



# GREENWOOD VILLAGE NEWS

September 2012

Visit [greenwoodohio.org](http://greenwoodohio.org)

## GVCA CALENDAR DATES

- 09/01 - Saturday - Office Closed in Observance of Labor Day
- 09/03 - Monday - Labor Day Pool Hours: 10:30 am - 8:30 pm
- 09/04 - Tuesday - Indoor Pool Opens
- 09/13 - Thursday - Landscape Committee - CR - 7 pm
- 09/24 - Monday - Condo President's Meeting - GR - 7 pm
- 09/28 - GVCA Annual Clambake - See Flyer on Back

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## GREENWOOD NEWS

### Greenwood Gators Swim Team - Champs!

We had 17 children on the swim team this year, and 12 of them competed in the Cuyahoga Valley Swim League Champs, which was held August 4 at the Parma Pool. This was the 10<sup>th</sup> anniversary for our swim team. Every swimmer that attended placed in the top 12 in at least one of their events. Congratulations to Greenwood's champs!

#### Gold Medal

Jill Grell  
Jenna Dasher (2)

#### Silver Medal

Jill Grell  
Dominic Dasher  
Jenna Dasher  
Sam Fujikawa  
Andrew Grill

#### Bronze Medal

Jill Grell  
Brittany Misencik  
Jenna Dasher  
Jenna Riedell  
Saraya Sadegi (2)  
Andrew Grell (2)

### The Power of Pollinators & Plants for Bees - Speaker

Please join us Monday evening, Oct. 22, at 7:30 p.m. in the GVCA Clubhouse Garden Room to hear our guest speaker, Denise Ellsworth from Ohio State University. Learn all about the major pollinators in Ohio, why they are so important, and how they're being threatened. Also, learn about the favorite plants of bees and some simple changes you can make in your garden or flowerbed to help native pollinators and honey bees.

Sponsored by the GVCA Landscape Committee.

(For more Greenwood News, go to Page 2)

## GREENWOOD ACTIVITIES

### GVCA Annual Clambake

The Clambake is on Friday, September 28. See the back page flyer and the sign-up form on page 6. Tickets are limited, so sign up early!

### Future Fun Events - Save these Dates:

12/7 Fri. - GVCA Annual Holiday Party

### Free Yoga

Ongoing FREE DVD Yoga class sessions to be held on Tuesday evenings at 5:30 pm (**sharp**) in Community Room. For details on next 8-week series, or to register, call Jim at 216-798-1559, or e-mail him at [mrjames.irvin@gmail.com](mailto:mrjames.irvin@gmail.com)

### Bridge Players

We are looking for Greenwood duplicate bridge players. Our ladies meet on the 3<sup>rd</sup> Monday of the month at 10 am in the club house. Call Jan Kranstuber at 330-467-4642 if interested.

### Greenwood Outdoors - Ride and Bike

[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)


### Bike the Towpath, Take the Train Back - only \$2!

Train runs Wednesdays thru Sundays, 9 am - 7 pm.

**Night Ride on the Towpath** - Saturdays, 9/15 and 9/29. Helmet and bike lights required. Ride starts at 8:00 pm at Century Cycles in Peninsula, OH.

**Farmers Market** - Every Saturday from 9 am - noon at Howe Meadow, 4040 Riverview Rd., Peninsula, OH, 44264.

### Facebook

Click the  symbol on Greenwood's website and "like" our Greenwood Village Community Association Facebook page to keep up with what is happening.

## **GREENWOOD NEWS (continued)**

### **First Energy's Clearing of the Right-of-Way**

As we warned last month, First Energy returned to do additional clearing under the power lines along Canyon View Road. Not even the junipers on Juniper Hill were spared. While they could not spare the trees, they did agree to not leave stumps all over the place. Grinding the brush and stumps flush with the ground helps us, because it leaves the area in a state where GVCA can maintain it going forward. We do not want this devastation recurring every five years when First Energy returns.

(Note: GVCA took over maintaining the right-of-way alongside Condo 1 when First Energy cleared it following the big power outage of 2003. As a result, this summer First Energy had no trees to remove by Condo 1 and nothing changed for their residents.) The Landscape Committee is exploring options for improving/maintaining the newly cleared areas.

### **New Activity Pass System**

We hope you had a good experience using the new barcode-based pass system at the outdoor pool this summer. It certainly was a much faster and more accurate way to sign member and guests into and out of the pool area. We will continue to use it as we move to the indoor pool. (With autumn's cooler weather on the way, remember to take advantage of the warm indoor pool and dry heat saunas!)

(Note: Only your most recent pass will work, so if you found your old lost pass after we issued you a new one, throw the old one away. It won't work. If your current pass is in bad shape, turn it in at the GVCA office and we will either fix it or issue you a new one free. Don't throw it away, because replacements without the old pass are \$5.00.

