



# GREENWOOD VILLAGE ANNUAL REPORT

June 14, 2021

## GVCA Annual Owners Meeting Agenda:

- Introduction
- Approval of 2019 Annual Meeting Minutes
- President's Report:
  - Review of FY 2019-2020 & FY 2020-2021
- Treasurer's Report:
  - FY 2021 & FY 2022 Annual Budgets
- ACCES Chair:
  - Architectural Committee Report
- 2020 Election Results:
  - Trustees - 2020-2022 Term
  - Nominating Committee - 2020-2021 Term
- 2021 Election Results:
  - Trustees for the 2021-2023 Term
  - Nominating Committee - 2021-2022 Term


The Board Organizational Meeting will be held immediately after the Annual Meeting.

## President's Corner

Dear Greenwood Residents,

Two years ago we did not know how long it would be before our next annual meeting. How life has changed. Now we are all adjusting to a more virtual world with restricted and limited interactions.

Because of COVID-19 restrictions and for the safety of our residents and staff, we stopped delivering newsletters as many condo owners share limited space hallways. We restarted the newsletter in February, but it is posted on the website. Sorry, it is no longer delivered. I understand some of our residents are not online, so a limited print version is available in the newsletter box in front of the Clubhouse.

We encourage our residents to check out our website at [www.greenwoodohio.org](http://www.greenwoodohio.org) for regular community news and the return of the newsletter. Also, use the  link on our website to follow our "Greenwood Village Community Association" Facebook page for event updates and notices.

This two year annual report will fill in the gaps left by not having newsletters and includes a lot of information for your review. You can start with the minutes on page 2 from the last annual GVCA Owners meeting back in 2019.

A very special and hearty thank you to the Executive Board, Vice-President John Cyr, Treasurer Doug Powers and Secretary Sharon Bowlus for their amazing work and going way above the call-of-duty along with our Manager Scott Klement and Assistant Manager / Pool Supervisor Mike Mausser.

While these past five years the Executive Board members have dramatically increased their time meeting twice a month and many times for several hours at a time, since the COVID pandemic hit, the day-to-day operations

have fallen on the aforementioned individuals. I'm very proud of their cooperation, extended time, dedication, and hard work.

In cooperation with our staff, many good things have been done during COVID restrictions... improving our quality of life (See Page 3). The best was being the first and only outdoor pool to open on the first day approved by the Governor in 2020. Even better, the entire staff working the pool area provided much needed outdoor relief for residents, while navigating well all the new obstacles and restrictions. This year we opened even earlier, Thursday, May 20. Again, thank you to our lifeguards, Executive Board members, and staffers for making it all work so well.

The Finance Committee/Executive Board recommended NO budget fee increase because of the pandemic for a second year in a row, which the Full Board ratified in May. On pages 4 & 5 are summaries of the annual Financial Reports for FY 2021 and FY 2022.

Enclosed on last page is an update from ACCES. While we will do a Question and Answer session at the meeting, on the same page are answers to many of your questions.

The GVCA billing due July 1<sup>st</sup> has been sent out, please pay before July 15<sup>th</sup> to avoid a late fee. For safety, a drop box is available outside the Clubhouse front door as we all know the USPS mail service can run very late.

The Executive Board and staff also continues to keep Greenwood Village beautiful as so many residents now walk our community to keep healthy and active. Countless residents recognized and let us know how much they appreciated the beauty and serenity of the abundant new flowering trees, perennials, annuals, and potted plants throughout Greenwood Village.

As always, please be careful and follow the proper walking procedures as noted. For those with dogs be courteous to everyone, keep your animal on a leash, and immediately clean up after your dog. (See page 6) We have added trash cans to help you keep Greenwood clean.

With the longer evenings, please drive slowly and watch out for your neighbors and their pets distracted by the sights and sounds of Spring. Walkers, walk facing traffic on the far left side. Let's all safely share our community's streets.

Please do not hesitate\* to reach out to me at 330-655-5566 or e-mail me at [GVCAPresident@gmail.com](mailto:GVCAPresident@gmail.com) with your questions and ideas.

