



GREENWOOD VILLAGE NEWS

October 2015

Visit greenwoodohio.org

GVCA CALENDAR DATES

10/02 - Fri. - Clambake (see back page & form on page 6)
10/19 - Mon - Candidates Night - CR - 7:30 pm
10/23 - Fri. - Halloween Party (details on back page)
11/03 - Tues - General Election - CR - 6:30 am-7:30 pm
11/26 - Thurs - Thanksgiving Day - Office & Pool Closed
11/27 - Friday - Office Closed; Regular Pool Hours
12/04 - Friday - GVCA Holiday Cocktail Party - CR - 7:00 pm

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GREENWOOD NEWS

Marshall Lake Update

Work is progressing nicely on the Marshall Lake dam restoration project. Koontz Construction completed the new concrete wall, which will prevent shoreline erosion.

Next steps: Seal any leakage holes behind the wall, reshape the shore to taper to the wall, fill low spots in the dam face, and install gravel to prevent animals from digging new holes in the shore bank.

It has been an interesting project, as two old spillways were discovered buried inside the dam. Each was the cause of leaks we had been unable to plug. Now we know why. The leaks were hidden inside the 60' steel culvert spillway (already taken out and dam rebuilt) and



beneath the concrete spillway (which has been excavated and will soon be removed and dam rebuilt).

Survey Update

The survey of the common property between Stoney Brook and Meadow Creek roads, including installation of GVCA property markers, is underway and should be finished in October.

GREENWOOD NEWS

Candidates Night: Monday, October 19 @ 7:30 pm

Candidates Night will be held at 7:30 pm in the Clubhouse Community Room on Monday, Oct. 19. Watch for the Candidates Flyer in your mailbox and on the GVCA website, and please plan to attend!

Outdoor Sunning Area

Many residents are taking advantage of the warm weather to enjoy our outdoor sunning area. Open any warm and sunny day, you access it by going through the indoor pool area. Lounge chairs are provided. Top off your Vitamin D before winter arrives, and if the day cools off, warm up in the nice hot locker room sauna.

GREENWOOD ACTIVITIES

Greenwood Events

A Special "Thank You" goes to Dana Kalchoff, who very graciously provided his DeLorean for the **Bonfire by the Lake Movie Party**.



If you did not take advantage of this opportunity to sit behind the wheel and pretend you were Marty and Doc going 88 mph **Back to the Future***, you missed a rare treat!
(*Arriving 4:29 pm on October 21, 2015, to be exact.)

In **October** we have two big events:

The GVCA Annual **Clam Bake** is on **Friday, Oct. 2nd**. Look for the Flyer and Sign-up Form in here and on the web site. There is still time to sign up!



On **Friday, Oct. 23th** there will be a **Halloween Trick or Treat and Pot Luck Movie Party at the Haunted Clubhouse!**
(See Flyer on the Back Page.)

Friday, December 4th, is our **Annual Holiday Party**.

Save all these dates on your calendar, and be sure to watch our Website and Facebook Page for updates.

GREENWOOD POOL NEWS (Continued)

Pool Phone: (330) 467-1593

Pool Supervisor Chris Manthey, 330-467-7036 x204

Pool Open Swim

Monday & Wednesday - 12 noon - 8:30 pm

• **Tuesday & Thursday - 10:30 am - 8:30 pm**

• **Friday - 12 noon - 7:30 pm**

• **Saturday and Sunday - 10:30 am - 7:30 pm**

• **Please Note:** Vacate the pool **15 min. prior** to closing time. Locker rooms and pool area to be vacated by closing times

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Pool Groups:

• **Early Bird Lap Swim** - Mon, Wed, Fri 6:30-8:30 am:

- Lap swim time is designated as lap swim. In order to use lanes, you must swim laps continuously.

• **Morning Aerobics** - Mon, Wed, Fri 9:00-9:45 am:

- GVCA has a live instructor for our morning water aerobics class. The class has really grown, so come join your neighbors for a fun aquatic workout!

• **G.A.S. (Greenwood Active Seniors):**

Mon, Wed, Fri - 9:45-10:30 am

If you wish to attend aerobics or G.A.S. classes, you need to follow along with the class instructions.

