

GREENWOOD VILLAGE COMMUNITY ASSOCIATION, INC.

GENERAL INFORMATION

G.V.C.A., INC. (GVCA)

Greenwood Village Community Association, Inc. ("GVCA") is the master homeowners association for Greenwood Village. GVCA is a non-profit corporation. All property owners and renters in Greenwood Village are members of GVCA. GVCA owns and maintains all the Greenwood Village Common Open Spaces (but not condominium common areas) for the use and enjoyment of all the members.

GVCA Office – (330) 467-7036

Stop by or call the office at (330) 467-7036 if you need to rent a party room, borrow open house signs, get activity passes, or if you just have questions. The GVCA Office is located inside "The Village Club" clubhouse on the second floor overlooking the indoor pool.

(Office closed on the following Holidays: Good Friday, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Day after, Christmas Day and New Year's Day.)

GV Office Contact Information

830 Village Club Drive
Sagamore Hills, OH 44067
Phone: 330-467-7036
FAX: 330-467-9374
Email: greenwood_oh@hotmail.com.

Office Hours:

Monday:	Closed
Tuesday:	7:00 AM-10:30 AM 11:30 AM-3:30 PM
Wednesday:	10:30 AM-1:30 PM 2:30 PM-7:00 PM
Thursday:	10:30 AM-1:30 PM 2:30 PM-7:00 PM
Friday:	7:00 AM-10:30 AM 11:30 AM-3:30 PM
Saturday:	8:30 AM-10:30 AM 11:30 AM-5:00 PM
Sunday:	Closed

Activity And Guest Passes

Greenwood Activity Passes are available to all residents (proof of residency may be required). Activity passes are free and do not expire. There is a replacement fee if they are lost or stolen. Guest Passes may be purchased (limit two per unit), and are good for one year. A Greenwood resident must accompany their guest and sign them in. Guests are not permitted to use the amenities if they are not accompanied by the resident. Passes are not automatically sent out, you must fill out an **Activity Pass Application Form** with all pertinent information before the GVCA office can issue an activity pass. Activity passes are not transferable. Activity passes may be revoked if this rule is broken. See the application form for more details.

Association Fees

GVCA, Inc., is a non-profit association. The association fees, which are due semi-annually on January 1 and July 1 of each year, fund the operations of GVCA. GVCA manages and maintains the community clubhouse, the indoor and outdoor pools, Marshall Lake, the tennis courts, and 50 properties making up the Common Open Spaces of Greenwood. This fee is determined by the GVCA Board of Trustees, based on funds needed for daily operations, routine maintenance, capital improvements, and funding of adequate reserves. A late fee is added when the fee is past due 30 days. An additional late fee is added

each month that the fee remains unpaid. In addition, the delinquent account is turned over to an attorney for collection and a lien is placed on the unit. All legal fees and court costs are the responsibility of the owner. **This fee is not optional nor is it a recreation or swimming fee.** Use or non-use of the amenities does not affect the amount owed. It is a mandatory fee and collection of this fee has been upheld in a court of law. This fee is independent of any condominium association monthly maintenance fee. (For Williamsburg residents, this fee is included in their rent, so no additional payment is needed.) Contact the GVCA office for the current amount of these fees. ***Fees are considered paid on the date when they are received in the office, not by the date on the check.*** There is also a GVCA transfer fee on houses or condominiums bought in Greenwood, payable by the buyer. If not paid from escrow by the title agency, the amount will be added to the first semi-annual bill.

GVCA Newsletter

Revise – Newsletter to be placed on website, limited copies available at clubhouse

The GVCA office publishes a monthly newsletter that provides timely information about events and issues important to Greenwood residents. GVCA approved groups can advertise their events for free. Residents can place a single 2-line classified ad for free. Starting April 1, 2012, the newsletter will be posted on line rather than delivered to individual residences. A limited number of printed copies will be available at the GV office.

Amenities

GVCA Pools – (330) 467-1593

The outdoor pool is open from the Saturday before Memorial Day thru Labor Day (as the weather permits). The indoor pool is open the rest of the year. Non co-ed dry heat saunas are located in the locker rooms. The saunas are closed during the summer months. Refer to the pool rules for more information. Optional swimming lessons are offered at a minimal cost. Free water exercise classes are offered weekday mornings. Check the monthly newsletter for pool hours and class schedules. (NOTE: The Oak Knolls and Williamsburg pools are not GVCA pools. They are for the use of Oak Knolls or Williamsburg residents and guests ONLY, not other residents of GVCA.)

