



GREENWOOD VILLAGE NEWS

November 2012

GVCA CALENDAR DATES

- 11/06 - Tuesday - General Election - CR - 6:30 am - 7:30 pm
- 11/08 - Thursday - ACCES Meeting Change - GR - 7:00 pm
- 11/12 - Monday - Landscape Committee Mtg. - GR - 7:30 pm
- 11/22 - Thursday - Thanksgiving Day - Office & Pool Closed
- 11/23 - Friday - Office Closed, Pool Open Regular Hours
- 11/24 - Saturday - Office Closed
- 11/27 - Tuesday - Decorate the Trees! - CR - 2:00 pm
- 12/07 - Friday - GVCA Holiday Cocktail Party - CR - 7:00 pm

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GREENWOOD NEWS

November ACCES Meeting - Change of Date

Due to the General Election, the November ACCES meeting has been moved from Tuesday, 11/6 to Thursday, 11/8, in the Garden Room at 7:00 pm.

Greenwood Village's Website

Where to find all the information you need!

<http://greenwoodohio.org>

The latest Greenwood News; Board meeting notes; Greenwood Village Newsletter; Items/Property for Sale; Forms and Regulations; Frequently Asked Questions; and much more. VISIT it today!

Website – Volunteers Needed

"Website Volunteers are an important ingredient to improving community life. The Website Committee is looking for some technically oriented people to volunteer to assist in maintaining and improving the Greenwood Village website. The Website Committee is looking for persons with content management experience such as JOOMLA and database development experience. The committee meets periodically and works together as a team. Your technical expertise can help Greenwood Village be more efficient and improve the sense of community. If you are interested, please send an email gvca_office@yahoo.com with some information about your areas of expertise, monthly availability, and website experience.

Visit greenwoodohio.org

A Record Turnout for Candidates Night

Candidates Night on Monday, October 29, was standing room only! Thank you to everyone who helped to make this a great event! (Including Hurricane Sandy, who politely waited until the event was over before knocking out our power!)

Hurricane Sandy

Knocking over trees and downing power lines, the storm swept across Greenwood and Northeast Ohio. If your home was damaged by the storm, please call your insurance company. At the clubhouse we lost two trees. The larger one broke off 20 feet in the air and landed on our tennis court fence! Assuming we can bend the posts straight again, the fence should be relatively easy to repair.

Katie Borowski Bids Farewell

Eleven years ago, Katie started as a lifeguard at Greenwood, and eight years ago she was promoted to Pool Supervisor. Greenwood is where she met her husband, a fellow lifeguard at the time. Katie always kept the pools crystal-clear, the lifeguards well trained, and our residents safe at the pool. Katie will miss Greenwood, but is looking forward to her new job, where she will be counseling soldiers in the Army. On behalf of the staff, trustees, and residents of Greenwood Village, we thank Katie for her many years of service, and wish her the very best in her new career.



GREENWOOD ACTIVITIES

GVCA Holiday Party (See Flyer Back Page)

Come join us Friday, December 7, for a fun start to the holidays at the **GVCA Holiday Cocktail Party!**

Help Decorate the Clubhouse! - Tuesday 11/27

Part of FOG's legacy was decorating the Christmas trees at the Clubhouse every year. Now that they have retired, we are looking for a new generation of Greenwood residents to pick up the tinsel and carry on the tradition! Come at **2:00 pm** on Tuesday, 11/27 and help make the Clubhouse beautiful for the holidays! It is always a fun decorating party!

GREENWOOD ACTIVITIES (continued)

Flu Shots

Due to poor attendance and competition from nearby locations, Greenwood Village will no longer host the Flu Shot Clinic at the clubhouse.