REMEMBER

Bring your OWN* Activity Passes! Guests are limited to 5 per household. (*You can be suspended for up to 30 days for letting someone else use your pass or for arguing with the lifeguards. Be respectful, as lifeguards are the authority at the pool.

Pool Rules:

See the bulletin board or website for complete [Pool Rules](#). Here are a couple of the important points:

Note: Activity Passes Do Not Expire!

Damaged activity passes are replaced for free when you turn the old one in. Lost activity passes are \$5 each to replace.

Check if your yearly guest passes have expired. If they have, or are about to, come to the GVCA Office to complete the form. We do not issue activity or guest passes from our billing statements or over the phone. If you have questions about the passes, call Chris or Diane at 330-467-7036.

Need the phone # of your condo's management company?

Want to know the party room rental fee?

Misplace your copy of the Newsletter?

Go To Greenwood Village's Website

Where you'll find all the Greenwood info you need!

<http://greenwoodohio.org>

You can find the hours for the Pool and GVCA Office, special activities this month, and so much more about "Casual living on the rim of the Cuyahoga Valley National Park."

Private Swim Lessons (Adult or Children)

8 lessons for \$100, or 4 lessons for \$60. Please make your check made payable to "GVCA". Each lesson is 30 minutes. Call Sarah for details and registration info at 216-789-6183.

Deep End Swim Test

- Anyone who wishes to swim in the deep end may be required by the lifeguard to first perform a swim test.
- The test includes swimming the length of the pool twice using any an aggressive front stroke with face in the water for one length of the pool and any stroke (not the dog paddle) for the second length of the pool, and treading water. Those who pass the test are recorded in our swim test log and permitted to swim in the deep end.
- To ensure every swimmer's safety, we start a new swim test logbook at least twice a year, so please don't be surprised if you are required to take the same swim test again. Safety is our first priority.

If you have questions, please don't hesitate to call Chris at 330-467-1593 or email at: greenwoodpool@hotmail.com

GREENWOOD NEWS (continued)

GVCA Semi-Annual Fee Was Due by July 30*

The bill for the July 2015 semi-annual fee of **\$212** was due July 30. You can mail your check or drop it through the slot in the office door. Alternatively, you can pay the semi-annual fee through your online banking program at your financial institution. Payee = GVCA, 830 Village Club Drive, Sagamore Hills, OH 44067. Include your GVCA account number, so your account is properly credited.

(*This is not an optional fee. Also note: There is a \$75 transfer fee on units bought in Greenwood, payable by buyer.) **Last day to pay the fee without penalty was July 30, 2015, after which time we add a late fee of \$40 to all unpaid accounts. An additional late fee of \$20 is added to all unpaid accounts, including unpaid late fees, at the end of each month thereafter. After Sept. 30, all unpaid accounts are turned over to the attorney for collection, who places liens on the properties.** All legal fees (such as \$75 for each legal notice sent, and \$250 to place and remove the lien) and court costs are the responsibility of owner and will be added to amount you owe. In addition, use of the facilities will be denied until account is paid in full.

Have questions, call 330-467-7036!

Reminder to Dog Walkers

If you are a dog owner, please be responsible and keep Greenwood beautiful!

When you walk your dog:

- **Know where you are allowed to walk your dog!** GVCA property is the only place usable by all dogs. The map on the Greenwood website shows the GVCA properties.
- **Always take a bag and please pick up after your dog.**
- **Don't set it down, planning to "pick it up later."**
- **Throw it away at home or in a trash can!**
- **Please stay off other people's property. This includes condominium associations you do not live in!**
- **Leash and control your dog at all times.**
- **Protect your dog from coyotes, raccoons & other dogs by not leaving it outside unattended.**

