



# GREENWOOD VILLAGE NEWS

March 2012

*The Greenwood Village website is now up and running!*

Calendar Maps Contact Us ACCES Forms Housing for Sale/Rent

**Greenwood Village**  
Casual living along the rim of the Cuyahoga Valley National Park

About Us	News & Events	Amenities	Governance	Forms	Classifieds	FAQ	Home
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The website contains this newsletter & calendar, plus information about Greenwood Village - the clubhouse, pools, special events, groups and their activities, meeting schedules, rules and regulations, updates on the work of the GVCA Board of Trustees and its committees, questions and answers, maps and directions, and much more!

New information will be posted as it happens. *Try it today!*

Go to "[greenwoodohio.org](http://greenwoodohio.org)" or Google "Greenwood Village".

## GVCA CALENDAR DATES

03/06 - Tues. – Primary Election, CR 6:30 AM - 7:30 PM

03/06 - Tues. – ACCES Meeting, GR Time Change - 8:00 PM

## CONTENTS OF THIS ISSUE

- Greenwood News 1,2
- Greenwood Activities 1-3
- Pool News 3
- ACCES 4
- Items For Sale 4
- Wanted, Services 4,5
- Homes For Sale or Rent 5
- Monthly Calendar Back Cover

## GREENWOOD NEWS

### Greenwood has a Web Site! (See Above)

#### First Energy Cleanup

First Energy will be trimming and removing trees in the right-of-way under the power lines along Canyon View Road. We have met with them to save some trees we felt were not a danger, and to minimize the impact on the appearance of the right-of-way.

#### Construction Update

We have removed the center front doors. We have repaired the I-beam and installed a new threshold and doorframe. We will be raising the floor and installing new waterproofing. New insulated doors are on order and should be delivered next month.

### Construction Update (continued)

For ADA compliance we just finished upgrading one of the first floor restrooms and we are replacing the Community Room doors. We should be done by March 15. For more details, see our webpage.

(For more Greenwood News, go to Page 2)

## GREENWOOD ACTIVITIES

### Greenwood Outdoors - March Madness

Between St. Patrick's Day, salamander runs, Buzzard Day, and all-you-can-eat maple syrup pancake breakfasts, it really is time to G.O. out and enjoy spring in Cleveland! Here is info on just some of the upcoming events:

#### Moonlight Hike

Wednesday, 3/7 - Enjoy a crisp 2.25-mile moonlit walk without a flashlight along the Towpath Trail to the Beaver Marsh. Listen to night sounds & look for night animals. Starts at Hunt Farm Visitor Center, 7 - 9 pm.

#### Farmers Market

Saturday, 3/3 and 3/17 - Winter Farmers' Market at the Old Trail School, 9 am - noon: Come enjoy local, seasonal bounty at the Countryside Conservancy's farmers' market. Indoor market offers fresh produce from high tunnel greenhouses and cold storage, meat, cheese, baked goods, confections, artwork, and more!

## GREENWOOD ACTIVITIES (continued)

### Greenwood Outdoors (continued)

#### **Maple Madness Tour**

Saturday and Sunday, 3/10-11 & 3/17-18, pick a day and take the March Maple Madness Tour. We had a lot of fun doing this in past years, so don't miss out! For tour information go to <http://www.ohiomapleproducers.com>

#### **Buzzard Day**

Every year the buzzards return to Hinckley on the Ides of March. This year Buzzard Day is Sunday, 3/18, at the Hinckley Elementary School, with all you can eat pancake breakfast from 7 am - 2:30 pm and an all-day crafts fair. Meet a real live buzzard from 10 am - 2 pm!

There is more event information posted on the Greenwood Outdoors website. Find out the details by joining at:

[http://groups.yahoo.com/group/Greenwood\\_Outdoors](http://groups.yahoo.com/group/Greenwood_Outdoors) or email: [greenwood\\_outdoors-subscribe@yahoogroups.com](mailto:greenwood_outdoors-subscribe@yahoogroups.com)

#### **Under Construction**

**[These two sections temporarily deleted until the contacts listed authorize posting their contact information on the internet.]**

#### **Fun and Games**

We are looking for people who would like to play various types of games or cards on **Thursday mornings from 9:00 am or 10:00 am to 11:00 am** in the Clubhouse Garden Room.

#### **Garden Room and Community Room Rentals**

Looking for a place to have a holiday party, birthday party, anniversary party, a baby shower, a bridal shower, or a wedding? Come see Diane in the GVCA office for further details, call her at 330-467-7036, or download a copy of the party room contract with detailed information from the website at [greenwoodohio.org/form\\_party-room.php](http://greenwoodohio.org/form_party-room.php).

## GREENWOOD NEWS (continued)

### Facebook

Click the Facebook symbol  on Greenwood's web site and then "like" our Facebook page, to keep up with what is happening in Greenwood. See why 200+ people follow us on Facebook!

### Trout Derby

Watch the April Newsletter for the Trout Derby signup form. The trout derby will be held on Saturday, May 5. Be sure to mark your calendar!