Best Wishes and a Safe Summer,

GVCA President



**G.V.C.A. Annual Owners Meeting Minutes**

**Held at 7:30 PM on 6/24/19 at The Village Club, 830 Village Club Drive, Sagamore Hills, OH 44067**

**Trustees in Attendance:** Heather Askey, Sharon Bowlus - Secretary, Jim Codney, John Cyr – Vice President, Scott Gale - President, Gregory Janetta, Thomas Kemery, Jon Klement, Tom Loboda, Paula McQueen, Carol Oudeman, Douglas Powers - Treasurer, Joyce Rossborough, John Soberay, Jan Stanley, Ted Thomas, Ottolee Umbaugh, Caroline Wolske

**Absent:** Don Dobos, Susan Miller, Sue Shick, Jim Simler, Krystal Tarulli

**Also Present:** Scott Klement - GVCA Manager and Mike Mausser - GVCA Asst Mgr. and Pool Supervisor, Victor Day - Head Lifeguard/Maintenance

**Total Residents in Attendance:** 71

At 7 PM, prior to the meeting, Scott Gale reviewed the Greenwood at 50 slide show held on April 4, 2019. Refreshments were offered.

**Call to Order:** Scott Gale called the meeting to order at 7:30 PM. He asked the Board members to introduce themselves and thanked them for their work. He then introduced pictures of the GVCA staff.

Scott asked for any corrections or additions to the meeting minutes of the last annual meeting on 6/26/17.

**MOTION:** Jim Codney moved and Paula McQueen seconded to approve the minutes of the 6/25/18 Annual meeting. All approved.

**Review:** Scott Gale reviewed the past year and the projects that were completed, those which were started and not yet completed, and those which are still planned.

**Financial Report:** Doug Powers reviewed the Financial Report which was included in the Agenda handout at the front door. One report showing the current financial status including the Reserves was not part of the packet which was handed out, so Scott Klement made copies and put them on the table so people could pick them up as they leave.

**ACCES Report:** Carol Oudeman, Ex-Officio Member of ACCES, spoke in Jim Simler's absence. She reviewed the total ACCES activity for the past year and reviewed the various requirements and the policy concerning unapproved projects which were listed in the packet. She also reminded everyone that all ACCES requirements and forms can be found online on the <http://greenwoodohio.org/> under the ACCES heading. She also reminded us that any new regulations, changes to the rules, or deletions have to be approved by the GVCA Board.

A question and answer session followed. Questions were asked about the Reserves and other budget concerns including the Reserve Study and how we find the company do to the work on the study, the repairs needed on Greenwood Parkway and when they would be done, and when Canyon View Road would be done. Doug answered the financial questions and Scott Gale helped answer the questions about the Reserve Study. Scott also explained more about the road work that has to be done AFTER the water pipe work is completed. He had Mike bring up a slide showing the roads in Greenwood and which are township roads and which are private roads for which the individual condominium associations are responsible. He also explained that Jim Codney had spoken with the Township Road Supervisor many times and that we have to have at least 3 dry days before they can patch the roads. There was another question about the speed limit on Holzhauser which Scott explained was based on traffic studies by Summit County.

**Election Results:** Sharon Bowlus, Secretary, reported that for the slate of trustees for the GVCA Board as listed on the ballot, we had 148 ballots cast. For the slate of the Nominating Committee as listed on the ballot, we had 152 ballots cast. Up to 6 additional ballots were cast for various trustees on both slates. Sharon then made a motion to accept the vote as recorded, Jim Codney seconded. All approved. Sharon read the list of re-elected Trustees: James Codney, Tom Loboda, Sharon Bowlus, Heather Askey, Ottolee Umbaugh, Don Dobos, John Soberay, Jon Klement, Carol Oudeman, Tom Kemery, Krystal Tarulli, Jim Simler, and Scott Gale.

**MOTION:** Scott Gale moved to adjourn the meeting at 8:45 and John Cyr seconded. All approved.

Scott Gale thanked everyone for coming and invited them to stay and speak with the Board members, enjoy some refreshments, and get to know their neighbors.

The Organizational Meeting for the election of officers was held immediately following the Annual Meeting. The next Annual Meeting will be June 22, 2020.