October 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 9:15a-Exercise CR 7p Landscape GR	2 CLAM BAKE 6:00 pm CR / GR	3
4	5 7p Juniper Hill GR	6 9:15a-Exercise CR 7p ACCES GR	7 1p Fun & Games GR	8 9:15a-Exercise CR 7p Village at GW GR	9	10 Private Party Noon-8p CR
11	12 7p Arboretum GR 7p Hamptons CR	13 Next Month's Newsletter Deadline 9:15a-Exercise CR	14 1p Fun & Games GR 7p Condo 3 CR 7p Hemlock Ridge GR	15 9:15a-Exercise CR 7p Condo 1 GR	16	17 Private Party 5-10p CR
18 Private Party 1-4p GR	19 9a-1p Bridge GR 6:30p Condo 5 GR 7:30p Candidates Night CR	20 9:15a-Exercise CR 7p GVCA GR 7:30p Condo 4 CR	21 1p Fun & Games GR 7p Condo 2 GR	22 9:15a-Exercise CR 7:30p TymberSkan GR	23 GVCA HALLOWEEN PARTY CR	24
25 Private Party Noon-4p GR	26	27 Next Month's ACCES Deadline 9:15a-Exercise CR 7:30p Ironwood GR	28 1p Fun & Games GR 6p Oak Knolls GR	29 9:15a-Exercise CR	30 Private Party Early Setup CR	31 Private Party 6p-1:30a CR

November 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 7p Board of Elections Mtg. CR 7p Juniper Hill GR	3 GENERAL ELECTION 6:30a-7:30p CR 9:15a Exercise GR 7p ACCES GR	4 1p Fun & Games GR	5 9:15a Exercise CR 7p Landscape GR	6	7
8	9 7p Arboretum GR	10 Next Month's Newsletter Deadline 9:15a Exercise CR	11 1p Fun & Games GR 7p Condo 3 CR 7p Hemlock Ridge GR	12 9:15a Exercise CR	13 Private Party CR - Reserved	14
15	16 9a-1p Bridge GR 6:30p Condo 5 GR 6:30p Portage Path CR	17 7p GVCA GR 7:30p Condo 4 CR	18 1p Fun & Games GR 7p Condo 2 GR	19 7p Condo 1 GR	20	21
22	23	24 Next Month's ACCES Deadline 7:30p TymberSkan GR	25 1p Fun & Games GR 6p Oak Knolls GR	26 THANKSGIVING DAY - Office/Pool Closed	27 THANKSGIVING HOLIDAY - Office Closed	28 6p-12a Private Party CR
29	30					
Office Hours > Closed Suns.	Closed Morning: Mondays Afternoon:	7:00-10:30 am 11:30 am-3:30 pm	10:30 am-1:30 pm 2:30 pm-7:00 pm	10:30 am-1:30 pm 2:30 pm-7:00 pm	7:00-10:30 am 11:30 am-3:30 pm	8:30am-10:30am 11:30am- 5:00pm

ACCES

A Friendly Reminder

Please remember **all changes**, improvements, additions, landscaping, etc., to the outside of an existing home or condominium unit **must have ACCES approval before the project starts.**

ACCES APPROVAL

Don't forget to submit a "Request for ACCES Approval" form.

Additions or outside changes to existing lots or structures must be submitted in writing to Greenwood's Architectural Control Committee for Existing Structures (ACCES) for approval. You should have the latest ACCES Rules, dated 4/20/2004, which includes a list of items that do not need approval, as well as a list of what to include with the form, such as a design drawing, a plat map showing location, and color samples.

Single-family homeowners must have their neighbors' signatures on the form. **Condominium owners** must have the written approval of their board or management company on the "Request for ACCES Approval" form *before* submission to the ACCES. **Condominium associations or their management companies** also must submit a "Request for ACCES Approval" form to the ACCES and have it approved before beginning any outside projects. All requests for approval should be submitted to the GVCA office two weeks prior to the meeting.

The ACCES meets on the **first Tuesday of the month. The next ACCES submittal deadline is Tuesday, October 27, 2015.** This gives the committee members time to review and do an on-site inspection if necessary. The next ACCES meeting is on **Tuesday, November 3, 2015**, at 7:00 pm. Approval forms are available on the desk by the women's locker room. If you need a copy, contact the GVCA office or download it from the website. **Don't forget Sagamore Hills zoning and Summit County building permits for your project!!!** Call the Zoning Inspector for Sagamore Hills Township (330-467-0900).

