

Greenwood Village



2019 Annual Meeting

Annual Board Meeting of Unit Owners

Meeting Agenda:

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- Introduction
- Approval of 2018 Annual Meeting Minutes
- President's Report - Review of 2018/2019
- Treasurer's Report - 2019/2020 Annual Budget
- ACCES Chair Report - Architectural Committee
- Election of Trustees for 2019-2021
- Election of Nominating Committee for 2019-2020
- Board Organizational Meeting

GVCA Board



GVCA Full Time Staff



Scott
(Manager)



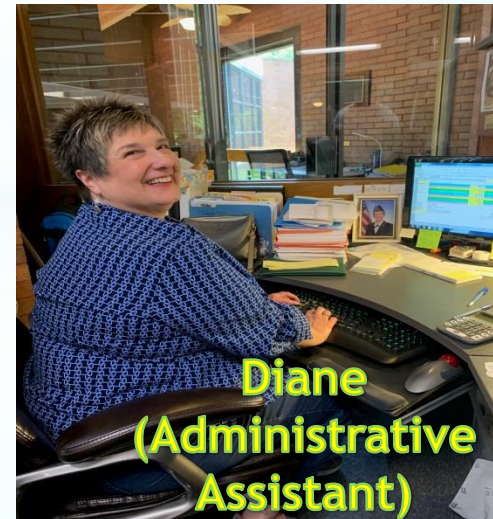
Victor
**(Maintenance/
Head Guard)**



Mike
(Assistant Manager)



Wayne
(Head Maintenance)



Diane
**(Administrative
Assistant)**

Approval of Minutes

Presidents Report



Scott Gale

President's Corner

Dear Greenwood Residents,

Spring has arrived, and Saturday, March 30, we start off our annual Spring Break week with window painting at the pool just for fun, we'll supply the paint. Come the following Monday through Friday at 1 pm for more movie fun at the indoor pool. (Page 4)

As Greenwood approaches our 50th anniversary, come to a special "Greenwood at 50" presentation on Thursday, April 4, at 6:30 pm. Refreshments will be served. This will be a great opportunity to see the newly renovated Community Room and hear the new sound system. If you have pictures of early Greenwood or of Greenwood activities, please share them with the GVCA office to enhance this event. (Page 5)

Join our team for an outdoor nature hike and discover the little grand canyon of Greenwood on Saturday, April 13. (Page 8)

Look throughout this newsletter and watch the Greenwood website for more upcoming activities, such as the annual Cindo de Mayo party (Page 3) Trout Derby (Page 6), and Flower Sale (Page 10).

With the longer evenings, please drive slowly and watch out for walkers and pets distracted by the sights and sounds of Spring. Walkers, walk facing traffic along the far outside curb. Let's all safely share our community's roads.

Please do not hesitate* to reach out to me at 330-655-5566 or GVCAPresident@gmail.com with your questions and ideas.

Best Wishes,

GVCA President



Greenwood At 50 Event

Greenwood Villager

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

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 Assmus, Curtis Polcen, Rae Wise, Frank Seiler, Bret Anderson, Sam Cicero, August Coneglio, Frank Nemeth, August Schroeder, Vince Ipsaro, and Paul Raimer.

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



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



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, Loraine Williams and Kathy Rivers do the honors.

liantz, 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 Hallie'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-

(Continued on Page 2)

