

Vision 20/20 - Selected Slides



Creation of PUD



Greenwood Village, Inc. / 812 West Aurora Road / Sagamore Hills / Northfield, Ohio 44067 / 216-467-3194
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GOV. RHODES KEYNOTES 'CLUB' OPENING

Greenwood Village's "Village Club" and "Village Houses" were formally opened April 11-12, with Ohio Governor James A. Rhodes assisting in the dedication of "The Village Club" recreation center.

Governor Rhodes helped plant a buckeye tree in front of "The Village Club," then, in a short speech, congratulated Greenwood Village and Sagamore Hills officials for their work in the development of Ohio and the nation.

Citing the beauty of the land, the governor also remarked that Greenwood Village was a big plus that would bring a new way of life to many.

Next, Bill Wargo, Greenwood Village president, unveiled a bronze plaque which will be placed in "The Village Club" to honor the Sagamore Hills officials whose efforts brought forth changes needed in local zoning laws before Greenwood Village could be developed.

Those honored include Louis Asmus, Curtis Polcen, Rae Wise, Frank Seiler, Bret Anderson, Sam Cicero, August Conoglio, Frank Nemeth, August Schroeder, Vince Ipsaro, and Paul Raimer.

Others are Terry Cicero, Raymond Droby, Thomas Faulhaber, Joseph Novotny, C. F. Walls, William Bo-



PART of "The Village Club" dedication was the planting of a buckeye tree. Ohio Gov. James Rhodes, Bill Wargo, and some of the guests watch as Polly Swetland, Lorraine Williams and Kathy Rivers do the honors.

lantz, John Bushman, Leslie Cunningham, Robert Rightmire, David Tate, and Ronald Warrick.

In addition to those honored on the plaque, Wargo also recognized the efforts and continued support of Sagamore Hills officials currently in office.

"The Village Club" is the center for all Greenwood Village residents' recreational activities. Each resident receives automatic membership and is entitled to unlimited use of "The Village Club" facilities.

Some of the facilities are an indoor swimming pool, an Olympic-size outdoor swimming pool with a separate diving "L", billiards tables, card room, sauna baths, lounge, kitchen and bar, library, and private meeting rooms.

Later that afternoon the "Village Houses" were formally opened for a preview showing.

The "Village Houses" are Greenwood's two- and three-bedroom luxury condominiums. They are priced from \$36,500 to \$55,000, and four different models currently are available.

Taking advantage of Greenwood Village's natural surroundings, the "Village Houses" are sited along a

wooded ravine and are close enough so residents can hear the 60-foot waterfall found on the Greenwood property. This location is set away from other residential areas and gives "Village House" residents quiet beauty and atmosphere that cannot be duplicated anywhere else in Greenwood Village. Fifty units are available in the first phase of Greenwood Village's condominium "Village Houses."

The four model units were completed and decorated by Halle's for the preview showing. They opened to the general public on Sunday, April 12, and are now open daily from 1 p.m. until dark.

Condominium "Village Houses" give residents all the advantages of owning their own home without the worries of maintenance or upkeep. Maintenance of the "Village Houses" is handled through condominium associations. The associations are run by owners who work together to maintain and control the common areas in and around the "Village Houses."

