



Greentree Homeowners' Association

greentreehoa.com

December 2021 Newsletter

2022 Approved Budget

The Board of Directors has approved a 2022 Budget without an increase to owners. A copy of the budget is enclosed with this mailing. Greentree HOA is fully funding, therefore meeting the Reserve Study funding recommendations.



Board Member Vacancies

The Greentree Master Association Board of Directors (Greentree HOA) consists of nine members. Currently, there is a need for a Kensington Lane Representative and one Single Family Home Representative. If you live in Kensington Lane Condominium Association and are interested in serving on the Greentree Board, please contact your Kensington Lane Board of Directors. This is an appointed position and the appointment must come from your Sub-Association Board. If you live in a Single Family Home and are interested in serving on the Greentree Board, please contact Nichole Costa for more information.

Pool, Fences, Pets and Exterior Changes

Please be aware that ALL exterior changes require prior written Board approval. All outdoor recreational equipment is subject to both the City of Streetsboro Codified Ordinances for single family dwellings, as well as the Association's governing documents. Please be advised that any exterior change found to have been made without Board approval will be subject to the Association's enforcement policy. Also remember all pets are required by both the City of Streetsboro and Greentree HOA to be on a handheld leash, held by a responsible person, at all times when outside of the home. Under no circumstances are pets permitted to run free. If you have any questions or concerns about these matters or any others regarding Association rules and regulations, please contact Nichole Costa.

Annual Billing Statement

Included in this mailing is your Annual Billing Statement. YOU WILL ONLY RECEIVE ONE!! When making your payment, please include your account number on your check. You also have the option of paying in advance either quarterly or monthly. You also have the option of having your maintenance assessments directly debited from your account each month through Reserve Realty Management. If this is something you are interested in, call Reserve Realty for more information. Please be aware, however, regardless of how you are paying, payments must remain current each month to avoid late fees and collections. Please make your checks payable to Greentree HOA and include your account number on your check. If you have any questions regarding this, contact Nichole Costa at Reserve Realty Management.



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.



~Please remember rubbish and recycle containers are to be stored in the garage, out of public view. Containers are not permitted to be stored in the front or side of homes.

Community Association Manager

Nichole Costa, CMCA, AMS
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Reserverealtymanagement.com

Management Company

Reserve Realty Management
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General Association News and Winter Reminders~

~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 and diminishes their natural survival tendencies.

~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 immediately.

~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.

~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.

~Make sure your dryer hoses and vents are cleaned semi-annually. This is a huge fire hazard and something many people don't realize. Spread the word.

~The snow plow contractor for Greentree HOA must be registered and permitted through the city. Questions regarding the sub-association snow contractors should be directed to those individual Boards.

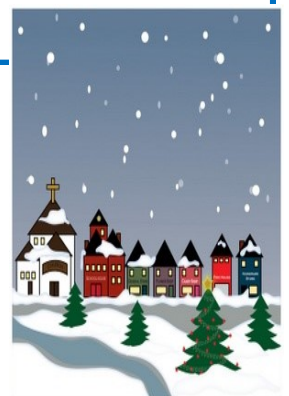
~Street Lights Out? To report street light outages throughout the Greentree Community please contact Ohio Edison at (888) 544-4877 or on the web at https://www.firstenergycorp.com/content/customer/service_requests/report-lighting-problem.html.html

~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.

~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.

~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.

~Greentree Community Center Rentals: To check availability of the Community's rental center, please go to greentreehoa.com and follow the links.



~Wishing you a safe, joyous, Holiday Season!