Retractable Awnings - Know the Rules

A retractable awning for any housing unit in Greenwood (single family home or condominium) requires ACCES Approval. [Homeowners need their neighbors' approval prior to submission to ACCES. Condo owners need their Association's approval prior to submission to ACCES.] The ACCES rules and standards for awnings are very exacting. ACCES recommends you read the retractable awning rules carefully prior to shopping to insure the one you select can meet GVCA's rigorous standards (show the supplier the standards). Owners will need a proposal from a supplier to submit with your retractable awning Request for Approval form and other supporting / information / materials. Only a few manufacturers meet the strict standards enacted by the GVCA Board of Trustees. For info go to: http://greenwoodohio.org/wp-content/uploads/2014/04/Retractable_Awnings_Rules.pdf

Satellite Antennas

Satellite antennas, like all changes to your property, are covered by ACCES. If you wish to install a satellite antenna, call the GVCA office and the manager will come out and help you locate the best place to mount your antenna and will give you an instant ACCES approval. Note: the GVCA Board of Trustees passed a motion in 2001 prohibiting mounting individual satellite antennas on any GVCA or condominium common property, including buildings. Satellite antennas can only be mounted in your exclusive use area, which for condo owners is inside your patio or deck. (Pick up a copy of the ACCES guidelines on satellites from the website or the GVCA Office. Each condominium association is different, so please check with yours for their special rules regarding satellite or cable installation.)

GREENWOOD NEWS (Continued)

Days Are Getting Shorter

Drivers, school is back in session, so please slow down, drive carefully, and watch for children on their way to and from school! Also watch out for walkers and bikers as the days get shorter. Walkers and bikers, please have a light and wear reflective clothing if out on the road when it is dark outside.

Trash Can Storage

With the start of the new trash service for single family homes, we wanted to remind everyone that, except on trash day, all trash containers must be stored out-of-sight, which means inside your garage, or behind an ACCES approved screen*.

Recycling

Sagamore Hills has closed their recycling center and the private trash service at the Clubhouse does not accept recyclables. Single family homeowners can recycle with their new trash service. Please read the instructions Kimble provided, or go to <http://www.mysagamorehills.com/curbside-recycle-reminder/> Condominium trash service is contracted by their association, not Sagamore Hills. Condo owners can recycle if it is part of their trash contract. Condo association contact info is available at: <http://greenwoodohio.org/gvca-2/gvca-condo-apt-assoc/>

*The same storage requirements apply to recycling containers.

Landscape Committee Volunteers Wanted

Want to help Greenwood Village look its best? If so, volunteer for the GVCA Landscape Committee! The Landscape Committee guides GVCA's beautification of Greenwood Village. Decorative bushes at the clubhouse, flowering trees along the parkways, hiking trails throughout the woods, all are projects directed by the Landscape Committee. Contact the GVCA Office, 330-467-7036, or e-mail gvca_office@yahoo.com if you would like to join. We meet once a month, the next meeting will be Thursday, October 1st, at 7:00 pm in the Garden Room.

Playground Committee Update

Last month we heard from a few more people who think the playground is important, but we need to hear from you. If a new playground is important to you, send an e-mail to the GVCA office at gvca_office@yahoo.com! It does not commit you to being on the committee. It does allow us to easily pass on your suggestions to the committee and send you status updates about the playground. Show us you support the playground!

Cable Service

Time Warner Cable appointed a special representative for Greenwood Village residents. Contact Mike at 330-604-1949 for your cable TV, high-speed internet, and phone service. Ask him how you can get more for your money.

GVCA OFFICE
830 Village Club Drive
Sagamore Hills, OH 44067

• Phone: 330-467-7036
• FAX: 330-467-9374
• Pool 330-467-1593

GVCA Board Officers:

President: Thomas Kemery
Vice-President: Scott Gale
Treasurer: Doug Powers
Secretary: Caroline Wolske

GVCA Manager:

Scott Klement
GVCA Office Administrative Assistant
Diane Natoli
Office e-mail: gvca_office@yahoo.com

Board Meeting: 3rd Tuesday at 7:00 PM, Garden Room

OFFICE HOURS:

Sun. & Mon. - Closed
Tues. & Fri. - 7:00 AM to 3:30 PM
[Closed for Lunch 10:30 to 11:30 AM]
Wed. & Thurs. - 10:30 AM to 7:00 PM
[Closed for Lunch 1:30 to 2:30 PM]
Saturday - 8:30 AM to 5:00 PM
[Closed for Lunch 10:30 to 11:30 AM]

GVCA Board Update

We look forward to seeing you at the 2015 Annual GVCA Members meeting at 7:30 pm on Monday, June 22 in The Village Club Community Room.