### Dog Owners

First off, **a big thank you** to those dog walkers who picked up after their dog all through the winter. We know it would be easier to just leave it under the snow, but in the spring when the snow melts - what a mess! So thank you for giving Greenwood a beautiful spring. Speaking of spring, now is a good time to refresh for all dog owners how to be considerate of your neighbors:

- Only walk your dog on the GVCA Common Areas (the white areas on the Greenwood map), or in areas your condominium association has designated for your dog's use, or in your own yard if you are a single-family homeowner.
- Please clean up after your dog and properly dispose of the waste:
- Do not throw the waste in the woods, the raccoons are complaining.
- Do not throw them by the utility boxes, the workers are refusing to make repairs if they have to kneel in dog waste.
- Do not throw them in storm drains, one of our waterfalls was covered in blue bags. Yuck!
- Also, Summit County ordinances require you:
  - to license your dog.
  - to physically confine or restrain your dog when on your property.
  - to always leash and control your dog when not on your property.

If anyone has a dog problem, the number to call is 330-643-2845 for the Dog Warden.

NOTE: Invisible dog fences can be installed in Greenwood, but they need ACCES Approval to ensure they are on your property and do not encroach on the "tree lawn" (road right-of-way), GVCA common open space or the national park.

## GREENWOOD NEWS (continued)

### Dangerous Bridges

The Carriage Trail bridges are closed and have been condemned! We have seen footprints in the snow that indicate some people have crossed over them, despite the barricades.

**Please do not attempt to cross the bridges, the added weight could cause a collapse!**

We are in discussions with the National Park about the replacement of these bridges, and will keep you posted with updates in the future.

### GVCA Semi-annual Fee

The January 2012 semi-annual fee of \$191 was due on January 1. This is not an optional or recreational fee. Last day to pay your fee without penalty was January 30, 2012, after which time we added a late charge 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 March 30, all unpaid accounts will be turned over to the attorney for collection, who place liens on the properties.** All legal fees (such as \$85 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 facilities will be denied until account is paid in full, including all late or legal fees. You can mail the fee, or drop it through the slot in the office door. Checks only please! **If you have questions, call the GVCA office at 330-467-7036!** (There is a GVCA transfer fee of \$75 on units bought in Greenwood, payable by the buyer.)

#### **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

**Board Meeting: 3<sup>rd</sup> 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]

**Did we mention we have a new website?**

**Go to [greenwoodohio.org](http://greenwoodohio.org)!**

## GREENWOOD POOL NEWS

**Pool Manager: Kate Borowski**

**Pool Phone: (330) 467-1593**

### Pool Rules:

For a complete list of the pool rules please see the GVCA office or the bulletin board by the pool.

### Pool Open Swim Hours

- 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.

### 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 attend, you must swim laps continuously.
- **Morning Aerobics** - Mon, Wed, Fri 9:00-9:45 am:
  - If you wish to attend aerobics or G.A.S. classes, you need to follow along with the class instructions.
- **G.A.S. (Greenwood Active Seniors):**  
Mon, Wed, Fri – 10:30-11:30 am  
You may come on deck at 10:15 a.m. to wait for the class to begin. Pool is closed from 11:30 a.m.-Noon.

## REMEMBER

**Bring your OWN\* Activity Passes! Guests are limited to five (5) per household. (\*You can be suspended for up to 30 days for letting someone else use your pass.)**

### 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. Details are available at the pool.

### American Red Cross Re-certifications

Open to residents and non-residents for a fee:

- CPR/AED for the Pro. Rescuer Re-cert. Challenge. Cost=\$30.
- Lifeguard Re-certification Challenge and First Aid. Cost is \$50.

## **ACCES APPROVAL**

**Don't forget to fill out and 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 drawing 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, March 20, 2012.** This gives the committee members time to review and do an on-site inspection if necessary. The next ACCES meeting is on **Tuesday, April 3, 2012**, at 7:00 pm. Approval forms are available on the desk by the women's locker room. Contact the GVCA office if you need a copy. **Don't forget the necessary Sagamore Hills and Summit County permits for your project!!!** Call Alice Kanieski, the Zoning Inspector for Sagamore Hills Township (330-467-0900).

## **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 or Manager, he will be glad to 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 GVCA Office. Check with your condo association to see if they have any special rules regarding satellite antenna or cable installation.)

## **ADVERTISEMENTS**

❖❖ GVCA provides free advertising to Greenwood residents, but ❖❖  
❖❖ does not endorse any item, service, or notice posted herein ❖❖  
*You must sign the written permission form for your ad to appear in the online version of the Newsletter, posted at the Greenwood website.*

⌘ = New Item, ⌘< = To Be Deleted, ❖ = No Renewal Required  
April 2012 Deadline Monday, March 19, 2012 by 9 am  
Fax no more than two lines to the attention of Diane at 330-467-9374

## **Under Construction**

***[Advertisements are temporarily deleted until we have approval from those posting ads to put their contact information on the internet.]***

## **ITEMS FOR SALE**

### **WANTED SERVICES**

## **HOMES ♦ CONDOMINIUMS ♦ APTS**

**Thinking of selling your home?** Potential buyers stop by the clubhouse looking for listings of homes for sale in the newsletter, so be sure to place a free ad here and on the bulletin board. NOTICE: Be sure your realtor knows Greenwood bylaws do not allow posting signs outside of the unit. 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 per sign).

**Shopping for a condominium?** Ohio law changed in 2004. Condominiums associations are now 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.

**Think 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..

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## **FOR RENT**

❖ **WILLIAMSBURG TOWN HOMES** – call 330-468-3499.

## **HOUSES/CONDOMINIUMS FOR SALE**