Respectfully submitted,

Sharon Bowlus, Secretary



**We've been busy since the GVCA 2019 annual meeting. Here is a summary of our major projects:**

**FY 2020 (July 2019-June 2020)**

- Completed a new 30-year Reserve Study.
- Built a separate entrance and exit for the outdoor pool to comply with COVID restrictions.
- Created COVID compliant operations for outdoor pool.
- Built outdoor baby changing station.
- Did emergency replacement of outdoor pool pump with in-house staff.
- Installed 2 new chemical pumps for pool.
- Installed new pump room barn-style door.
- Mulched clubhouse, parkways, entrances, and cul-de-sacs using in-house staff.
- Refunded deposits for party room rentals cancelled due to Covid.
- Extended the front steps (added salt shield below it).
- In the GR (Garden Room), new carpeting and new LED light fixtures on the walls and ceiling, repainted the walls, and added wood wainscoting.
- In the CR (Community Room), re-carpeted and updated behind the fireplace and in the hallways by covering the brick with drywall and adding wood chair-rails and trim.
- In the Pool Room, carpeted the pool balcony, stairs and office for labor cost only. Also, painted the pool ceiling, beams, window posts and frames, and the indoor pool.
- Purchased new cushioned folding chairs and chair rack for the Clubhouse.
- Added re-conditioned ping-pong, pool, and air hockey tables to the upstairs CR.
- Contracted engineering for main electrical panel and GR panel upgrades, next generation GR HVAC system, and GR kitchen plumbing redesign.
- Installed a large swing set at playground (bought FY19).
- Installed a new logoed windscreen at the tennis court.
- Installed EasyPave Grass Paving System to restore and protect the lawn on the barn hill.
- Removed tons of dead trees with staff and contractors.
- Did not raise GVCA Fees in FY 2021 budget.
- Pre-COVID events: 2019 summer party, pool movie parties, Employee Appreciation party, Bonfire by the Lake movie party, clambake, Oktoberfest, Haunted Clubhouse, holiday party, holiday break movies, and first Mardi Gras party. Then COVID hit, and other than the flower basket sale, the rest of FY 2020 events were cancelled.



**FY 2021 (July 2020-June 2021)**

- Replaced indoor pool pump with in-house staff.
- Created COVID compliant operations for indoor pool.
- Replaced lake fountain motor.
- Added truckloads of clay to the Marshall Lake dam to reduce slope and add weight, which reduces water seepage and make it easier to mow.
- Installed new drainage to prevent Clubhouse flooding.
- Added new retaining wall by clubhouse and replaced sections of old retaining wall.
- Convinced the Dept. of Environmental Services to replace a 30" culvert on GVCA property that had washed away, saving GVCA about \$10,000.
- Added to our seasonal decorations, with easter eggs, wreaths, flags, and giant flower pots.
- Removed old garden fence and front gate.
- Installed new garden fence and built new entrance.
- Removed tons of dead trees with staff and contractors.
- Planted new trees & bushes. keeping Greenwood green.
- Mulched clubhouse, parkways, entrances, and cul-de-sacs using in-house staff.
- Currently removing overgrown bushes on the north side of the Clubhouse in preparation for cleaning and staining the only side of the Clubhouse that is wood.
- Used reclaimed tiles(no cost) to build a larger patio by the lake, and purchased a new year-round pavilion (half price) which will be permanently installed there for use year-round. This new shelter restores an amenity at this location that was part of the original development.
- Applied for and received \$73,500 PPP loan, applied for 100% loan forgiveness.
- Used staff to replace security company, saving \$26,000.
- The added funds and savings allowed GVCA to not raise fees for the FY 2022 budget, the second year in a row.
- Seal-coated back parking lot to create clean space for outdoor meetings during COVID restrictions.
- During COVID we still found ways to have socially distanced events: Outdoor exercise classes, Bonfire by the Lake movie party, Oktoberfest food pick-up, Mardi Gras food pick-up, Easter Egg Hunt & Roll, Hidden Canyon Hike, Trout Derby, Cinco-de Mayo food pick-up, and the flower basket sale, which more than doubled this year! Thank you to everyone who participated and added beauty to Greenwood by buying a flower basket.