The GVCA Officers are as listed above.

Committee Chairs are: ACCES - Jim Simler, Finance - Doug Powers,
Garden - co-Chairs Joe Jerdonek & Tom Kemery, Landscape - Bob Radl,
Nominating - Susan Miller, and Recreation - Scott Gale.

ADVERTISEMENTS

❖❖❖ GVCA provides free advertising to Greenwood residents, but ❖❖❖
❖❖❖ does not endorse any item, service, or notice posted herein. ❖❖❖

You must sign a written permission form for your ad to appear in the online version of the Newsletter, posted at the Greenwood website, or submit your ad through the website.

☞ = New Item, ☞< = To Be Deleted, ❖ = No Renewal Required, ☞ = Ad on Website

November 2015 Deadline Tuesday, October 13, 2015 by 9 am

Fax no more than two lines to the attention of Diane at 330-467-9374

SERVICES

- ❖ Balloons decorations – helium bouquets, arches, etc. Capt. Joel 216-548-0446. Balloonsculptures.com
- ❖ Great fun at your next party! Professional full-time disc jockey. Est. in 1987. We love to do kids parties and family events! We provide contests, prizes, & lots of participation. Karaoke also available. Call Jim Rio at 330-467-2474.
- ❖ Enroll your 3-7 year old in a fun and effective program 10-11 am every Friday, learn to eat healthy, be a good listener, and play well with others. Call Health Thyme at 330-467-9787 to enroll or for help getting flavorful and healthful food.
- ❖ Cat care while you vacation. Experienced; many references from Greenwood cat owners provided. Pat: 330-467-2611.
- ❖ Interior Painting & Decks. Let a neighbor do the work. Call David for a free estimate on jobs of any size. 330-468-5855.
- ❖ Questions on skin care or professional makeovers? Ready for a new look? Call Cathy DeBlander, Sr. Sales Director w/Mary Kay Cosmetics, 330-467-9269. Special gift for Greenwood residents!
- ❖ "Stampin'Up" demonstrator for all your stamping and scrapbooking needs. Contact Jean at 330-468-1866, or email at jeand2428@yahoo.com or www.stampitupwithjean.stampinup.net

- ☞ If you need a good house keeper, I have great references and flexible hours. Call Melissa at 216-372-9947.
- ☞ Dave's Painting: Don't pay high prices! I work for myself and by myself and do quality work for less. If you need painting, wall paper removal, drywall repair, etc., please call Dave Chorba for a free estimate. Insured, honest, professional. 330-631-2616
- ✂ Play your slide show in any program, online or off, on any device, after "flattened", it looks the same everywhere. \$1/slide up to 10 or less; 75 cents/slide 25-50 slides; 50 cents/slide 50 or more slides. Email your slides to carolkirvin@gmail.com

- ✂ The Mad Hatter – air duct, chimney and dryer vent cleaning. Call 330-908-0470 or check out www.madhatohio.com
- ✂ Senior pictures, family portraits, event photography – in studio or on location. Isn't it time to put beautiful updated photos in your wallet and on your walls? Right here in Greenwood. Call George at 330-908-0418. Check out my website at www.gpphotos.net

WANTED

- ☞ Senior needs help with grocery shopping in Juniper Hill area. Anyone interested in helping, please call 330-467-1991.