Greenwood Water Aerobics

This is a 45 minute aquatic workout for residents who enjoy a moderately paced aerobic workout. Water resistance, walking, stretching, and jogging are some of the exercises included in this class. This class meets Monday, Wednesday, and Friday morning at 9 am.

Greenwood Aquatic Seniors (G.A.S.)

This is a low impact aquatic workout for residents of all ages focusing on stretching and movement exercises. This class meets Monday, Wednesday, and Friday morning at 11 am.

Swim Lessons

American Red Cross Certified Swim Lessons are offered to Greenwood residents during the outdoor pool season. There are 3 or 4 two-week sessions each summer, the first starting mid June and the last session ending in August. Children ages 3 and above are invited to join in this program. The pool staff look forward to working with your child and improving their swimming ability.

Marshall Lake

Named after the family which built this 2 acre man-made lake before Greenwood existed, Marshall Lake is located behind the Clubhouse. The lake is stocked for your fishing pleasure. Only residents and their guests (you must have an activity pass) may use the lake. Please follow the rules for Marshall Lake.

Tennis Courts

Sign-up sheets and tennis court rules are posted at the courts. Tennis court use is limited to tennis only*. Wearing tennis shoes is mandatory and the wearing of tennis apparel is strongly encouraged. You must have an activity pass and be a resident to use the courts. Guests must be accompanied by a resident. The courts are open spring through fall. (*The tennis courts were resurfaced in 2007, and new multi-sport posts were installed on the west court, so the west court can be used for volleyball or badminton, as well as tennis.)

Party Room Rental

There are two party rooms in the clubhouse that are available for rent to **GREENWOOD VILLAGE RESIDENTS ONLY**. The Community Room capacity is 125 people and the Garden Room capacity is 50 people. Party room rental rates and rules are available on the website at www.greenwoodohio.org/rental.php. or can be obtained from the GV office.

Open House Signs

The GVCA office loans Open House signs free of charge to residents and realtors to help you sell your home. These are the only open house signs allowed in Greenwood Village. Download the Open House sign from the website at www.greenwoodohio.org/open_house_sign_rental.php. You are also allowed to place a "For Sale" sign in the window of your home. All other signs are prohibited, except as approved by ACCES. (See the sign rules under ACCES Rules, Section III. S. Signs)

Community Garden

The Community Garden is located south of Canyon View Road underneath the power lines, across from Juniper Hill. Contact the GVCA office to rent a garden plot.

Common Open Spaces

GVCA owns and/or maintains 50 Common Open Spaces, totaling about 100 acres, for the use and enjoyment of all the residents of Greenwood Village. All these areas are open to GVCA residents and guests for their hiking enjoyment. Most areas have been left in their natural state, with waterfalls, ledges, and canyons, so residents are advised to be cautious and use at their own risk. Common Open Spaces are not to be used for any type of disposal, including yard waste. Piles of leaves or grass can kill trees, for which you can be held liable. Help preserve the natural beauty of Greenwood by properly disposing or composting your yard waste. Common Open Spaces are not to be used for storage, including firewood or play equipment. Blocking access through a Common Open Space is strictly prohibited. GVCA Common Open Spaces and any government owned land are shown as uncolored on the GVCA Map.

Hiking, Biking, and Cross Country Skiing Trails

About 500 acres within the original boundary of Greenwood Village was bought by the Federal Government and is now part of the Cuyahoga Valley National Park. As a result, one of the major trails through Greenwood was saved and preserved as the Carriage Trail. This trail is ideal for hiking and cross-country skiing, and has three bridges over canyons with beautiful views. You can reach the Carriage Trail by walking through any of the GVCA Common Open Spaces adjacent to the Park, many of which have connecting trails. The portion starting at the end of Holzhauer Road is paved and open for bicycle use and connects to the Towpath Trail along the old Ohio Canal. Please use caution and go slowly, as it is a steep grade down to the valley floor. The Towpath Trail follows the canal from Cleveland to Akron. Greenwood Village is bordered on the east side by the Summit County Metroparks Hike and Bike Trail, a converted railroad right-of-way which connects with the Bedford Metroparks to the north and goes through the Virginia Kendall ledges and on south to the cities of Stow and Kent. You can reach this trail from Holzhauer Rd., Route 82, or adjacent Common Open Spaces. GVCA maintains

the trails on the Common Open Spaces. To see how all the trails connect, please check the GVCA Map.

NOTE: Please do not trespass on Private Property to reach any trail or Common Open Space.