Happy 50th Birthday



Greenwood Village























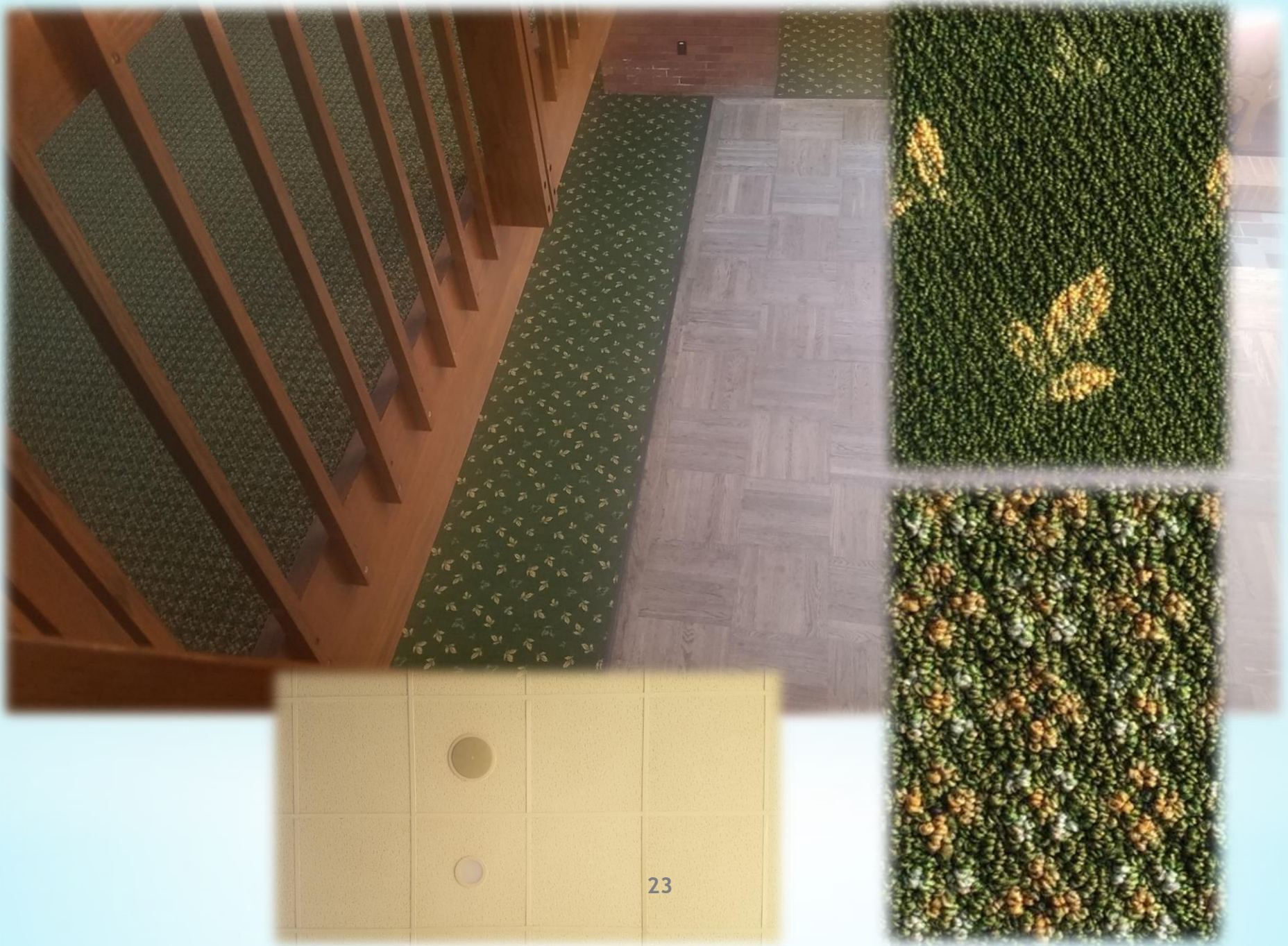




