FOR SALE

- ☞ CROCS gift cards valued at \$64, for sale for \$50. 330-467-0148.
- ☞ ☞ 3 piece wedgewood blue LR set w/dark wood trim. All pieces 32"high and deep. Chair is 36" long, love seat 8" long and couch 60" long. All pieces are in excellent condition. \$400 OBO. Call Ron at 330-748-4795.
- ☞ ☞ Stereo system (AM-FM tuner, double cassette deck, amplifier, 5 CD player, 2 speakers, stereo rack, excellent condition, \$75. The Ultimate Picasso - book on Picasso including 1,235 illustrations, \$35. Fax machine, \$15. Call Jamie at 330-468-2794.
- ✂ Handmade Cards For Sale. All proceeds go to the Katie Aring Scholarship Fund. For more info, go to <http://inmemoryofkatie.com/> and then go to "Holiday Cards" in the lower right corner.
- ✂ ☞ Office chair, fabric (grey/pink), good condition. 3-piece desk set. Includes full size desk, mini file cabinet on wheels, moveable stand/desk on wheels. 50 inch rear screen projection TV with pedestal. Toshiba. Best offer! Call Marta Brooks at 973.879.2229
- ✂ ☞ Marcy Platinum Strength Fitness Machine. Needs to be moved and disassembled, \$200; Telesat by Meade Telescope, \$100; Century Wave Master Portable Training Boxing Bag, \$90; Wooden TV stand, \$30. Contact Jennifer @ 216-313-3116.
- ✂ Golf clubs – complete set – right hand ping woods, Wilson Staff irons, bag, covers, pull cart, all great shape, \$75. 330-467-6431
- ✂ Asus transformer pad – TF300T w/keyboard. Great condition, \$140 OBO. Call Robert at 216-287-2515.
- ✂ Harvard foosball and air hockey table. Full competition size. Great condition, \$75. Call Matt at 614-551-7492 or 330-468-1386.

GREENWOOD ACTIVITIES (continued)

Exercise Class – Next 14 Class Session

Want a good workout combining aerobics, strength training, and stretching led by a professional instructor? Come join the Circuit Class for the next 14 class session (Tues. & Thurs.) starting Tuesday, September 29 thru Thursday, November 12, 2015. Classes are at 9:15 a.m. in the Community Room. You must register and pay at the GVCA Office. Cost of this 14 class session is \$42. Please make checks payable to GVCA. For questions regarding the class, call our instructor, Linda Toth, at 216-346-2045.

GREENWOOD NEWS (Continued)

Residential Lock Box

The Northfield Center-Sagamore Hills Fire District is offering a Residential Lock Box Program. If you're interested in obtaining a lock box, come into the GVCA Office for instructions and an Application Form, or download it from our [website](#).



CLAM BAKE SIGN UP FORM - 6:00 P.M. FRIDAY, OCTOBER 2, 2015
Limited to First 175 Paid Reservations to GVCA at Greenwood Clubhouse!
Please fill out completely for each person attending. Make Check(s) Payable to "GVCA".

Name on Name Tag (be sure to include yourself)

1. _____	<input type="checkbox"/> - 1/4 Chicken or	\$25.....
<input type="checkbox"/> Clams or <input type="checkbox"/> Mussels	<input type="checkbox"/> - 12 oz. Steak (<input type="checkbox"/> <i>Rare</i> , <input type="checkbox"/> <i>MR</i> , <input type="checkbox"/> <i>Med</i> , <input type="checkbox"/> <i>MW</i> , <input type="checkbox"/> <i>Well</i>)	\$29.....
<input type="checkbox"/> Sweet or <input type="checkbox"/> Baked Potato	_____ Extra Dozen Clams x \$ 7.00 per Dozen.....	
<input type="checkbox"/> Eat In or <input type="checkbox"/> Take Out	_____ Extra lbs. of Mussels x \$ 7.00 per lb.	
2. _____	<input type="checkbox"/> - 1/4 Chicken or	\$25.....
<input type="checkbox"/> Clams or <input type="checkbox"/> Mussels	<input type="checkbox"/> - 12 oz. Steak (<input type="checkbox"/> <i>Rare</i> , <input type="checkbox"/> <i>MR</i> , <input type="checkbox"/> <i>Med</i> , <input type="checkbox"/> <i>MW</i> , <input type="checkbox"/> <i>Well</i>)	\$29.....
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<input type="checkbox"/> Eat In or <input type="checkbox"/> Take Out	_____ Extra lbs. of Mussels x \$ 7.00 per lb.	