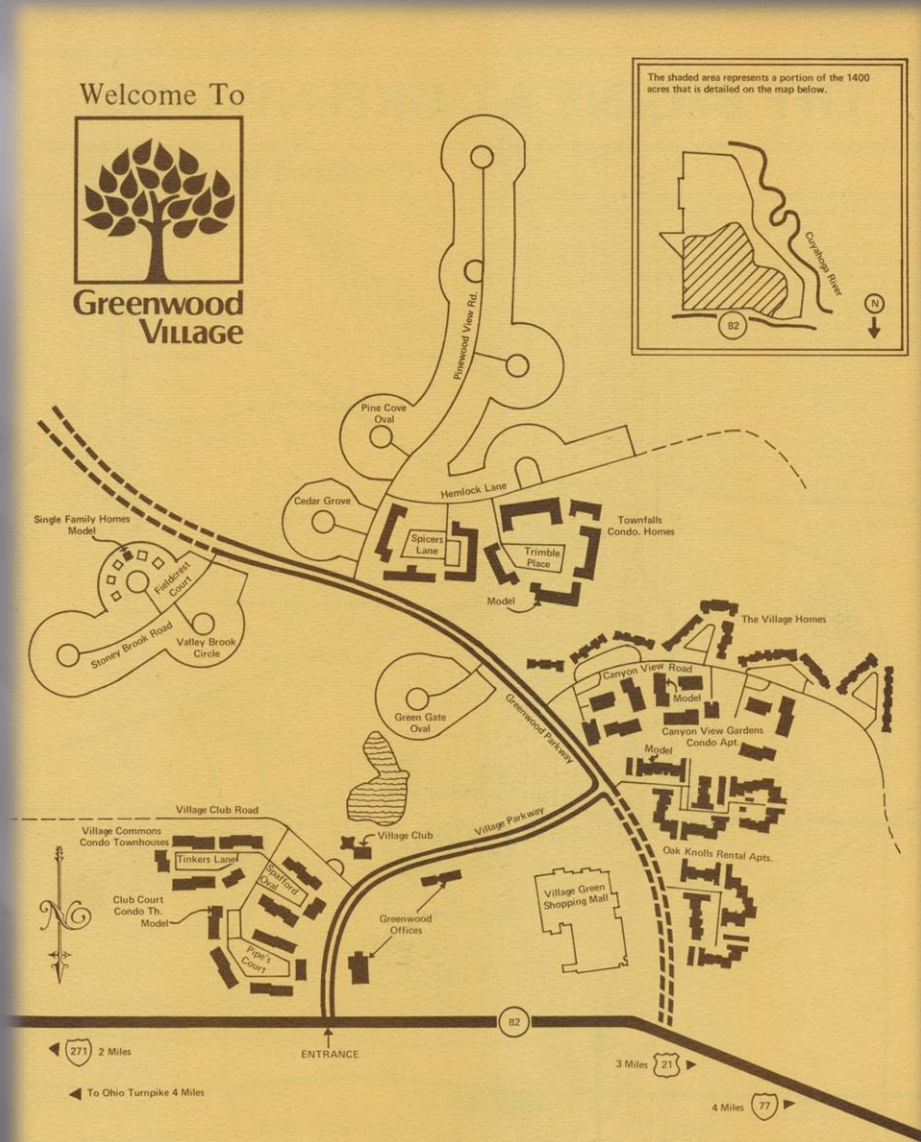
Saturday, April 11, was not only a big day for Greenwood Village; it was also Bill Wargo's birthday. His fam-

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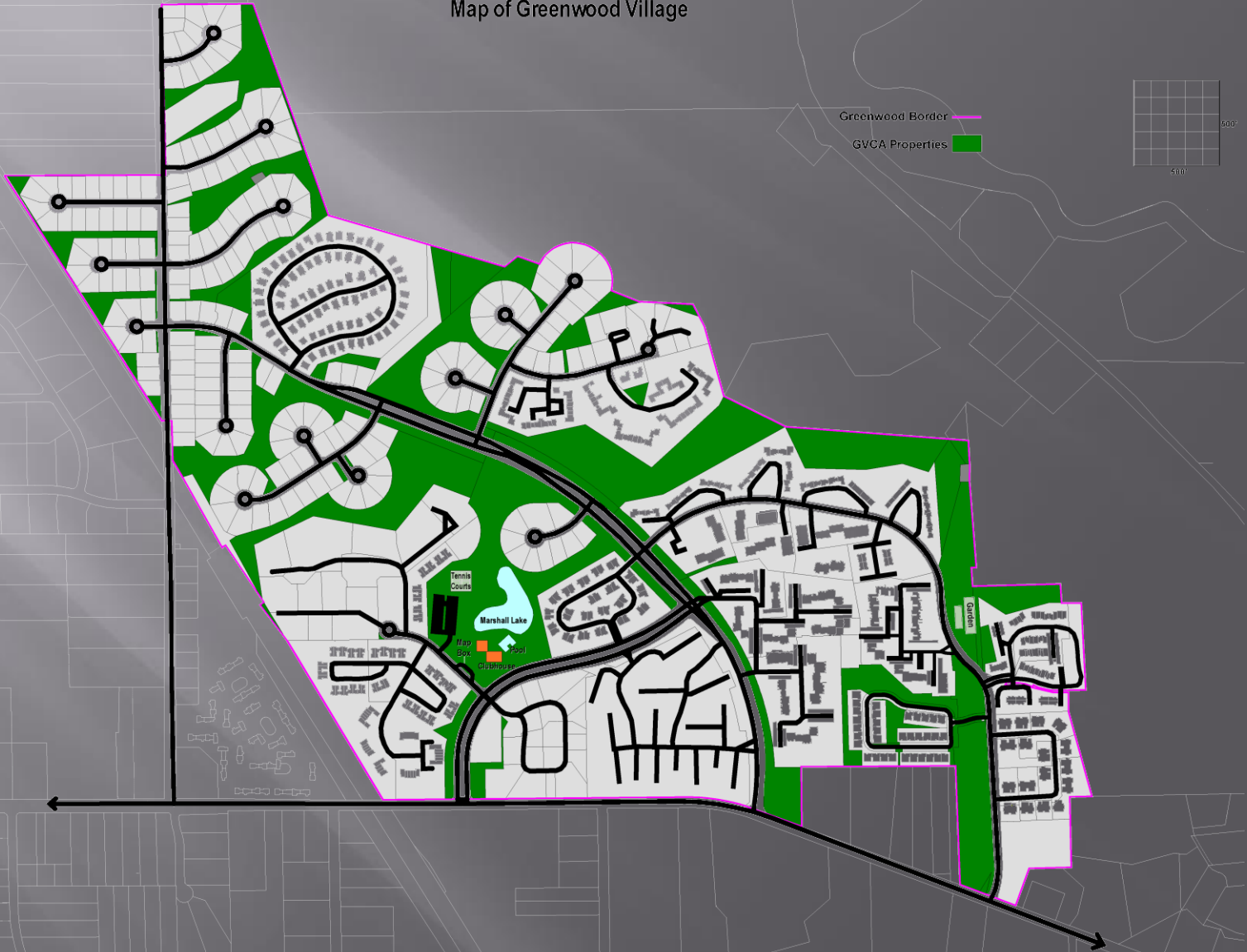
BRONZE plaque, held by Bill Wargo, will be placed inside "The Village Club" to honor local officials who were instrumental in planning Greenwood Village.