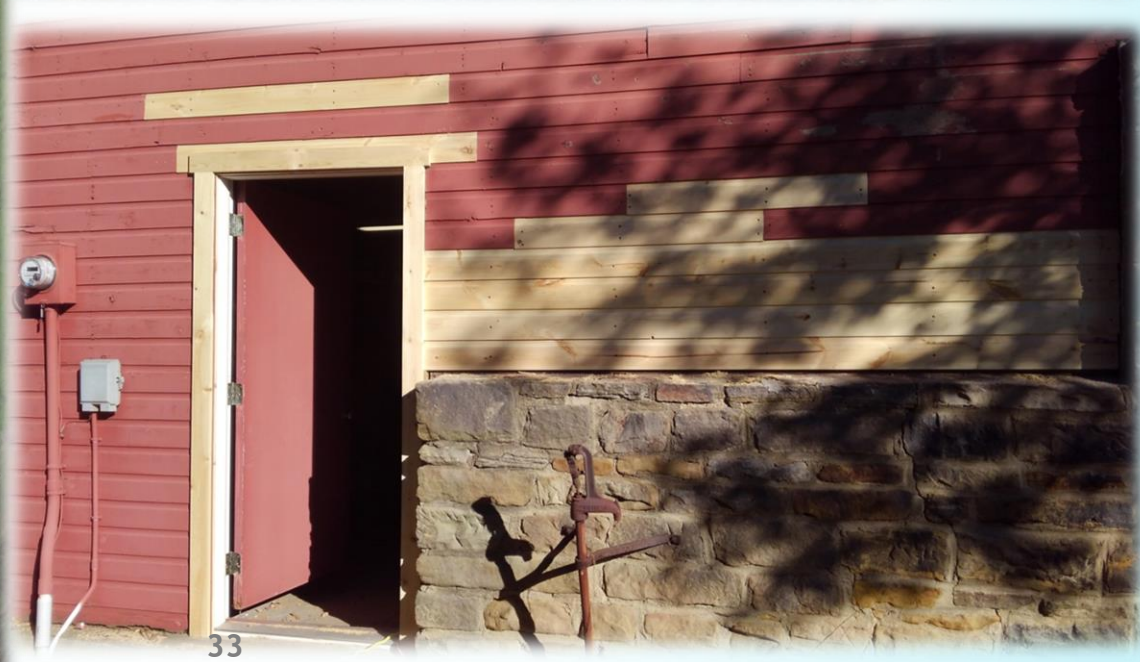












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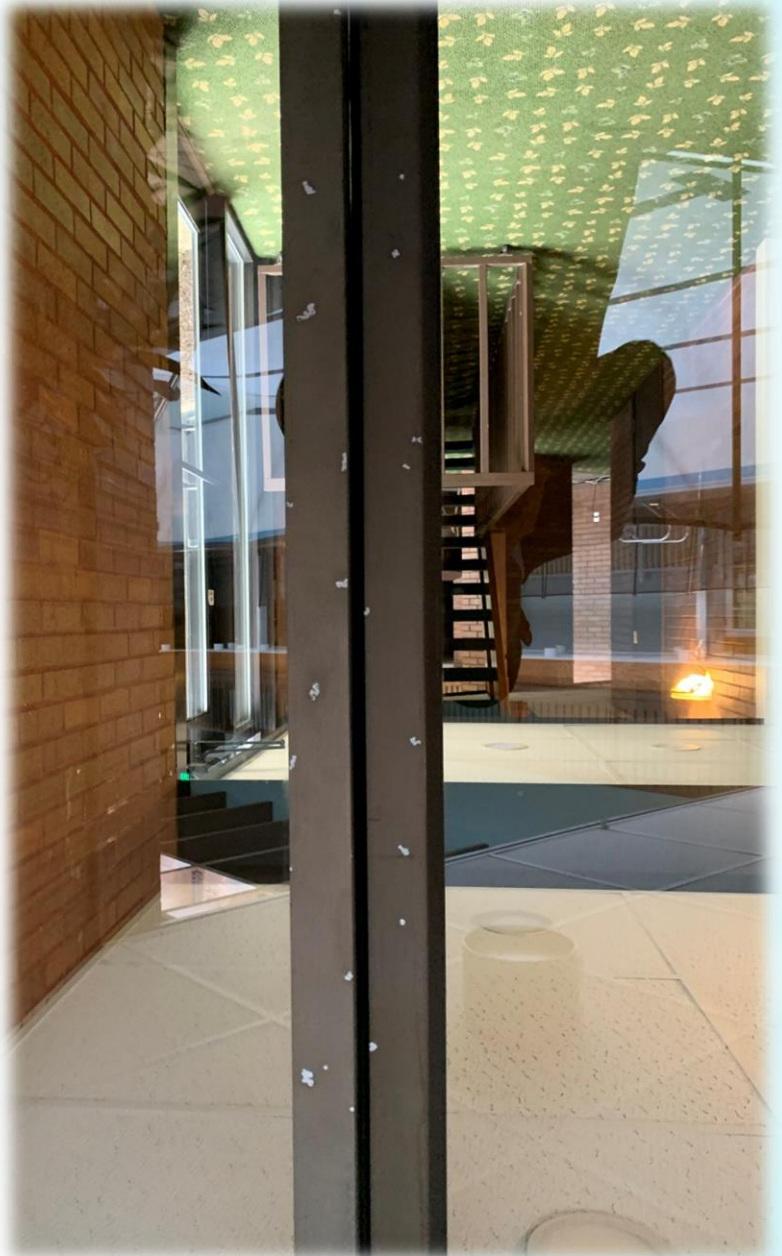