(NOTE: TAKE OUT ONLY after 7:15)

ORDER TOTAL: _____

Name of Party: _____ Check # _____ Name: _____ \$ _____

Address: _____ Check # _____ Name: _____ \$ _____

Phone: _____ Check # _____ Name: _____ \$ _____

(Should Match "ORDER TOTAL" Above →) CHECK(S) TOTAL: _____

GREENWOOD NEWS (Continued)

Fire Safety

Please be safe when you cook outside! **DO NOT USE** your grill* **within 10 feet of** your house, car, deck, garage, or **anything** else combustible.

"In accordance with the Ohio Fire Code, charcoal burners, gas grills or any other type of open-flame devices* are prohibited to be used within (10) feet of a multi-family building (including the attached garage). The Ohio Fire Code also prohibits operation of such devices on balconies and decks. Violations of this Fire Code should be reported to the local Fire Department at the non-emergency phone number of 330-467-7410."

*Includes Tiki Torches, Candles, Chimineas, Kerosene Heaters, or anything else that burns!

HOMES ♦ CONDOMINIUMS ♦ APTS

Thinking of Selling your Home?

Potential buyers stop by the clubhouse looking for home listings in the newsletter, be sure to place a free ad. It will also be on our website! For more details, see the **Post Your Ads** notice on Page 4.

Sign Rules

NOTICE: Be sure your realtor knows Greenwood bylaws do not allow posting of unapproved signs. One 11 x 14 inch "For Sale" sign is permitted in the window. Contact the GVCA office if you are having an open house. The GVCA Board has approved Greenwood "Open House" signs that you or your realtor may rent at the office for no charge. (\$40 deposit required per sign).

Shopping for a Condominium?

Condominiums associations are required to be fully funded, unless the majority of residents vote against it every year. Fully funded associations typically have higher monthly fees, but should not hit you with special assessments for expected repairs. Check if your association is fully funded before you buy.

Thinking of Buying?

Greenwood Village is one of the most unique developments in Ohio. Surrounded by parks, it is a nature lover's paradise. All residents are members of GVCA, which entitles you to use the amenities, such as swimming year-round at our indoor and outdoor pools, fishing in our pond stocked with rainbow trout, bass, bluegill, and channel catfish, playing tennis or volleyball on our outdoor courts, hiking on our trails, and rental of our party rooms. Be sure your title agency notifies GVCA of your pending purchase, so we can let them know about any GVCA fees they need to settle as part of the closing costs. Once you move in, please stop by the GVCA office at the clubhouse to sign up for your activity passes, so you can use the facilities.

FOR RENT

- ❖ **WILLIAMSBURG TOWN HOMES** – call 330-468-3499.
- ♦ 824 Arboretum Circle - Open Floor Plan - 2 BR, 2.5 BA, fully furnished full finished LL, separate laundry room w/2 car attached garage with openers. \$1,500.00. Available early September. Call Karen at 216-451-7997
- ♦ Large BR executive suite, over 1,050 sf, large LR, in-suite washer/dryer, walk-in closet, private patio, one-car garage w/opener and storage, \$980/month. Call 216-451-7997 for further details.


HOUSES/CONDOMINIUMS FOR SALE

⌘ = New Item, ♦ = Old Item, ✂ = To Be Deleted, ✧ = No Renewal Required ☐ = Ad on Website
November 2015 Deadline is Tuesday October 13, 2015 by 9 am
Fax no more than two lines to the attention of Diane at 330-467-9374