The Boy Scout Cabin, Rocky Run Creek, and the Greenwood Waterfall

The stone cabin near Greengate Oval was originally used by Boy Scouts for camping, years before Greenwood Village was built, hence the name. The concrete trail from the Boy Scout Cabin leads to a bridge over Rocky Run Creek and the 60-foot Greenwood Waterfall. While the waterfall is beautiful, **please do not go near the edge of the canyon or the waterfall. Much of the edge is undercut and unstable, and the rocks can be slippery.** Upstream, you will find a culvert under Greenwood Parkway tall enough to walk through. Past the culvert, you will find a small waterfall where the stream from Marshall Lake enters Rocky Run Creek, and the remains of an old dam that washed away years ago. Further upstream, there is a beautiful rock canyon and a big tunnel where the creek goes under the Hike and Bike Trail. **Do not go near any stream during a storm, as the current can be very powerful and dangerous.** A good way to see these sights is join the Greenwood Outdoors group and go on one of their hikes through this area. Wear shoes with good traction that you will not mind getting wet.

P.U.D. (Planned Unit Development)

Greenwood Village is a Planned Unit Development. A Planned Development District is a pre-planned community containing various types of housing and commercial enterprises as are permitted within Chapter 14 of the Zoning Resolution of Sagamore Hills Township. A P.U.D. is constructed according to a pre-determined and approved plan, providing for the clustering of residential housing to preserve common open spaces for scenic beauty and for recreational use by all of the residents within the P.U.D. In addition to 50 common open spaces, Greenwood Village will consist of 1,512 units upon completion, made up of 209 single-family homes, 18 condominium associations, and a 260 unit apartment complex:

Canyon Estates – 33 units

Condo 1 (The Village Homes) – 49 units

Condo 2 (Canyon View Gardens & Villas) – 104 units

Condo 3 (Village Commons & Club Court) – 85 units

Condo 4 (Townfalls) – 46 units

Condo 5 (Club Gardens & Townhouses) – 36 units

Greenwood Highland – 78 units

Hamptons by the Lake – 40 units

Hemlock Ridge – 40 units

Ironwood Trail – 18 units

Juniper Hill – 103 units

Oak Knolls – 206 units

Portage Path East and West – 32 units

Single Family Homes - 209 units (planned)

Snell Property - 4 units (planned)

The Arboretum – 50 units

Tymber Skan – 36 units

Village at Greenwood – 55 units

Village Club – 28 units

Williamsburg at Greenwood – 260 apts.

Declaration of Covenants and Restrictions

This legal document, made on the 6th day of March, A.D. 1970, is a legal part of the deed of every unit in Greenwood Village. All residents of Greenwood Village are obliged to adhere to this document as it is upheld in the courts. Copies are available at the GVCA office for a nominal fee. In addition to the GVCA documents, each Condominium Association has its own Declaration of Covenants and Restrictions, which governs that particular association within its parameters.

GVCA Regulations

This legal document, adopted March 9, 1970, governs the GVCA Board of Trustees.

GVCA and ACCES Rules

These are rules established and adopted by the GVCA Management, GVCA Board of Trustees, or the Architectural Control Committee for Existing Structures.

GVCA Board of Trustees

The Trustees are residents elected to govern the GVCA as representatives of all the residents within Greenwood Village and meet every third Tuesday of the month. The Trustees enforce the legal documents and make decisions based on the interests of the entire community, not individuals or individual associations. They are volunteers and are not compensated for this service. GVCA Board members are elected by all the property owners in Greenwood to represent all the associations and single family homes. Elections are held every June at the GVCA annual meeting. Each member serves for 2 years, so half the trustees are on the ballot each year.

G.V.C.A. Management

The Declaration allows the Trustees to hire an agent to manage the association under their direction and within the guidelines of the legal documents. The full-time GVCA staff consists of the GVCA Manager, the Administrative Assistant, the Maintenance Supervisor, and the Pool Supervisor. The part-time staff consists of the Pool Lifeguards. Contractors are hired to provide landscape maintenance and other major services. The GVCA staff is responsible for day-to-day operations, as well as the implementation of the long range plans of the GVCA Board.

Long Range Planning Committee

The GVCA President is the chair of the Long Range Planning Committee. Other members are past presidents of GVCA, as well as other GVCA past and present trustees, if needed. The Long Range Planning Committee develops a five-year plan for major projects, which the Finance Committee uses in preparing the yearly budget and long range budgets.

Finance Committee

The GVCA Treasurer is the chair of the Finance Committee, and members are appointed by the GVCA Board to prepare the budgets, review the current expenses, and recommend fee levels needed to cover operations and major projects, and to adequately fund reserves.