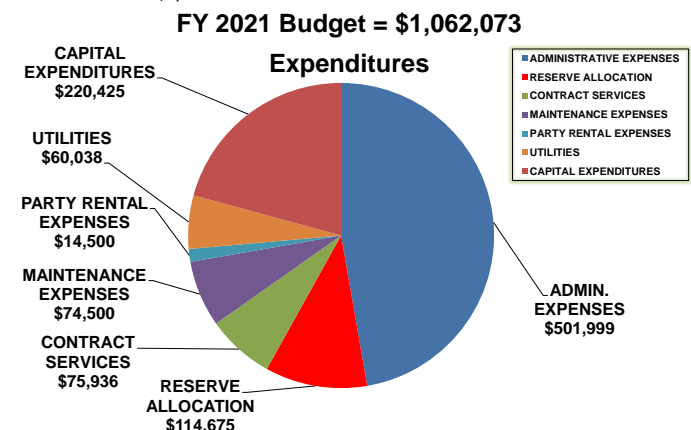
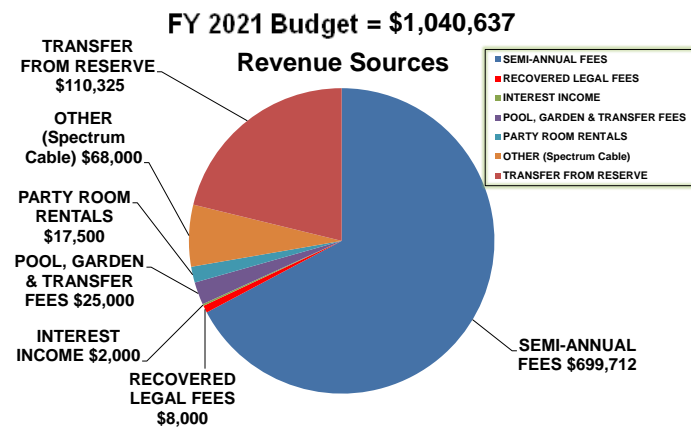
**BUDGET FOR 2020-2021**

	<b>BUDGET FY 2020</b>	<b>ACTUAL FY 2020</b>	<b>BUDGET FY 2021</b>
<b>REVENUE</b>			
1 FEES	699,712	714,530	699,712
2 RECOVERED LEGAL FEES	8,000	15,484	8,000
3 INTEREST INCOME	2,000	1,568	2,000
4 POOL PASSES & TRANSFER FEES	25,000	23,760	25,000
5 PARTY ROOM RENTALS	17,500	8,799	17,500
6 OTHER (SPECTRUM CABLE)	68,000	70,940	68,000
7 TRANSFER FROM RESERVE	110,325	99,176	220,425
<b>8 TOTAL REVENUE</b>	<b>930,537</b>	<b>934,256</b>	<b>1,040,637</b>
<b>DISBURSEMENTS</b>			
18 RESERVE ALLOCATION	201,664	251,214	114,675
19 ADMIN EXPENSES (Less Reserve Allocation)	480,999	440,957	501,999
25 TOTAL CONTRACT SERVICES	73,123	60,536	75,936
32 TOTAL MAINTENANCE	88,500	75,036	89,000
36 TOTAL CAPITAL EXPENDITURES	110,325	99,176	220,425
42 TOTAL UTILITY EXPENSES	57,665	50,520	60,038
<b>43 TOTAL DISBURSEMENTS</b>	<b>1,012,276</b>	<b>977,438</b>	<b>1,062,073</b>
<b>Ending Operating Funds</b>	<b>40,000</b>	<b>70,516</b>	<b>49,080</b>
Net Available for Reserves	201,664	251,214	114,675
Reserve Interest and Fees	1,551	11,941	1,551
<b>Projected Year End Reserve Balance =</b>	<b>496,003</b>	<b>666,499</b>	<b>562,300</b>

**Financial Update:**

Above are the financial numbers for FY 2020, which ended June 30, 2020, and for the current FY 2021.

Below are Pie Charts for the FY 2021 Budget, with the amount of revenues and expenditures by category.



In the next column is the list of projects completed in FY 2020, the projects planned for FY 2021. Project budgets are based on input from our 2020 Reserve Study.

GVCA planted 81 new trees and bushes to beautify Greenwood. In addition to Capitol Projects listed here and on the next pages, there are many smaller projects, such as planting ground cover to reduce our mulch expenditures, cleaning up fallen trees after a storm and removing dangerous trees before they fall, and ensuring Greenwood has beautiful flower baskets and seasonal decorations.