- ❖ Selling or buying in Greenwood? I live here and am **IN LOVE** with this place! I'll help you realize your dream whether you're moving in or moving on. Paula McQueen, RE/MAX Trinity, 216-903-6708.
- ❖ For over 35 yrs. "The Stanley Team," now with Stouffer Realty, has been selling homes in Greenwood Village. We liked the area so much, we all moved here! Looking to buy or sell? Call Chris, Jan & Duane Stanley at 216-586-9288 or 440-667-8941.
- ❖ Thinking of buying or selling? Frank Boldizar of Keller Williams Chervenik Realty, 25 year Greenwood resident has MLS list of all properties for sale, plus many buyers desiring that perfect Greenwood home. Call 330-998-0459.
- ⌘ ☐ 7474 Millrace Lane – end unit, 2 BR, 2.5 BA w/large loft, master BR w/2 large closets, vaulted garden tub bath, separate shower, first floor laundry, kitchen w/skylight, marble FP w/gas logs, and more, \$157,000. Contact Todd at 330-289-7338.
- ⌘ ☐ 824 Greenwood Pkwy - \$229,700, 3 BR, 2.1 BA, Colonial w/loft (could be 4th BR), FR w/FP and formal DR, large master BR has a walk-in closet and private bath w/skylight, attached 2 car garage. Contact Theresa Walters, Remax Trinity, at 216-577-2828
- ⌘ 780 Pipes Court – 2/3 BR, 1.5 BA, 1 car garage, townhouse, updated kitchen, ss appliances, DR and patio furniture may stay, wooded view, move right in. \$119,900. Call Marie Pachnowski, Howard Hanna at 440-773-9105.
- ⌘ 1105 Canyon View Road, #102 – 1 BR, 1 BA, 1 car garage, 1st floor walkout level ranch w/patio, newer carpeting and laminate throughout, kitchen and bath remodeled, move right in. \$59,900. Call Marie Pachnowski, Howard Hanna at 440-773-9105.
- ♦ 1090 Canyon View - 2 bedroom, 1.5 BA Townhouse with finished walk-out basement overlooking National Park! \$125,000 Call "The Stanley Team" @ Stouffer Realty 440-667-8941
- ♦ Selling Greenwood Village has been easy. I have first-hand experience living here. 28 years of listing and selling. Call Renee Vartorella, Howard Hanna, 216-780-3410.
- ♦ 6270 Greenwood Pky., #403 – plenty of updates, 2 BR, 2 full BA, laminate floors throughout make sure easy living. All appliances are included, large LR looking out patio. Immediate occupancy, \$74,900. Call Janet Biel, Howard Hanna, 216-702-8407.
- ✂ ☐ Beautifully updated ranch-style condo w/ open floor plan and covered balcony. Painted & updated, oak flooring in LR/DR, \$89,900. Contact Candy Forrer, phone: 330-819-3343

**For more info & pics on the Homes For Sale with "☐"
Or to advertise your home online for free, go to:**
<http://greenwoodohio.org/classifieds/>

Facebook

Have you seen our Facebook Page? Click the  symbol on Greenwood's website and "like" or "follow" our *Greenwood Village Community Association* Facebook page for the latest reminders and updates on events, like **changes to the Halloween Party or when the pool is closed due to weather.**

Friday, October 2nd

The GVCA Board of Trustees & Vice President - Scott Gale
Cordially Invite You to the Greenwood Village

CLAM BAKE

Catered by: Reinecker's Bakery

6:00 pm - Social Hour will begin with appetizers (B.Y.O.B.)

Dinner around 6:45 or when clams are ready (*Carry out available*)

(The Reservation Form is on Page 6)



HALLOWEEN AT THE HAUNTED CLUBHOUSE!

**Pot Luck Movie Party
For the Whole Family
Friday Night, October 23**

**Join us in Creating a
Happy Halloween for All...**

Add to the Fun



Please help fill our tables with goodies for everyone to enjoy.

We could use a wide variety of snacks, appetizers, munchies, fruits, vegetables, desserts, and of course candy to pass out!*

Get into the Spirit of Halloween!

**Dress up in your favorite Halloween outfit and pick a location upstairs in the
Haunted area of the Clubhouse to pass out your candy to our
Adventurers on the Trick-or-Treat Tour.**

We'll start decorating at noon, so please come help us set up the Haunted Clubhouse!
(Please put your name on any decorations you bring so they get back to you.)

Everyone is Encouraged to wear Halloween Costumes!

Schedule of Events and Movies:

- Noon to 6 pm - HAUNTED CLUBHOUSE Decorating Party, come join the fun!**
- At 6:00 pm - WATCH "MONSTERS VS ALIENS", WHICH SIDE WILL YOU ROOT FOR?**
- At 7:00 pm - Trick or Treat Tour of the HAUNTED CLUBHOUSE Starts!**
- At 7:30 pm - Intermission and Costume Parade!**
- At 8:00 pm - WATCH "CASPER" THE FRIENDLY GHOST!**

(*Greenwood will provide Popcorn and Punch)