Architectural Control Committee for Existing Structures (ACCES)

The Declaration of Covenants and Restrictions names the Architectural Control Committee (ACC) as the committee charged with determining and endorsing the architectural rules for Greenwood Village. Until the development of Greenwood is complete, the developer, Greenwood Trading Corporation, appoints the members of the ACC, who review and approve all new homes built in Greenwood.

The ACCES is a GVCA-appointed subcommittee of the ACC, and ACCES members are Greenwood residents who volunteer their time and energy to help preserve the beauty of Greenwood Village and the property values of all residents. All changes, additions, improvements, landscaping, etc., to the outside of a existing home or condominium unit must be approved by the ACCES before the project is begun. Home businesses must also be approved. **Request for ACCES Approval** forms are available at the GVCA office. This committee meets on the first Tuesday of each month. Requests must be submitted two weeks prior to the meeting. See the ACCES Rules for more information.

Landscape Committee

Members are appointed by the GVCA Board of Trustees to review and improve the landscaping of the GVCA common open spaces. They recommend future projects to the Long Range Planning Committee. The Landscape Committee meets on an “as needed” basis, typically in the winter and summer in preparation for the actual work done in the spring and the fall.

Recreation Committee

Members are appointed by the GVCA Board of Trustees to plan and implement events for the enjoyment of Greenwood residents. The two main events every year are the Trout Derby in May and the Holiday Party in December. Other events have included clambakes, luaus, and pool parties. The

Recreation Committee is always looking for resident volunteers who have good ideas and energy to help make these events a success. Contact the GVCA office if you would like to help.

GVCA Sponsored Events

Trout Derby

The Warren Bruns Trout Derby is named in honor of GVCA's longest serving president, who was a strong supporter of the event. Held every spring, it is usually the first Saturday in May. Marshall Lake is stocked with rainbow trout just before the event, and prizes are awarded. Residents get to keep the rainbow trout they catch. Hot dogs and soda pop are served during the event. After the Trout Derby ends at noon, the Cleveland Model Boat Club traditionally puts on a model boating exhibition of their well-crafted model sailboats and powerboats. This is our biggest outdoor event.

Holiday Party

The GVCA Holiday Party is a dress up social affair and a great way to meet your fellow residents. Held early in December, the format of the party changes from year to year to keep it new and interesting, but you can count on good food, potent punch, and lively music. This is our biggest indoor event.

GVCA Recognized and Approved Groups

These groups include all condominium associations, as well as other groups formed for the betterment of Greenwood. Aside from condominium and homeowner associations, all recognized or approved groups must be open to all residents in order to advertise in the GVCA Newsletter and use the GVCA party rooms for free (as available). Groups using the clubhouse are responsible for their own cleanup. If you wish to form a group, contact the GVCA office. If you wish to join a group, contact the GVCA office for the latest contact names and numbers.

Friends of Greenwood (F.O.G.)

This is a group of residents who volunteer their time and effort to beautify Greenwood Village. The beautiful Christmas trees and seasonal decorations at the Clubhouse were done by FOG. FOG also donated the footbridge over the creek by the Clubhouse. Fundraisers include a bi-annual **Flea Market** held at the clubhouse in September the weekend after Labor Day on odd-numbered years.

Fun and Games Group (F.G.G.)

This group meets on Thursday mornings in the Garden Room. Open to all residents who would like to play dominoes and other board games and enjoy the company of their neighbors. Just come to the clubhouse at 9 am and plan to enjoy your morning!

Greenwood Community Gardeners (G.C.G.)

Get answers to your gardening questions, find out the latest gardening news, and make new gardening friends by joining the Greenwood Gardeners at http://groups.yahoo.com/group/Greenwood_Garden or sending an e-mail to greenwood_garden-subscribe@yahoogroups.com. The Greenwood Community Garden is planted on the GVCA Common Open Space south of Canyon View Road and kept green with free-flowing water piped in from a nearby stream. Plots are available through the GVCA Office.

Greenwood Outdoors (G.O.)

This group was formed to bring together residents who enjoy outdoor activities such as hiking and biking, and to discover and enjoy the natural beauty of Greenwood and the neighboring parks. Events are set up online. To learn more go to http://groups.yahoo.com/group/Greenwood_Outdoors or send an e-mail to greenwood_outdoors-subscribe@yahoogroups.com or watch the GVCA Newsletter.

Greenwood Recreation Community (G.R.C.)

