

Greentree Homeowners Association

June 2015 Newsletter

www.greentreehoa.com

IMPORTANT UPDATES

GREENTREE COMMUNITY CENTER – Rental Contact Change

The contact for community center rental has changed. To rent the Greentree Community Center, contact Apryl Lytle @ (440) 552-6098 or greentreeclubhouse@gmail.com

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.

ALL EXTERIOR MODIFICATIONS REQUIRE PRIOR WRITTEN APPROVAL

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.

ALL Exterior modifications including **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. Please be advised that you may receive a penalty assessment if you do not submit an application and receive approval PRIOR to start of work.

STAY UP TO DATE:

LIKE US ON FACEBOOK: www.facebook.com/greentreehoa

VISIT OUR WEBSITE: www.greentreehoa.com

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.

BY LAWS OF GREENTREE

The Ohio Planned Community Act mandates that every Association have a set of Bylaws to govern the Association. The developer never drafted and adopted Bylaws for the community and we are thus currently only covered by our Declaration and Covenants.

Our association attorney, Kaman & Cusimano, is in the final stages of completing our Bylaws and a copy will be sent to each owner. We will hold a question and answer session in the Clubhouse and then vote to have the Bylaws filed with the Portage County Recorder. Your prompt vote will be appreciated as we will need a 75% approval from all homeowners.

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SUMMER TIPS

As we enter the summer months, keep the following pointers in mind to keep your community great.

- **Yard 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.
- **Our Declaration** prohibits the storage of boats, motor homes, commercial vehicles and similar items outside of your garage.
- **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.

Current Greentree Homeowners Association Board of Directors

<u>Position</u>	<u>Representative</u>	<u>Term expiration</u>
President	John Schmidt	(2016 - At-Large)
Vice President	Michelle Mrakovich	(2016 – Single Family)
Treasurer	Cindy Mustafa	(2017 - At-Large)
Secretary	Larry Puleo	(2017 – At-Large)
Single Family Homes:	Apryl Lytle	(2016)
	Tess Gardner	(2016)
	Open	(2016)
Hunter Ridge:	Dennis Grabowski	
Heath Lane:	Jacquie Kearns	
Bristol:	Open	
Kensington:	Raghav Mehta	