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

Bridge Players

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

Greenwood Outdoors - Winter is Coming

Time to plan some fun winter activities! Share your ideas with the group via e-mail. If you are not in the group, it is easy to join, just go to the group website at http://groups.yahoo.com/group/Greenwood_Outdoors or email: greenwood_outdoors-subscribe@yahoogroups.com

Carriage Trail Bridge Update:

Three teams of Case Institute of Technology students are designing new bridges for the Carriage Trail. We look forward to seeing the completed designs in December.

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GVCA Semi-Annual Fee

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 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! 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. Be sure to include your GVCA account number, so your account is properly credited. If you have questions, call the GVCA office at 330-467-7036! (Note: There is a GVCA transfer fee of \$75 on units bought in Greenwood, payable by the buyer.)

GREENWOOD POOL NEWS

Pool Supervisor: Deborah Harler

Pool Phone: (330) 467-1593

The pool will be closed on Thanksgiving Day, Nov. 22, but will open on Friday, Nov. 23 at the regular time.

If you have any questions or concerns, call the pool at 330-467-1593.

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.*

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.)

Pool Groups:

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

○ Lap swim time, 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.

Facebook

Click the  symbol on Greenwood's website and "like" our Greenwood Village Community Association Facebook page for updates and breaking news.

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: 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]

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 23, 2012**. This gives the committee members time to review and do an on-site inspection if necessary. The next ACCES meeting is on **Tuesday, November 6, 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 the Zoning Inspector for Sagamore Hills Township (330-467-0900).

ACCES

At the October meeting, ACCES approved several dead tree removals, a couple satellite dish installations, new condo siding, condo sidewalk replacement, condo drainage replacement, new dryer and fan vents, and took action on some rule violations.

Cable Service

Time Warner Cable appointed a special representative for Greenwood Village 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.

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.)

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, ♦ = Old Item, ✂ = To Be Deleted, ❖ = No Renewal Required
December 2012 Deadline Tuesday, November 20, 2012 by 9 am
Fax no more than two lines to the attention of Diane at 330-467-9374

SERVICES

- ❖ 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.

SERVICES (continued)

- ❖ 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.
- ❖ Handmade Barbie doll and American Girl doll clothes for sale. Reasonably priced. Call Joan at 330-467-1927 or e-mail 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.
- ❖ What do you need help with? Errands, meal prep? Transportation? Get the kids off the bus? Call Becky, your Girl-Friday. Responsible, reliable Greenwood adult resident for over 13 years. 330-467-5865.
- ⌘ Handmade jewelry, ornaments, sun-catchers, and ceramics. Great for girls! Contact Emily at 330-468-4891 or e-mail at ekdemco@aim.com. Make sure to check the website at: Etsy.com/shop/OneOfAKindByEm
- ⌘ 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.
- ⌘ Do you have a 401K from a previous employer, a less than productive IRA, or are you contemplating retirement? Contact Greenwood resident, Gerry Doherty at 330-467-3111 or e-mail at: gdoherly@thewestermangroup.com.
- ✂ Medicare Health Plans Open Enrollment begins 10/15/12. If you have Medicare questions, call Ron at 330-348-1543. 20 year Greenwood residents. Licensed, independent broker for Supplements, Part C (Advantage), Part D plans.

ITEMS FOR SALE

- ⌘ Wrought iron daybed, BR dresser w/2 mirrors, matching night stand, cherry computer desk, maple BR dresser w/mirror, rectangular wood coffee table, set of 4 patio chairs, cherry wood hallway table. Call 330-468-8531 for details.
- ⌘ Set of Weathertech (front) floor liners for Ford Edge. Used, but in good condition. New price \$99.95, asking \$50. Call Chuck at 330-608-6919.
- ⌘ Antique Treadle Sewing Machine, circa 1890. Is in good condition. Call Connie at 330-467-4882.
- ⌘ 42"x64" Oak dining table with 2 (16") leaves, lighted hutch, server and 4 chairs. \$350. 330-468-7767.