Early Map of Greenwood Village



GVCA Common Open Spaces

Map of Greenwood Village



Open Space Trails vs. Park Trails



Township Roads vs. Condominium Roads

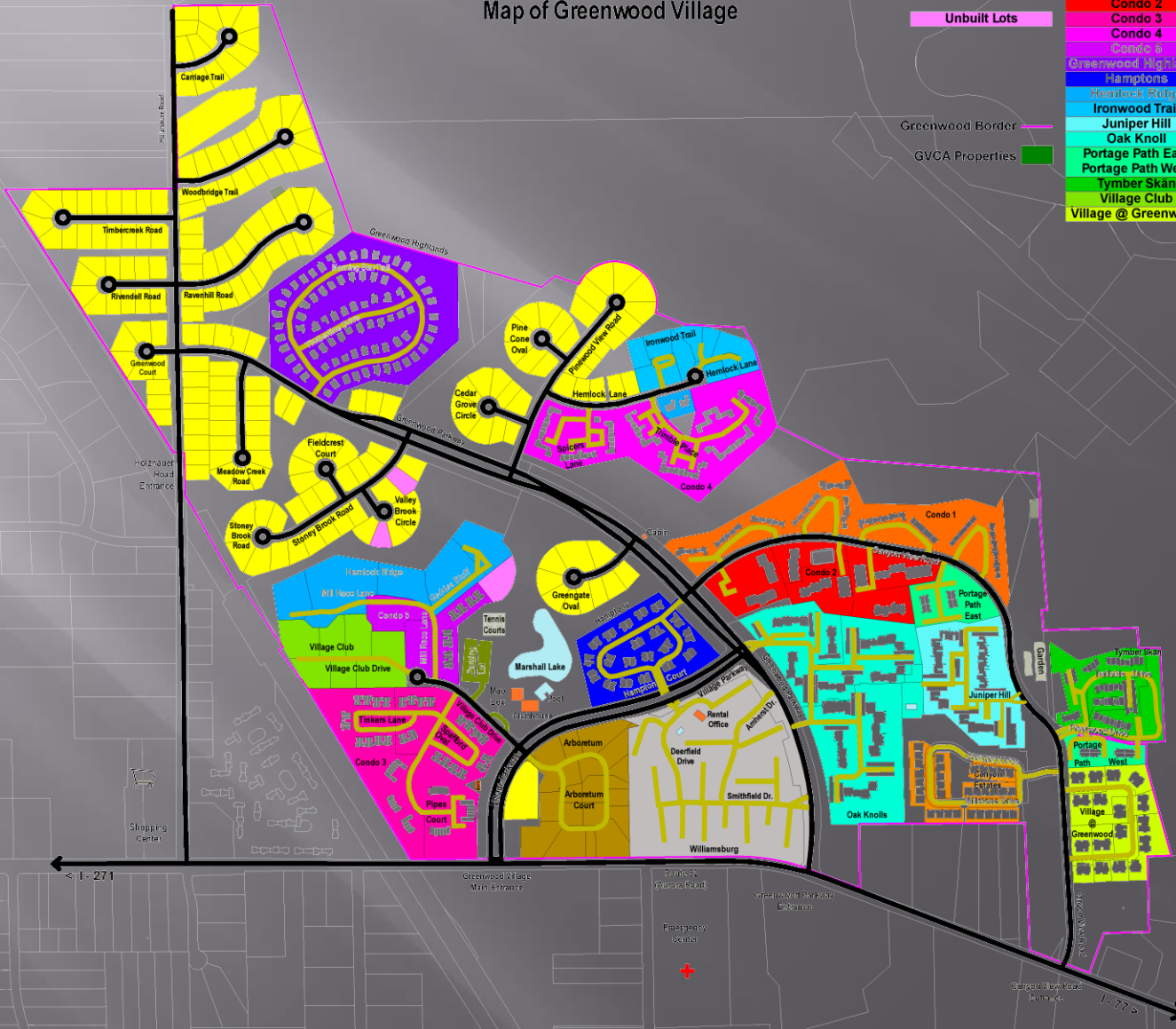
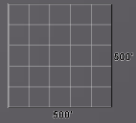
Map of Greenwood Village



