

Greenwood Villager

Greenwood Village, Inc./812 West Aurora Road/Sagamore Hills/Northfield, Ohio 44067/216•467-3194
Volume 2, Number 1, Winter 1970



OPEN spaces at Greenwood Village, such as this near the Village Club, provide ample room for old-fashioned snowball fights and great fun.

ASSOCIATION WORKS FOR RESIDENTS

With the Village Club opening, and residents moving into their finished homes this spring, Greenwood Village, Inc. is preparing organizational plans for the Greenwood Village Association.

The Greenwood Village Association is a non-profit corporation of which every Greenwood Village resident automatically becomes a member. The Association's basic responsibilities include maintaining the Village Club, planning activities for Greenwood residents, preserving the 400 acres of open space and the wildlife in Greenwood Village, overseeing construction plans via an architectural controls committee, employing a security patrol which will be responsible for Village residents' safety

and preserving privacy and protecting property values in Greenwood Village.

A Board of Trustees will head the Association. The Trustees will elect a Board of Directors who, in turn, will elect officers and hire a professional manager to operate the Association and the Village Club.

The basic philosophy of Greenwood Village Association is to provide for Village residents' recreational benefits with facilities they would not ordinarily have the opportunity to enjoy. The Association's expenses will be shared by the members on a formula basis which will protect them so that their assessment will never go beyond a certain percentage of the Association's total expenses.

With the Village Club as the focal point at Greenwood Village, the Association will be responsible for coordinating recreational activities which will appeal to all residents. Yearly activities will be planned to take advantage of seasonal and special holiday events, some of which might include a Halloween party, Fourth of July celebration, Christmas party, Easter egg hunt, and winter sledding party. In addition to these "special" activities, adult and teenage functions are other possibilities.

Other possible recreational activities include: fashion shows; adult education classes; clubs, such as weightwatchers club, birdwatchers club, bridge club, ham operators

(Continued on Page 2)



ART show, featuring local artists such as Avis Andres (here), is a newly added feature of all three single-family model homes.

MODEL HOMES ARE ART GALLERIES

Spring visitors to Greenwood Village's single-family model homes will have the opportunity to view an exhibition of paintings by two Hudson artists—Richard and Avis Andres. A selection of their works will be displayed throughout the three models on Greengate Oval.

Graduates of the Cleveland Institute of Art, the couple has been painting for over 20 years. Richard's works are concentrated on abstract subjects, while Avis specializes in portraits.

Richard Andres has paintings in museums in Cleveland, Canton, and Akron; and many of his works have been exhibited in traveling art shows. He has received a number of awards for his work including the "Purchase Award" at the Massillon Museum and a "Best in Show" award at a Canton Art Institute show.

In addition to painting, Richard teaches art at West High School in Cleveland. He holds an education degree from Kent State University.

Avis Johnson Andres has painted over 2,000 portraits since she began painting. Using the classic approach in her work, she attempts to make people "look as they do in real life." Children's portraits are her specialty,

although she has worked with people of all ages.

Avis' paintings have also been displayed in shows, and a number of her portraits are included in both public and private collections.



SALES staff includes (from left) Wally Melrose; Ray Wargo, new sales manager; and Joe Gavel who are available daily from 1 p.m. until dark to help prospective buyers and answer their questions. The sales office is located in the Atrium House on Greengate Oval. The new phone number is 467-4204.

ASSOCIATION WORKS FOR ALL RESIDENTS

(Continued from Page 1)

club, travel club, and model railroad club; a welcoming committee; and an amateur theater group.

The Association also will be responsible for maintaining Greenwood Village's tennis courts and stables. Greenwood Village, Inc. will build the facilities with the understanding that the Association will operate them once they are completed. In addition to the tennis courts and stables, initial planning includes five miles of bridle paths running through Greenwood Village.