(Calendar Replaces This Page)

ITEMS FOR SALE (continued)

- ⌘ New block top newel post, 55" high, \$30; 18" chain saw cutting blade and glide, \$45; grease gun, new, \$5; electric knife, \$5; H.O. trains, \$75. Call Bob at 330-467-3474.
- ⌘ Free - large floor TV (RCA). Works fine. You pick up. Call 330-468-8531.

HOMES ♦ CONDOMINIUMS ♦ APTS

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.

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, be sure to place a free ad here. It will also be on our website!

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 per sign).

For the latest list of Homes For Sale go to:

<http://greenwoodohio.org/sale.php>

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HOUSES/CONDOMINIUMS FOR SALE

- ❖ 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 330-467-3435.
- ⌘ 864 Pine Cone Oval - \$250,000, 4 BR, 2.5 BA home on cul-de-sac, gourmet kitchen, extended family room, adjacent the National Park. Call Frank Boldizar, Keller Williams Chervenik Realty at 330-467-3435.

- ⌘ 7441 Mill Race Lane, #201 – 2 BR, 1 BA condo for sale by owner, 2nd floor unit w/detached garage, laminate flooring, \$94K. Call for appointment at 330-467-5865.
- ⌘ 1115 Canyon View Road, #202 - \$129,000, 3 BR, 2.5 BA townhouse, private walk out rear patio, wood burning fire place, move in ready. Call Frank Boldizar, Keller Williams Chervenik Realty at 330-467-3435.
- ⌘ 925 Canyon View Road, #306 - \$87,900. Beautifully decorated 2 BR, 2 BA condo, end unit, with private enclosed porch. All appliances stay. Call Frank Boldizar, Keller Williams Chervenik Realty at 330-467-3435.
- ⌘ 796 Geddes Bluff – 1st floor master suite, with dual FP, all-season room w/window walls offering wooded panoramic views. Private park-like lot. \$179,900. Call Diane Weseloh, Keller Williams at 216-440-0432.
- ⌘ 1092 Canyon View Road – 2 BR, 1.5 BA condo, end unit w/ full basement, hardwood floors, \$119,000. Call Nancy Trube at ReMax at 330-468-0502.
- ⌘ 896 Arboretum Circle – 3 BR, 3 BA, end unit w/finished basement. Open loft w/FP. Vaulted ceilings, 2 car garage, \$169,000. Diane Weseloh, Keller Williams at 216-440-0432.
- ⌘ 7465 Mill Race Lane #101 – Mortgage rates at record low! Beautifully remodeled 2 BR ranch style unit. Brand new kitchen, brand new bath. Lovely private wooded backyard and one car garage. \$99,900. 216-451-7997 for more info.
- ♦ 813 Hampton Court - \$210,000 – 3 BR, 2.1 BA condo, 1st floor master suite, with great space throughout. Call Renee Vartorella, Howard Hanna @ 216-780-3410 for appointment.
- ♦ 7375 Holzhauser Road - \$239,900 – 4 BR, 2.1 BA colonial w/ convenience of the walking trails. Large rooms surrounded by green space. Call Renee Vartorella, Howard Hanna @ 216-780-3410 for appointment.
- ♦ 757 Pipes Court - \$106,000 – 2/3 BR, condo with own entranceway. Private courtyard, walking distance to the pool and Greenwood amenities. Call Renee Vartorella, Howard Hanna @ 216-780-3410 for appointment.
- ♦ 1125 Canyon View Road, #204 – 2 BR, 2 BA, freshly painted, new furnace/AC, new appliances stay. \$92,999. Call David 216-276-6716. Get in now with rates low. <http://cleveland.craigslist.org/reo/3221238995.html>
- ✕ 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.

FOR RENT

- ❖ **WILLIAMSBURG TOWN HOMES** – call 330-468-3499.
- ⌘ Large one BR executive suite, over 1,050 sf. Updated kitchen, BA, large walk-in closet, private in-suite washer/dryer. Private covered walk-out patio, 1 car garage, additional storage closets. \$925/month. 216-451-7997.