Upcoming Projects













CVNP Bridge Update



GVCA Events



2019/2020 Financial Report

Doug Powers, GVCA Treasurer

2019/2020 Financial Report

Budget

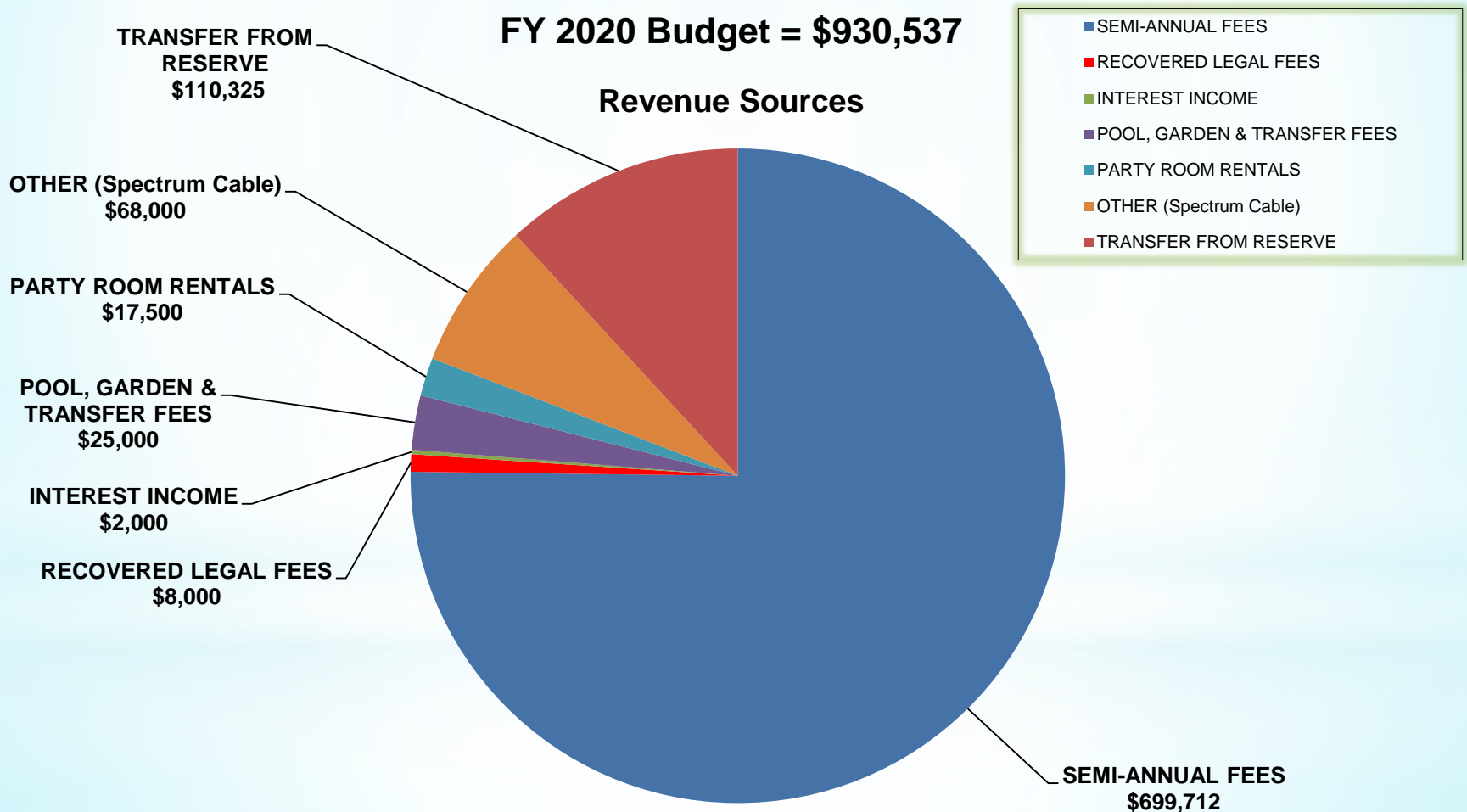
	BUDGET	Estimated	BUDGET
	<u>FY 2019</u>	<u>FY 2019</u>	<u>FY 2020</u>
<u>REVENUE</u>			
1 FEES	684,632	708,600	699,712
2 RECOVERED LEGAL FEES	6,500	18,215	8,000
3 INTEREST INCOME	150	2,584	2,000
4 POOL PASSES & TRANSFER FEES	25,000	26,528	25,000
5 PARTY ROOM RENTALS	17,500	18,809	17,500
6 OTHER(SPECTRUM CABLE)	60,000	68,936	68,000
7 TRANSFER FROM RESERVE	289,193	126,436	110,325
<u>8 TOTAL REVENUE</u>	1,082,975	970,107	930,537
<u>DISBURSEMENTS</u>			
18 RESERVE ALLOCATION	179,338	190,481	201,664
19 ADMIN EXPENSES (Less Reserve Allocation)	438,040	464,658	480,998
25 TOTAL CONTRACT SERVICES	75,923	65,952	73,123
32 TOTAL MAINTENANCE	103,000	65,637	88,500
36 TOTAL CAPITAL EXPENDITURES	289,193	126,436	110,325
42 TOTAL UTILITY EXPENSES	54,240	54,391	57,665
<u>43 TOTAL DISBURSEMENTS</u>	1,139,734	967,555	1,012,276
Ending Operating Funds	40,000	121,739	40,000
Net Available for Reserves	179,338	190,481	201,664
Projected Year End Reserve Balance =	294,809	474,757	566,096