This is a social group for Greenwood Village. GRC events are open to all residents of Greenwood. The GRC is in existence for one reason – FUN! Watch the GVCA Newsletter for the next GRC event.

Greenwood Residents for Information and Development (G.R.I.D.)

This group provides information concerning local issues and candidates to the residents of Greenwood Village. They sponsor the **Candidates Night** forums, which are held at the clubhouse before elections.

Greenwood Yoga

This group meets once or twice a week at the clubhouse for free yoga class sessions. Check the Greenwood newsletter for more details.

Greenwood Bridge Club

There are two 3-table Duplicate Bridge Groups in Greenwood in the Garden Room. Anyone with *Tournament Level* experience who would like to substitute for Duplicate Bridge, please stop by during one of the games and introduce yourself, or call the GVCA office and we will forward your name and #.

Greenwood Tap Dancers

If you are an adult tap dancer and would like to practice and perform with other tap dancers, come join the Greenwood Tap Dancers. Classes are free, and performances are in the local area. Practices are Thursdays at 7 pm in the Clubhouse. Check the GVCA Newsletter for the latest information.

Greenwood History

At the turn of the 20th century, much of the land that is now known as Greenwood Village was an estate known as Rocky Run Farm, and owned by Wentworth George Marshall, founder of the Marshall Drug Stores and co-founder of Rexall Drugs. He built the estate because of his love of nature and the outdoors. In 1904 he constructed the Manor House and the stone wall along State Route 82 using large granite rocks brought in on the nearby railroad (now the Hike and Bike Trail) from the shore near his vacation home in Maine.

Marshall developed miles of scenic trails through the original 1,000 acre estate and a story has it that he would often drive his Packard Phaeton through these trails in order to enjoy the natural beauty of the trees, birds, and wildlife. One portion of these trails is now preserved by the Cuyahoga Valley National Park as the 3.6 mile Carriage Trail. It is interesting to note that Marshall created an arboretum (now Greenwood's Arboretum Circle) consisting of a series of formal gardens, fountains, and flower covered arbors extending south to where the Greenwood Clubhouse is now located. Along the creek by the tennis courts you can see roses growing wild from the rose garden that was once there. The lake was called Marshall Lake and the arboretum was listed on early 1900's auto maps as a scenic place to visit.

Marshall imported special tree specimens from various parts of the world and planted them in his estate. Typical of these rare trees is the great Ginkgo behind the Manor House. The Ginkgo originates in southern China and has fan-like leaves. The Greenwood Ginkgo is one of the largest trees of its kind in the State of Ohio with a circumference of more than eleven feet.

The Cleveland Historical Society has documented evidence that the Marshall Estate was an Indian campsite and burial ground. This was confirmed by one of Marshall's grandsons who collected a number of Indian artifacts, including arrowheads and tools, and by an archeological dig done by the Cuyahoga Valley National Park in 1983, which is noted on a plaque mounted along the Carriage Trail.

In 1968, the Wargo brothers, Ed and Bill, and Ted Billings purchased the Marshall Estate. Bordered on the north by Route 82, the south by Brandywine Road, the east by Holzhauer Road and the west by the Ohio Canal, rezoning of this property to a Planned Unit Development (P.U.D.) required 23 zoning meetings. The plan was approved and became a pioneer of the P.U.D. concept in the State of Ohio. The plan was featured in several national periodicals as the way of the future for residential land planning in the United States. Greenwood Village was the first to file condominium documents in Summit County. Greenwood Village received the American Wood Council "Design for Better Living" Award for excellence in architectural design, innovative land planning, and creative use of wood products.

In the spring of 1970, Governor James A. Rhodes assisted in the Clubhouse dedication, as noted by the dedication monument by the buckeye tree in front of the Clubhouse.

The oil embargo of 1974 and the double-digit inflation that followed caused the original developers to declare bankruptcy, stopping most development. The bankruptcy was finally settled in 1985 and a new development company, Greenwood Trading Corporation, was formed to restart development. However, the area around Greenwood had changed over those years with the forming of the Cuyahoga Valley National Recreation Area. Over half of Greenwood's property was purchased by the park, saving the Carriage Trail, which would not have been preserved if it had remained part of Greenwood Village. The Park Service, at the urgent request of Greenwood residents and working with the developer, came up with a plan to preserve this historic trail by installing three large steel bridges to reconnect the trail where loops of the trail would be cut off by future development. The remains of these loops now provide trails for Greenwood residents to walk to the main Carriage Trail. While not maintained by the park service, the original trail does continue south along the edge of the top of the valley almost all the way to Brandywine Road. If you are a good hiker, you can still find it.