**Capital Expenditures FY 2020**

	<b>Actual</b>
Landscape	6,772
Garden Room Renovation	16,232
Kitchen Renovation - GR	4,000
Mechanical Equipment - Pools	6,578
Concrete Deck - Outdoor Pool	2,851
Signage Replacement	1,050
Windscreen - Tennis Court	833
Reserve Study	4,550
GR HVAC Design	2,000
Carpeting Pool Room	361
Furniture	6,570
Community Room Update	3,952
Playground & Outdoor Furniture	536
Pool Ceiling & Windows	38,907
Front Steps & GR Retaining Wall	3,982
<b>Total =</b>	<b>99,176</b>

**Capital Expenditures FY 2021**

	<b>Budget</b>
Landscape	7,140
Property Surveys	5,100
Culvert Repairs	10,200
Electrical - Barn	6,000
Garden Room Roof (under Pavers)	83,000
Roof enclosure for HVAC system	24,480
Pruning Parkways and Parking Lot	20,400
Stain Clubhouse Wood Siding	3,060
GR Outside Wall	12,552
Walls Masonry Repairs Control Joint	7,283
Pool Sound System	13,600
Exercise Equipment	2,550
Office Equipment	3,060
Lake Erosion Control	22,000
<b>Total =</b>	<b>220,425</b>



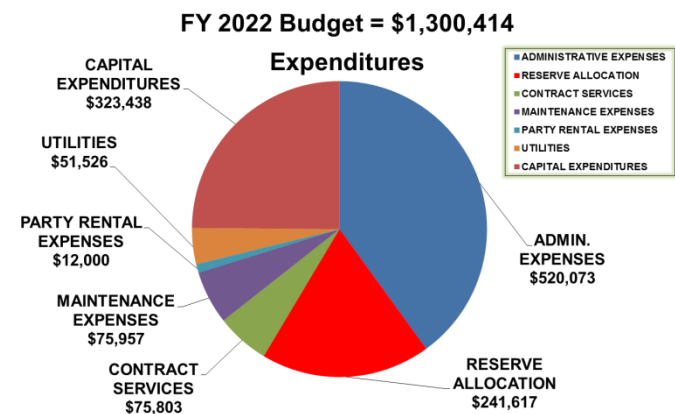
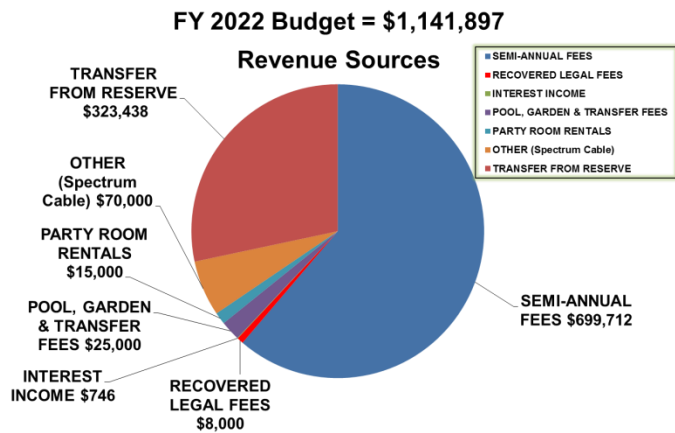
**BUDGET FOR 2021-2022**

	<b>BUDGET FY 2021</b>	<b>Estimated FY 2021</b>	<b>BUDGET FY 2022</b>
<b>REVENUE</b>			
1 FEES	699,712	789,101	699,712
2 RECOVERED LEGAL FEES	8,000	9,547	8,000
3 INTEREST INCOME	2,000	746	746
4 POOL PASSES & TRANSFER FEES	25,000	27,136	25,000
5 PARTY ROOM RENTALS	17,500	-65	15,000
6 OTHER (SPECTRUM CABLE)	68,000	71,412	70,000
7 TRANSFER FROM RESERVE	220,425	30,320	323,438
<b>8 TOTAL REVENUE</b>	<b>1,040,637</b>	<b>928,197</b>	<b>1,141,897</b>
<b>DISBURSEMENTS</b>			
18 RESERVE ALLOCATION	114,675	139,675	241,617
19 ADMIN EXPENSES (Less Reserve Allocation)	502,262	464,762	520,073
25 TOTAL CONTRACT SERVICES	75,936	49,124	75,803
32 TOTAL MAINTENANCE	89,000	69,759	87,957
36 TOTAL CAPITAL EXPENDITURES	220,425	30,320	323,438
42 TOTAL UTILITY EXPENSES	60,037	46,556	51,526
<b>43 TOTAL DISBURSEMENTS</b>	<b>1,062,336</b>	<b>800,196</b>	<b>1,300,414</b>
<b>Ending Operating Funds</b>	<b>40,000</b>	<b>247,188</b>	<b>88,671</b>
Net Available for Reserves	114,675	139,675	241,617
Reserve Interest and Fees	11,711	4,640	4,220
<b>Projected Year End Reserve Balance =</b>	<b>572,460</b>	<b>780,494</b>	<b>702,892</b>