Greenwood Village's Security Patrol is another responsibility of the Association. Already operating on a 24-hour basis, the Security Patrol is responsible for patrolling the neighborhoods and open-space areas throughout Greenwood Village. The Security Patrol will be employed by the residents; and, through an instant communication system, it will be available to immediately handle emergencies.

These are only a few ideas which will be presented to the Greenwood Village Association; the Association alone will be responsible for the actual planning.

By outlining a basic program of operation, Greenwood Village, Inc. hopes to give the Greenwood Village Association a strong base which will be used for the benefit and enjoyment of all Village residents.

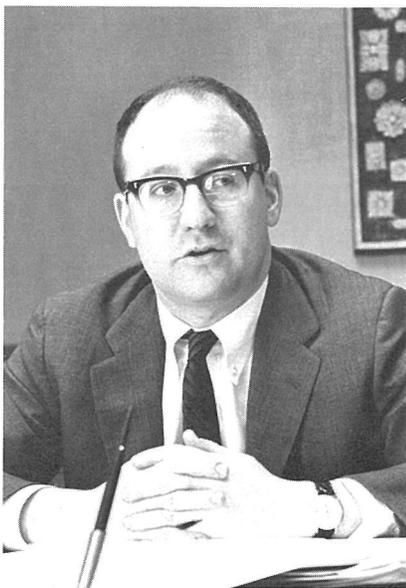
AN IN-DEPTH LOOK AT CONDOMINIUM LIVING

Condominium living is fairly new in the Cleveland-Akron area, and it is often a source of confusion among many people.

In the following story, Loren Mintz, president of Shaker Savings Association and newly elected chairman of the Board at Greenwood Village, answers some questions often asked by prospective condominium buyers.

WHAT IS CONDOMINIUM?

Literally, condominium means "joint ownership and control." Condominium is a form of ownership of property. It can be a townhouse,



garden apartment, doctor's office in an office building, single-family home in a certain area, or a group of homes that are side by side.

In a condominium arrangement an individual owns his particular unit, and in addition has an undivided ownership in all the common spaces in and around the condominium. This ownership of all common spaces is held jointly with the other condominium owners. The owners work together to maintain the entire condominium for the common good.

WHAT IS THE BIGGEST ADVANTAGE OF CONDOMINIUM OWNERSHIP?

The biggest advantage of condominium living is that common spaces are maintained for the common good through the joint efforts of the owners. All condominium owners belong to a condominium association. Each month the members pay a certain amount of money to the association to cover repair and maintenance costs. In this way, the

owners save money on maintenance and each owner is relieved of the responsibility of handling this work individually. In a sense, this is a way of forcing mutual cooperation for mutual good.

WHAT ARE THE RESPONSIBILITIES OF CONDOMINIUM OWNERSHIP?

In addition to regular maintenance, repair, and utility costs within their individual units, condominium owners pay a monthly assessment to the condominium association for maintenance and repairs in common areas. Condominium associations usually handle liability and fire insurance for the entire condominium, however, individual owners often insure the contents within their separate units. Condominium owners are free to decorate their units in any way they desire as long as they do not affect the condominium's structure.

WHAT ARE THE REASONS FOR BUYING A CONDOMINIUM INSTEAD OF RENTING AN APARTMENT?

When considering condominium and apartment living, it is important to examine the current financial situation. Currently, all construction is slower, resulting in fewer new apartment buildings. This leads to an increasing demand for apartments and increasing apartment rents.

When an individual rents an apartment, he pays for the unit but really gets nothing else for his money. However, when an individual purchases a condominium, he receives a deed which gives him legal title to that unit. Any money used for the condominium unit builds an equity for the owner. He can see a definite direction for his money.

The convenience of owning your own place is another reason for buying a condominium. By owning his own unit, the condominium owner's concern with the value is usually greater than it would be in renting an apartment. Thus, condominium ownership is an investment.

Another reason for buying a condominium is the definite tax advantage that goes with owning property. Property taxes paid on the condominium unit can be deducted from income tax.