### **Reminder, New Suspension Rules**

At the July 17 meeting, the GVCA Board passed a new rule that all members must be in good standing with their condominium associations, meaning they must be current on their fees. If a member is more than 60 days delinquent, upon proper notification of the member and the GVCA office by the condominium association, GVCA will notify the member that their membership privileges are suspended for 30 days or until the condominium association notifies the GVCA office the member is back in good standing. A member who has been suspended has the right to appeal within 10 days of their notice. This rule went into effect August 17, 2012. For the full text of this rule, please visit the GVCA office or our website: [greenwoodohio.org](http://greenwoodohio.org)

### **Retractable Awnings**

ACCES is writing new awning requirements to incorporate into their rules. After the new rules are passed by the ACCES members, and after the Board approves those new rules, we will be ready to accept retractable awning applications. The proposed rules are pretty strict, so we request that anyone interested in installing a retractable awning wait until the official rules are published in a few months, and not purchase an awning until ACCES approves it.

Note: **Until new ACCES rules are passed the ACCES rule prohibiting awnings is still in effect.**

### **GVCA Semi-Annual Fee Increase**

The bill for the July 2012 semi-annual fee of \$196 was due on July 1. This is not an optional or recreational fee. Last day to pay fee without penalty was July 30, 2012, after which time we have added 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 September 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]

**Check GVCA's website links to nearby attractions at:**  
[http://greenwoodohio.org/NEO\\_attractions.php](http://greenwoodohio.org/NEO_attractions.php)

## GREENWOOD POOL NEWS

Pool Manager: Kate Borowski

Pool Phone: (330) 467-1593

The outdoor pool is open through Labor Day, Monday, September 3. Labor Day hours are 10:30 am - 8:30 pm.

With school back in session, the outdoor pool will be open the hours posted below, which are the same hours we will be on when we open the indoor pool Tuesday, September 4.

### 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 class to begin. Pool is closed from 11:30 a.m.-Noon.

### American Red Cross Re-certifications

Open to residents and non-residents for a fee:

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

### 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 throw out the swim test log and start a new one 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.

## 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.)**

## 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, September 18, 2012.** This gives the committee members time to review and do an on-site inspection if necessary. The next ACCES meeting is on **Tuesday, October 2, 2012**, 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 Alice Kanieski, the Zoning Inspector for Sagamore Hills Township (330-467-0900). At the August meeting, ACCES approved several windows, front, storm and garage doors, and discussed some violations throughout Greenwood Village.

### 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 website or GVCA Office. Check with your condo association to see if they have any special rules regarding satellite antenna or cable installation.)

### Cable Service

Time Warner Cable has appointed a new Greenwood Village representative to provide service to our residents. Contact Nate at 330-604-1949 for your cable TV, high-speed internet, phone service. Ask him how you can get more for your money.

## **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  
October 2012 Deadline Tuesday, September 18, 2012 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](http://Balloonsculptures.com)
- ❖ Questions on skin care or professional makeovers? Ready for a new look? Call Cathy DeBlander, Senior Sales Director with Mary Kay Cosmetics. Special gift for all Greenwood residents! Call 330-467-9269.
- ❖ 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.
- ❖ Handmade Barbie doll and American Girl doll clothes for sale. Reasonably priced. Call Joan at 330-467-1927 or e-mail [gbcharlie1949@aol.com](mailto:gbcharlie1949@aol.com)
- ❖ 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.
- ⌘ Maggiano's Catering! When you don't come to our place, we come to yours – and set it all up for you! Party sized pans. Utensils. Plates. Everything! Call Breanna, Delivery Sales Coordinator at 216-755-3013 to discuss your event.
- ⌘ Senior pictures, family portraits, engagement, passport photos. 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.
- ⌘ 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 me for free estimate. Insured, honest, professional. 330-631-2616.
- ⌘ Experienced, talented telemarketer. Works from home. Call Dina 330-748-4275 for further details.
- ✂ Private counseling for children having difficulties w/anger mgt., divorce, separation, study skills, grief and self-esteem issues. Certified Professional School Counselor. Call 216-894-9892 if you need help in these areas for your children.
- ✂ 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 me for free estimate. Insured, honest, professional. 330-631-2616.
- ✂ Medicare Questions? Call Ron Haines at 330-348-1543 or [www.hcibenefits.com](http://www.hcibenefits.com) We are 20 year Greenwood residents. Licensed, independent broker representing Supplements, Part C (Advantage) and Part D plans.

## **ITEMS FOR SALE**

- ⌘ Estate Sale – 791 Arboretum Circle – antique furniture, art and “smalls”, also furniture, tools, housewares, etc. Cash preferred. Saturday, September 15, 9:00 am - 4:00 pm. Please call 802-989-4875 for an appointment.
- ⌘ Tools – leaded, glass stuff, fishing lures, car magazines. Call Stan at 330-468-6207
- ✂ Sofa and loveseat in good condition – traditional, ivory – apt./condo sized - \$250 for both or separate. 330-467-7972.
- ✂ Upholstered ivory parsons style dining chairs w/slipcovers. Set of 4, will sell in pairs, \$30/chair. 330-467-7972.
- ✂ Antiques – too many to list here. Call 330-908-3939 or e-mail at [baker.priscilla1@yahoo.com](mailto:baker.priscilla1@yahoo.com) for further information.
- ✂ Elliptical – 1 year old, Schwinn 420 elliptical – like new, barely used, \$350. Contact Kelly at 216-409-4766.