**Financial Update:**

Above are the financial numbers for FY 2021, which ends June 30, 2021, and the budget for FY 2022. The estimate for FY 2021 includes an additional \$73,500 in PPP loan revenue under line 1, Fees.

Below are Pie Charts for the FY 2022 Budget, with the amount of revenues and expenditures by category.



In the next column is the list of projects completed in FY 2021, and the projects planned for FY 2022.

The Covid-19 shutdown postponed most FY 2020 and FY 2021 Capitol Projects, other than emergencies and small projects that could be done in-house. These unfinished projects have been added to the Capital Projects Budget for FY 2022.

<b>Capital Expenditures FY 2021</b>	
	<b>Estimate</b>
Landscape	7,140
Electrical - Barn	0
Garden Room Roof (under Pavers)	0
Rooftop Enclosure for HVAC System	0
Pruning Parkways & Parking Lot	3,576
Stain Clubhouse Wood Siding	3,060
GR Outside Wall	48
Pool Sound System	1,500
Office Equipment	1,588
Lake Erosion Control	4,943
Playground & Outdoor Furniture	1,871
Mech Equip - Pools	3,592
Front Steps & GR Wall	217
Signs	267
<b>Total =</b>	<b>30,320</b>

<b>Capital Expenditures FY 2022</b>	
	<b>Budget</b>
Landscape	7,140
Property Surveys	5,100
Culvert Repairs	7,681
Electrical - Barn	6,000
Garden Room Roof (under Pavers)	83,000
Rooftop Enclosure for HVAC System	24,480
Pruning Parkways & Parking Lot	16,824
GR Outside Wall	12,552
Walls, Masonry Repair, Seal Control Joints	7,283
Pool Sound System	12,100
Exercise Equipment	2,550
Office Equipment	1,472
Lake Erosion Control	17,058
Clubhouse Access Road Design	15,000
Electrical Panels	10,970
GR HVAC	25,948
Garden Room Renovation	5,597
Kitchen Renovation - GR	28,311
Playground & Outdoor Furniture	3,823
Mech Equip - Pools	1,737
Signs	3,683
Pool Cleaner	3,533
Concrete Deck - Outdoor Pool	21,598
<b>Total =</b>	<b>323,438</b>

## ACCES Update

Even with COVID, ACCES has been busy, with residents submitting their projects via e-mail. Here is a summary of the last 24 months:

Project	Approved	Not
Additions	2	0
Decks, Patios, Steps	23	0
Dog Fence	2	0
Doorbell Cameras	11	1
Driveways	2	0
Hand Railings	3	0
Hot Tub	2	0
Landscaping	3	0
Misc. (Playsets, A/C Units, Shutters)	11	0
Multiple (Siding, Deck, Windows)	2	0
New Construction	1	0
Paint	4	0
Satellite Dish	2	0
Roofs, Gutters, Siding	14	0
Tree Removals	34	2
Windows/Doors	93	0
<b>Totals</b>	<b>209</b>	<b>2</b>

ACCES also sent enforcement letters to 40 homeowners for maintenance, sign, and camera violations. Thank you to all our homeowners who follow the architectural rules.

A special Greenwood welcome to the owner of the first new home to be built in 15 years, and the first home ever approved by the ACCES. (All other homes were approved by the ACC, which was the original developer or Greenwood Trading Corporation, the second developer.)

## Frequently Asked Questions:

### Q. Is ACCES still meeting and accepting "Requests for Approval" forms?

A. Yes, via e-mail ACCES reviews projects submitted to the GVCA Office at "gvca\_office@yahoo.com". Approval Forms are on the greenwoodohio.org website. Forms may also be mailed to "830 Village Club, Sagamore Hills, 44067".