Finally, an individual who mortgages his condominium enjoys a tax advantage that a renter does not.

Any interest paid on the mortgage is also tax deductible.

HOW WOULD YOU DESCRIBE A TYPICAL CONDOMINIUM BUYER?

Condominium buyers cannot be classified into a certain category or type. Most often, people buy condominiums because this type of arrangement suits their individual needs. In addition condominium buyers realize the current money situation and understand the financial advantages of condominium ownership.

Although condominium ownership depends on the individual buyer, past sales records have shown that the condominium market attracts two main groups of people. "Empty nesters," adults whose children are grown and have moved away from home, are often interested in condominium living. These people



usually come from upper-middle class neighborhoods where they own their own homes. Condominiums offer them the advantages of home ownership they are accustomed to with more freedom and less responsibility.

Condominium living also appeals to young married couples. These people usually cannot afford their own home, but condominium apartments are often within their price range. In a condominium their money goes toward building something which they would never get in renting.

HOW WILL GREENWOOD VILLAGE

(Continued on Page 4)

GREENWOOD REVEALS PLANS FOR DEVELOPMENT

With construction on the single-family homes, the Village Houses and the Village Club well underway, Greenwood Village, Inc. now is making future plans for Greenwood Village. Progress made in 1969 and the public acceptance of Greenwood Village have demonstrated a need for definite long- and short-range development plans.

Plans for The Village Green, the 100,000-square-foot community shopping center, are now being presented to area businessmen. Upon completion, The Village Green will feature a grocery store, drug store, restaurant, bank, dry cleaners, beverage store, clothing and boutique and other service shops.

In addition to The Village Green, development plans also include a luxury condominium townhouse group in the spruce forest area. These units will be larger and more luxurious than the Village Houses currently under construction and will probably be priced in the \$50,000-60,000 range. Construction emphasis is on individual sites and seclusion in a wooded setting overlooking a 60-foot waterfall.

Plans for a luxury condominium garden apartment building in Greenwood Village are also being formulated. Designed by Keith Haag & Associates, Cuyahoga Falls, these apartments will contain one- and two-bedroom units. Advantages offered in the garden apartments include spacious rooms, garages, individual laundry facilities, up to two full baths, the Greenwood Village setting, and all standard Greenwood benefits.



SNOW provides mantle of beauty around Village Houses, scheduled to be completed and put on display early in the Spring.

These units are in the \$25,000-30,000 price range.

New two- and three-bedroom condominium townhouses adjacent to the Village Club area are also being planned. Priced in the \$30,000 range, these units will be conveniently located near the Village Green, the Village Club, churches, schools and Rte. 82.

Construction of the Village Green, the luxury townhouses, the condominium apartments and the new townhouse units near the Village Club is scheduled to begin this year.

Plans for Greenwood Village's first rental garden apartment group are also being finalized. A total of 428 apartment units are planned for the area which will be located opposite the Village Green. One- and two-bedroom units and townhouse units will be available to renters. Construction is scheduled for early fall, and models will hopefully be open by late 1970.

Short-range plans call for larger sales, architectural and engineering staffs to handle anticipated increase in all construction and sales activity during 1970.

CONDOMINIUM LIVING

(Continued from Page 3)

CONDOMINIUMS OPERATE?

Initially, Greenwood Village will have two types of condominiums, townhouses and garden apartments. To appeal to various types of buyers, Greenwood Village will offer luxury townhouses, moderately priced townhouses and garden apartments. Condominiums will be considered the same as single-family homes and Greenwood Village condominium owners will be protected by Ohio state laws dealing specifically with condominium ownership.

All condominium residents will become members of the Village Club and the Greenwood Village Association. In addition, condominium associations will be responsible for operating the condominiums.



Greenwood Village

812 West Aurora Road
Northfield, Ohio 44067
General Phone: 467-3194
Sales Office Phone: 467-4204

Come and see how Greenwood Village is growing. Salesmen are available from 1:00 p.m. daily to help you.