### **HOMES ♦ CONDOMINIUMS ♦ APTS**

#### **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.

#### **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.

### New Rules for Open House Sign Rentals

ACCES recently approved a new Open House Sign Rental Form. It is available on the website and at the GVCA office. Open House signs are still free to rent when you give the GVCA office a check as a deposit. The major change regards the check cashing policy. GVCA will still return the check uncashed, if the signs are returned within a week. However, if you keep the signs for longer than a week, we will now cash your check, and issue a refund check when the signs are returned.

⌘ = New Item, ♦ = Old Item, ✂ = To Be Deleted, ❖ = No Renewal Required  
October 2012 Deadline Tuesday, September 18, 2012 by 9 am  
Fax no more than two lines to the attention of Diane at 330-467-9374

### FOR RENT

- ❖ **WILLIAMSBURG TOWN HOMES** – call 330-468-3499.
- ⌘ Garage for rent at Williamsburg Townhomes, \$50/month. Call Faithe at 330-467-3170.
- ✂ Juniper Hills – 1 BR deluxe over 1,050 sf, newly updated, 1<sup>st</sup> floor unit, walk out to private covered patio, new light fixtures, AC, furnace, vanity, etc. Fully appliances including in-suite washer/dryer. Avail. now at \$925. 216-451-7997.
- ✂ More affordable than subleasing, more privacy than a full-time roommate. Greenwood condo, quiet, beautiful setting. Non-smoker tenant/roommate. Flexible arrangement, pets negotiable. Call Janet at 440-479-6968 for further details.

### Garden Room and Community Room Rentals

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

## Greenwood Village's Website - where all the information you need can be found!

- Latest Greenwood News
- Board Meeting Notes
- Frequently Asked Questions
- GV Newsletter
- Items & Property For Sale
- Forms & Regulations
- Office and Pool Hours
- And much more...

Check out [greenwoodohio.org](http://greenwoodohio.org) TODAY!

### HOUSES/CONDOMINIUMS FOR SALE

- ❖ Thinking of buying or selling? Frank Boldizar of Century 21 Home Star, 25 year Greenwood resident has MLS list of all properties for sale, plus may buyers desiring that perfect Greenwood home. Call 330-467-3435.
- ⌘ 985 Canyon View, #108 – ground floor unit w/detached garage. Updated w/18" ceramic tile, new kitchen cabinets and BA. 2 BR w/wall of windows, 1,150 sf w/2 BR, 1 full BA. \$81,500. Call Dan to discuss more details at 330-310-8970.
- ⌘ 863 Woodbridge Trail - offered at \$339,000. Executive Retreat w/CVNP. Gourmet kitchen, luxurious master w/spa like bath. Finished walk-out basement. Call Julia Pastor at 330-348-1243 or Renee Vartorella at 216-780-3410 for apt.
- ♦ 7356 Holzhauser Road – 4 BR, 3 BA house on corner of Greenwood. Call Keller Williams Realty at 330-598-0623 for further details.
- ♦ 943 Trimble Place - \$169,900. Private wooded back yard, 3 BR and LL walk out. Motivated! Call Linda Banasiak, Stouffer Realty, 330-835-4900.
- ✂ Lake front home for sale on Holiday Lakes near Willard, OH. Private beach and lake community. 2 BR, 2.5 BA, 6 year old year around house. \$259,900. CLINTON CASTLE REALTY, Neal Fusco, 419-706-2573.
- ✂ 1125 Canyon View Road, #204 – 2 BR, 2 BA, freshly painted, new furnace/AC, new appliances stay. \$92,999. Call David 216-276-6716 or <http://cleveland.craiglist.org/reo/3054104073.html>
- ✂ 925 Canyon View Road, #306 – beautifully decorated 2 BR, 2 BA condo, end unit, top floor, w/beautiful view, privacy and enclosed porch. \$89,900. Call Frank Boldizar, Century 21 Homestar at 330-467-3435.
- ✂ 721 Rivendell Road – FSBO – single family home, 3 BR, den, 2.5 BA, on charming cul-de-sac. \$249,000. Call 330-468-0518.
- ✂ 1125 Canyon View Road, #104 – 2 BR, 2 BA, Maple Praline Kraftmaid Kitchen. New furnace/AC, newer carpet and bathrooms and all newer appliances. Beautiful, must see. Call Debra Moore, Howard Hanna, 216-701-3002.
- ✂ 791 Arboretum Circle – This is a rare find in this detached condo. 3 BR, 1<sup>st</sup> fl. MBR, and office, eat-in kitchen opens up to FR. Oversized garage – may fit 3 cars. \$179,000. Call Renee Vartorella, Howard Hanna, 216-780-3410 for appt.

For the latest list of Homes For Sale go to:  
<http://greenwoodohio.org/sale.php>

**School is Back in Session  
Please Be Careful  
Driving through Greenwood!**