



# Greentree Homeowners Association

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March 2018 Newsletter

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

## Greentree News

**The Annual Meeting of the Owners will be held Tuesday, April 17<sup>th</sup> at 6:00 pm.**

**There is one Board vacancy** – A Bristol Lane Representative. Additionally, there are four terms expiring. If you are interested in being a Board member, contact Nicki at Reserve Realty Management by phone at 330-467-0828 or by email to [ncosta@reservemgmt.com](mailto:ncosta@reservemgmt.com) for more information.

**Request approval prior to *any* exterior modifications:**

This includes decks, fences, pools, roofs, modifications/changes to shutters, doors and siding. If you live in a condominium sub association, this also includes plantings in shrub beds.

**Landscaping:** Suncrest Gardens has the landscape maintenance contract this year and Curt VanBlarcum, Arborist, will also be over seeing tree health throughout the Community. If owners would like to speak with Curt personally, about trees they own, call Nicki for contact information.

**Tree Maintenance:**

Trees in tree lawns and elsewhere on single family home properties, including Hunter Ridge, are the responsibility of the owners to maintain. Replace dead trees and prune healthy ones. This year, all stumps need to be removed from tree lawns. This is an aesthetic matter.

**Social Committee:**

Contact Tara Cain if interested in planning community events at [Taraincortland@yahoo.com](mailto:Taraincortland@yahoo.com).

**Stay Connected:**

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

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

**Community Center Rental Information can be found at [greentreehoa.com](http://greentreehoa.com)**

**Community Concerns:**

All questions and concerns regarding Association matters should be directed to Nicki at Reserve Realty Management either by phone – 330-467-0828 or via email to [ncosta@reservemgmt.com](mailto:ncosta@reservemgmt.com).

**Important Community Dates:**

**Third Annual Community Clean Up Day – Saturday, April 28<sup>th</sup>, 9:00 am.** Meet at the Community Center for trash bags, gloves, coffee and donuts.

Sponsored By:

Cindy & Mo Mustafa, Realtors®

[216-408-1513](tel:216-408-1513)

The Mustafa Group at Keller Williams Realty

If it rains, the cleanup day will be Saturday, May 12<sup>th</sup>.

**Community Garage Sale Day – May 18-19<sup>th</sup>, 8:00am – 5:00 pm.**

For those of you not in single family homes, this is the only time 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. Signs will also be placed at the main entrances. If you have a garage sale on your street, please put a sign there as well as in your yard.

**SEE BACK FOR IMPORTANT INFORMATION FOR PET OWNERS:**

**All owners should be aware of the consequences for allowing dogs to roam and defecate on property that is not your own. The following ordinances and consequences are from the City of Streetsboro:**

**505.01 DOGS AND OTHER ANIMALS RUNNING AT LARGE.**

(a) No person being the owner or having charge of cattle, horses, swine, sheep, geese, ducks, goats, turkeys, chickens or other fowl or animals shall permit them to **run at large upon any public place, or upon any unenclosed lands or upon the premises of another.**

(ORC 951.02)

(b) No owner, keeper or harbinger of any female dog shall permit it to go beyond the premises of the owner, keeper or harbinger at any time the dog is in heat, **unless the dog is properly on leash.**

(c) No owner, keeper or harbinger of any dog or cat shall fail at any time to keep it either physically confined or restrained upon the premises of the owner, keeper or harbinger by a leash, tether, adequate fence, supervision or secure enclosure to prevent escape, or **under reasonable control of some person.**

(Ord. 1996-105. Passed 10-28-96.)

(d) The running at large of any such animal in or upon any of the places mentioned in this section is prima-facie evidence that it is running at large in violation of this section.

(ORC 951.02)

(e) Whoever violates this subsection (a) hereof is guilty of a misdemeanor of the fourth degree.

(ORC 951.99)

(f) (1) Whoever violates subsection (b) or (c) hereof is guilty of **a minor misdemeanor for a first offense and a misdemeanor of the fourth degree for each subsequent offense.**

(2) In addition to the penalties prescribed in subsection (f)(1) hereof, if the offender is guilty of a violation of subsection (b) or (c) hereof, the court may order the offender to personally supervise the dog that he owns, keeps or harbors, to cause that dog to complete dog obedience training, or to do both.

Likewise, many cities have an ordinance similar to ‘Defecation as a Nuisance’. Streetsboro has two ordinances that you might be interested in. First:

**505.08 NUISANCE CONDITIONS PROHIBITED.**

(a) No person shall keep or harbor any animal or fowl in the Municipality so as to **create noxious, or offensive odors or unsanitary conditions** which are a menace to the health, comfort or safety of the public.

(b) Excessive barking, whining or howling, molesting passersby, chasing vehicles, attacking other domestic animals, **depositing excretory matter on private property other than that of the owner and damaging property shall also be considered a public nuisance.**

(e) Whoever violates this section shall be subject to a civil action to abate the nuisance.

(f) In addition to the remedy provided in subsection (e) hereof, whoever violates this section is guilty of a **minor misdemeanor.**

(Ord. 1990-1. Passed 1-22-90.)

**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)

**Dennis Grabowski** - Hunter Ridge Representative (Vice President)

**Cindy Mustafa** – Kensington Lane Representative (Treasurer)

**Larry Puleo** - Single Family Homes (Secretary)

**Tara Cain** - Single Family Homes

**Tressie Gardner** - Single Family Homes

**Dan Parnin** – Single Family Homes

**Candy Peck** – Heath Lane Representative

**Open** – Bristol Lane