2019/2020 Financial Report

Revenue

FY 2020 Budget = \$930,537

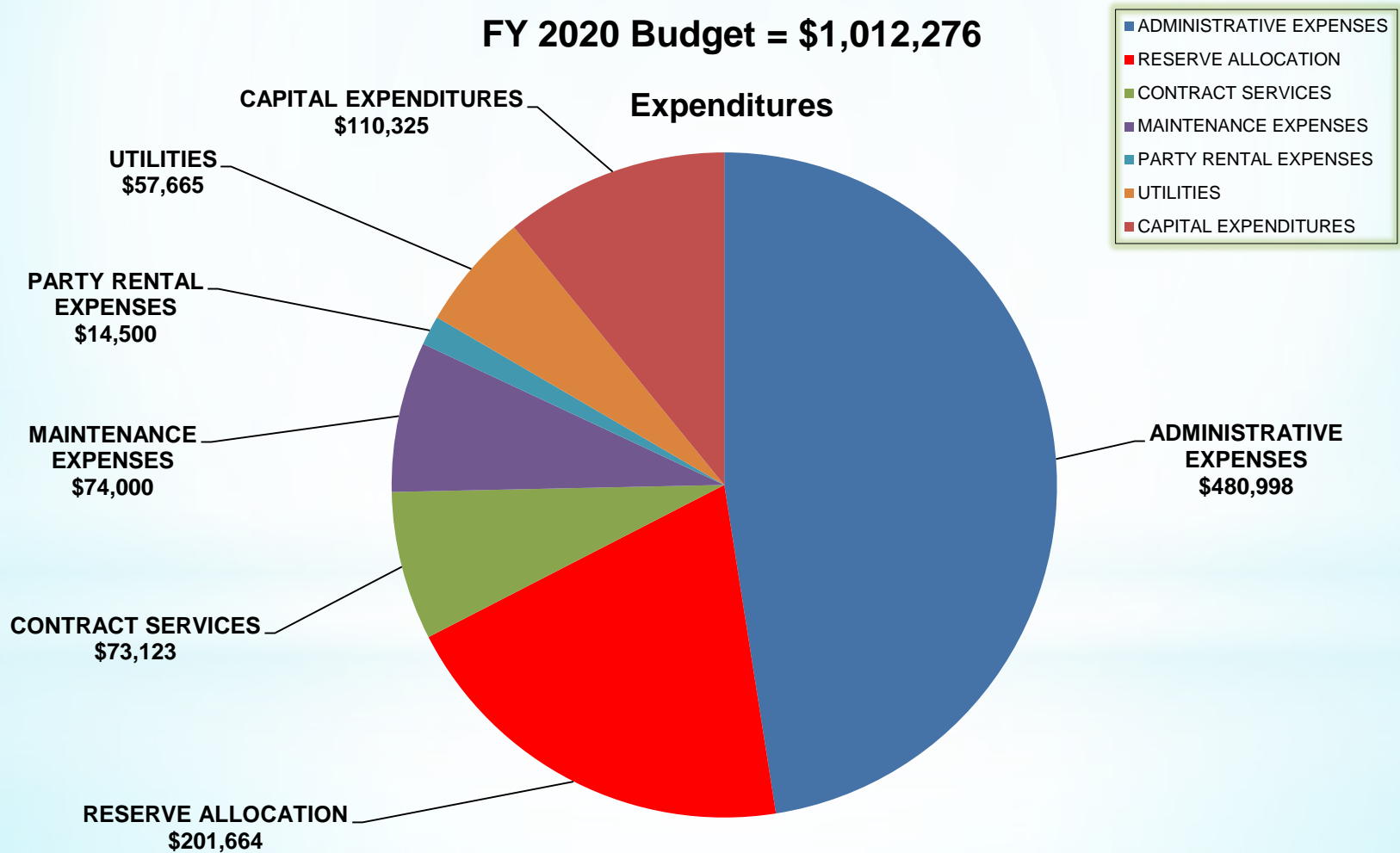
Revenue Sources



2019/2020 Financial Report

Expenditures

FY 2020 Budget = \$1,012,276



2019/2020 Financial Report

Capital Projects

<u>Capital Expenditures FY 2019</u>	
	Estimated
Landscape	6,812
Restroom Renovation - CR	1,419
Carpeting Pool Room	4,000
Property Surveys	5,000
Paint Indoor Pool	6,411
Paint Fence - Outdoor Pool	3,820
Electrical Panels	2,683
Lighting Improvements	2,000
Culvert Repairs	9,339
Barn Wood Siding/Paint	12,399
Playground	4,721
Concrete Repair - Front Steps	1,800
Community Room Update	50,019
Kitchen Update - CR	3,172
Furniture	3,327
Pump Room	5,799
Signs	1,259
Roof/HVAC Noise Abatement	2,456
	Total = 126,436

<u>Capital Expenditures FY 2020</u>	
	Budget
Landscape	7,000
Property Surveys	5,000
Clubhouse Access Road	15,000
Garden Room Renovation	17,760
Kitchen Renovation - GR	12,240
Mechanical Equipment - Pools	11,907
Concrete Deck - Outdoor Pool	24,449
Signage Replacement	5,000
Windscreen - Tennis Court	3,886
Mechanical Cleaner	3,533
Reserve Study	4,550
	Total = 110,325

Committee Reports

ACCES

Jim Simler, ACCES Chair

Committee Reports

ACCES (Architectural Control Committee)

ACCES currently consists of four members:

- Jim Simler, Chair - Hamptons Condominium Association
- Kathy Hinding - President of Hemlock Ridge Condominium Association
- Tom Kemery - President of Village at Greenwood Condominium Association
- John Muccio - Single Family Home Owner, Retired Architect
- Carol Oudeman - Ex-Officio Member

ACCES meets the first Tuesday of each month.

- Deadline for applications is one week earlier to allow time for on-site visits prior to the meeting.
- When necessary, the committee handles applications via telephone conferences between meetings.
- Applications submitted by residents have been responsive to the requirements of the ACCESS rules document.

Committee Reports

ACCES

Applications:

171 applications were handled this past year. The previous year there were 160.

A general breakdown of these applications is as follows:

- Tree removals, replacements and landscaping - 51 total, 4 not approved
- Windows and doors - 52 total, 1 not approved
- Decks and patios - 14 total, 1 not approved
- Driveways and walkways - 5 total, all approved
