-0828

GREENTREE COMMUNITY CENTER

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

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SPRING TIPS

As we enter the warmer months, keep the following pointers in mind to keep your community 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.
- **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 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>
- **Common Areas:** We are a community with over 100 acres of common ground. These areas are owned by all of the owners in Greentree and must not be encroached upon. No personal items are to be stored or used on these areas. This includes swing sets, fire pits, trampolines and sheds among other personal property.
- **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'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 Reserve Realty in writing. 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 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.
- **Fireworks:** As we approach the summer months and Independence festivities, please be reminded that it is against city law to detonate fireworks.
- **Greentree Parkway:** Greentree Parkway is one of the many city owned streets in our community. Any concern about maintenance or repairs should be directed to the Streetsboro Service Department at 330-626-2856.
- **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 911 or 330-626-4976 for non-emergencies.

WEBSITE: www.greentreehoa.com

Visit our website for updated information on your community including:

- Upcoming Events
- Board members
- Rules, By-laws, regulations and covenants
- Forms for Deck/Fence/Other requests
- Information on how to report street light outages and other important contact information
- Community maps and information