



# Greentree Homeowners' Association

Fall 2018 Newsletter



greentreehoa.com

## **IMPORTANT MATTERS THAT MAY RESULT IN ENFORCEMENT ASSESSMENTS IF NOT CORRECTED BY MAY 1, 2019:**

Throughout the community, there are single family homes that have one or more of the following violations:

Moss and/or mildew on one or more sides of your home, dead/dying/portions of trees that died as a result of disease. If you are a home that has a stump, a portion of a tree trunk or the sickly remains of a tree on your tree lawn, it is your responsibility to have this completely removed, stump and all. See greentreehoa.com for replacement suggestions. Tree lawn trees are owner responsibility.

Trailers of any type are strictly prohibited from being parked outside of a garage.

All exterior changes, including roof repairs, require PRIOR board approval. If you have a patch on your roof that does not match the rest of your roof, you are subject to the association's enforcement policy.

If you have any questions regarding the enforcement process or how to go about correcting an enforcement matter, contact Nicki at Reserve Realty Management. The Board will be conducting inspections prior to May 1, 2019. Any violations of the above will be subject to the enforcement policy and owners will be notified.

### **ANNUAL MEETING**

The Annual meeting is scheduled for Tuesday, April 16, 2019 at 6:00pm at the Greentree HOA Clubhouse.

There are three terms that expire at the April annual meeting. There is also one vacancy for a Bristol Lane Condominium Representative. If you are interested in running, please send a short bio to Nichole Costa at Reserve Realty, 480 W. Aurora Rd., Sagamore Hills, Ohio, 44067 or [ncosta@reservemgmt.com](mailto:ncosta@reservemgmt.com).

### **2019 BUDGET**

The Board of Directors of Greentree Homeowners' Association has approved a budget for 2019 with no increase. Enclosed with this mailing is a copy of the budget for 2019.



### **SNOW CONTRACT**



As we all know, snow and ice are a fact of life in Ohio. When temperatures and snow start falling, everyone must proceed a little more cautiously as dangerous conditions may lurk anywhere and everywhere. Please use caution any time temperatures are below 40 degrees. Check with your sub association property manager for snow removal expectations within each community.

It's that time of the year for all those reminders that come with the cold weather of winter.

- \* Those of you with fireplaces should place that call to the chimney sweep to clean and inspect your fireplace if you burn wood in it. Creosote can build up in a chimney and cause a fire.
- \* It is recommended that you have your furnace cleaned by a reputable company annually. The filter should be replaced once a quarter. If you have a gas stove, the flexible connector should also be checked.
- \* We highly recommend that all owners invest in a carbon monoxide detector as well as smoke detectors.
- \* Now is the time to turn off your outside spigot. Close the valve in your home, then open the handle to drain any water left in the water line. Even if you have a "frost-free" faucet, you must disconnect the garden hose to avoid a freeze up.
- \* Don't feed the wildlife. They don't need our handouts to survive and feeding them creates more problems in the way of property damage.
- \* The snow and cold of winter do not lessen the obligations of a pet owner to keep the pet on a lead and to pick up after them
- \* Holiday decorations brighten the season, but should not be allowed to overstay their welcome. Please refrain from lighting the holiday lights after the middle of January if it's too cold to remove them.
- \* Candles are a lovely part of holiday decorating, but also pose a fire hazard. Never leave burning candles unattended.
- \* Owners with vacant properties must maintain gas and electric and a thermostat of not less than 62 degrees at all times. Water lines should also be shut off and winterized to avoid frozen pipes.



WISHING YOU AND YOURS A SAFE AND HAPPY HOLIDAY SEASON!

**Management Company**

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**Community Association Manager**

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