



Greentree Homeowners' Association

greentreehoa.com

December 2022 Newsletter

2023 Approved Budget—No Dues Increase

The Board of Directors has approved a 2023 Budget without an increase to owners. A copy of the budget is enclosed with this mailing. Greentree HOA is fully funded, in line with our Reserve Study 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. If you live in the Kensington Lane Condominium Association and are interested in serving on the Greentree Board, please contact your Kensington Lane Board of Directors, through Nichole Costa, at Reserve Realty Management. This is an appointed position and the appointment must come from your Sub-Association Board.

Pools, Fences, Pets and Exterior Changes

Please be aware that ALL exterior changes require prior written Board approval. All outdoor recreational equipment (including pools) 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 is subject to the Association's enforcement policy. A 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!!** Please make your checks payable to Greentree HOA and include your account number on your check.

You have the option of paying in advance, either quarterly or monthly. You can also have the your maintenance assessments directly debited from your bank account each month through Reserve Realty Management. If this is something you are interested in, call Reserve Realty for more information.

Regardless of how you are paying, dues must remain current each month to avoid late fees and collections. If you have any questions, 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.



~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.



General Association News and Winter Reminders~

~**Snow Removal:** Please be neighborly and shovel and or snow-blow your sidewalks. If you live next to a common area or someone who is unable, please pitch in to remove snow in those areas as well. There are lots of kids that need to walk to the various bus stop locations. Needless to say it is safer to walk on a clear sidewalk than the street.

~**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 center, please go to greentreehoa.com and click on the Community Center link.

~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.

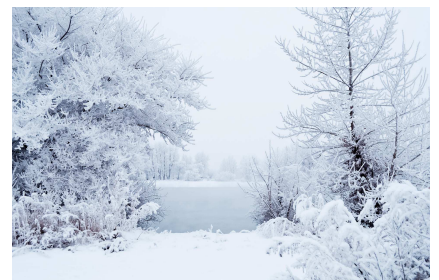
~Don't feed the wildlife. They don't need our handouts to survive and feeding them creates more problems in the way of property damage and diminishes their natural survival tendencies.

~The snow and cold of winter do not lessen the obligations of a pet owner to keep the pet on a leash 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.

~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.

~To appreciate the beauty of a snowflake it is necessary to stand out in the cold. ~Aristotle



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