

Greentree Homeowners Association

December 2015 Newsletter

www.greentreehoa.com

MAIL IN YOUR PROXY FORM OR BRING IT TO OUR SPECIAL BY-LAWS MEETING

January 26th @ 6:30pm

Mail in your vote, or drop it off at the meeting to approve our association by-laws. We must go through this process since the developer did not file them with the county as required by law. We are also going to be changing our currently required number of Board members from 11 to 9, and giving homeowners more payment and billing flexibility. In order for these changes to take effect, **we need your proxy**. These changes are for the betterment of our community. If you need an additional form, they are available on our website home page and through Reserve Realty at 330-467-0828.

REMINDERS:

- Effective January 1, 2015, the monthly association dues increased to \$18 per month.
- Effective, January 1, 2015, we changed banks to Alliance Association Bank.
- Details on auto pay options are available on our website or by contacting Reserve Realty.

EMAIL COMMUNICATION OPTION:

- You can now opt in to receive communication from Reserve Realty and your Greentree Homeowners Association. This will avoid many of the mailings you receive throughout the year. To opt in, send an email with your name and address to office@reservemgmt.com. A link is also available on our website.

RESERVE REALTY: New Representative Nicki Costa:

- Our representative with Reserve Realty has changed. All new inquiries should be directed to Nicki Costa.
- Reserve Realty 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. Please use the contact information below for any inquiries or concerns:

Reserve Realty Management Company
Attn: Nicki Costa
480 West Aurora Road
Sagamore Hills, OH 44067
(330) 655-2272
ncosta@reservemgmt.com

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GREENTREE HOMEOWNERS ASSOCIATION DUES – Collections:

- 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. Judgments allow for garnishment of wages and freezing of assets to obtain collection.**
- 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.

GREENTREE COMMUNITY CENTER

To rent the Greentree Community Center, contact Apryl Lytle @ (440) 552-6098 or greentreeclubhouse@gmail.com

Look at our website soon for updated Community Center information. We are looking to add online reservations with a calendar of availability. We are also considering adding WI-FI internet access and a keyless lock system based on feedback.

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.

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.

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. All exterior modifications require prior approval.
- Information on how to report street light outages and other important contact information
- Community maps and information

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