- Lighting - 3 total, all approved
- Video Doorbell Cameras - 9 total, 4 not approved
- Satellite antennas - 6 total, all approved
- Roofs and Gutters - 15 total, 2 not approved
- Miscellaneous 16 total, 3 not approved

ACCES tries to work with residents to get applications approved:

- 8 of the 15 disapproved applications were later approved after resubmittal.

Committee Reports

ACCES

Requirements:

- We live in a “Deed Restricted” community, which means that the GVCA Declarations and Bylaws are in fact part of the deed to your property. For condominium owners, Condominium Association Declarations and By-laws are also part of your deed. Owners are legally required to comply with deed restrictions.
- The Declarations allow for the Architectural Control Committee (ACC) to generate rules for following the requirements of the Declarations. These rules were originally published in November of 2004 and updated in 2016. The 2016 version is available on the Greenwood Village website. Various ACCES forms can be downloaded from this site. Hard copies have been distributed to those who requested them.
- Reminder: All projects not listed in paragraph I-C of page 3 of this document require ACCESS approval prior to starting any project.

Committee Reports

ACCES

Policy Concerning Unapproved Projects:

- Applications have been submitted for nearly all projects in Greenwood but on occasion, ACCES becomes aware of projects that are underway, or even completed, which have not been approved.
- To be fair to all the residents who have submitted applications, and to discourage violations, ACCES has adopted the following policy relating to unapproved projects.
 1. Resident is notified of a rules complaint, and if an application for the project is not received by a specific date, an enforcement assessment will be applied to their account.
 2. If there is no response by that date the resident is notified that the assessment has been applied but that it can be appealed to the GVCA Board. Information will be provided regarding that appeal.
 3. The resident is also informed that another enforcement assessment will be immediately applied to their account in any future projects are commenced prior to receiving ACCES approval.

Election Results

GVCA Trustees For 2019-2021

GVCA Nominating Committee for 2019-2020