Greenwood Condos & Single Family Homes

Map of Greenwood Village

Apartments	Condominiums
Williamsburg	Arboretum
Single Family Homes	Canyon Estates
Unbuilt Lots	Condo 1
	Condo 2
	Condo 3
	Condo 4
	Condo 5
	Greenwood Highlands
	Hampton
	Hemlock Ridge
	Ironwood Trail
	Juniper Hill
	Oak Knoll
	Portage Path East
	Portage Path West
	Tymer Skån
	Village Club
	Village @ Greenwood



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1,507 Homes in Greenwood

1. Condo 1 --- **49**
(Village Houses)
2. Condo 2 --- **104**
(Canyon View Gardens, Garden Villas)
3. Condo 3 --- **85**
(Village Commons)
4. Condo 4 --- **46**
(Townfalls)
5. Condo 5 --- **36**
(Club Townhouses, Club Gardens)
6. The Arboretum --- **50**
7. Canyon Estates --- **33**
8. Greenwood Highlands--- **78**
9. Hamptons on the Lake--- **40**
10. Hemlock Ridge --- **40**
11. Ironwood Trail--- **18**
12. Juniper --- **103**
13. Oak Knolls--- **206**
14. Portage Path--- **32**
15. Tymber Skan--- **36**
16. Village at Greenwood--- **55**
17. Village Club --- **28**
18. Williamsburg Townhomes --- **260**
19. Single Family Homes --- **208**

Greenwood  Village

How does GVCA Compare?

	Planned Unit Developments			
Yearly Fee:	\$434	\$375	\$400	\$300
Facilities and Amenities	<u>Greenwood</u>	<u>Eaton Estates</u>	<u>Walden</u>	<u>Willow Lake</u>
Clubhouse	YES	YES	No*	No
Party Rooms to Rent	YES	YES	Public	No
Large Outdoor Pool	YES	YES	No*	No
Small Outdoor Pool	No	No	No	No
Indoor Pool	YES	No	No	No
Locker Rooms w/ Showers	YES	No	No*	No
Saunas	YES	No	No*	No
Tennis Court	YES	YES	No*	No
Shuffleboard Court	YES	No	No	No
Stocked Fish - Lake	YES	YES	No	YES
Community Garden	YES	No	No	No
Playground	YES	YES	No*	YES
Picnic Areas	YES	YES	No*	YES
Hiking Trails	YES	YES	YES	No
Adjacent to Parks	YES	No	No*	No
Adjacent to Bike Trails	YES	YES	No*	YES
By Golf Course	No	No	Yes	No
Exercise Equipment	YES	No	No*	No
Exercise Room	No	No	No*	No
Year-round Events	YES	No	YES	YES
<i>* Facility Exists, But Access Requires Additional Walden Club Membership:</i>				
<i>Facility Access (Clubhouse, Pool, etc.)</i>			\$1,860	
<i>Golf Course and Facility Access</i>			\$5,460	

How does GVCA Compare?

	Recreation Centers			
	<u>GVCA</u>	<u>Macedonia</u>	<u>Bedford Y</u>	<u>Fairlawn Swim & Tennis</u>
HOA Yearly Fee	\$434			\$400 Init. Fee +
Family Fee		\$550	\$816	\$685
Couple Fee		\$453	\$732	
Single Fee		\$340	\$492	\$360