### Q. Why did GVCA NOT have a 2020 annual meeting?

A. Our attorneys, Kaman & Cusimano, have noted that more than half of all condo boards did NOT have their annual meeting because of COVID-19 restrictions placed by the state of Ohio. Based on social distancing requirements, GVCA does NOT have a large enough facility to hold an annual or regular meeting of our 23 board members, let alone allow the regular amount of residents who attend the meetings.

### Q. Where else can the GVCA Board meet?

A. The GVCA Executive Board looked for a facility large enough to hold the annual meeting following COVID rules and found a 300+ person banquet hall would be required to fit 100 members following social distancing.

### Q. Why can my condo board NOT meet in the clubhouse?

A. The state of Ohio COVID regulations limits meetings to 10 people or less, however, all GVCA & condo members are entitled to attend board meetings, and the smallest condo association has 18 members.

### Q. My condo board meets, why can't the full GVCA Board meet?

A. Many local boards have 5 members and meet virtually. Per Ohio law, if the Bylaws do not specifically permit virtual meetings (GVCA's do not), in-person meetings are the only way association meetings can be conducted unless there is 100% board approval on virtual motions – 1 NO or absent vote and there is no action allowed. A few times the full board attempted to meet virtually, but as more than one NO vote equivalent was cast, the full board could not meet.

### Q. Why is the GVCA office closed to residents?

A. While the building is closed the office is doing everything via e-mail and phone to protect the staff and residents.

### Q. Who is managing Greenwood Village during the COVID pandemic?

A. The 4 member Executive Board continues as in the past to run the day-to-day operations of GVCA.

### Q. GVCA received a PPP loan of \$73,500. Why am I NOT getting a refund?

A. The PPP loan covered the added labor costs of COVID compliance, while the costs of running and maintaining the facilities are mostly unchanged. The PPP loan enabled us to postpone raising the fees for another year.

### Q. Why can I bring only 2 guests to the pool now, when before I was permitted 5?

A. With reduced pool capacity, we want to ensure as many residents as possible can use the pool and all residents deserve an opportunity to bring a guest ... or two.

### Q. What can be done to force residents to pick up after their dog?

A. GVCA pet owners are on the honor system, and most do the right thing. We encourage you to pick up after and control your pets.

### Q. Why must I catch and release fish at Marshall Lake?

A. To ensure there are plenty of fish for all the residents who want to fish.

### Q. Why do we have porta-potties at the pool area and can't use the clubhouse bathrooms?

A. We used porta-potties because they are easy to clean, in the outdoor sun per COVID rules and staff does not have to leave the pool area.

### Q. So why not open the indoor bathrooms for the outdoor pool?

A. The clubhouse bathrooms would require a separate entrance & exit per state requirements, and extra staff to clean them and the path throughout the clubhouse.

### Q. How long will the clubhouse be closed for weddings and parties? Can we book our wedding or shower now for summer?

A. Due to Covid we are not booking rooms until the building reopens, but we can reserve a date for you. If we open before that date, you will have the first request to book it.

### Q. Who paid for the new community garden fence?

A. The community gardeners pay a rental fee, from which garden expenses are deducted. They accumulated enough money over the years to pay for the new fence.

### Q. When will the trail be improved now that the Carriage Trail bridge is constructed?

A. The National Park Service is still working on the designs for the less passable sections of the trail and funding to implement the solution.

### Q. Why can't we park overnight in the clubhouse parking?

A. All residents have parking at their own unit. GVCA is not to be used as overflow parking for residents.

### Q. Why is Spectrum the only cable TV/internet option in Greenwood Village?

A. Spectrum (and predecessors) has exclusive access rights to provide their services to Greenwood Village. In return, GVCA continually receives compensation at approximately \$70,000.00 per year which helps reduce annual fees to residents.

## Walkers, Bicyclists, and Drivers alike all need to observe certain precautions:

Drivers - Slow down, observe the 25-mph limit as you go through Greenwood, stay to the left side of your lane along the center median, and keep a sharp eye for baby strollers, pedestrians, pets, & bikers who all should be on your right.

Walkers - Please wear light-colored/reflective clothing, carry a light, walk on your left facing traffic and only walk on the **outside edge** of the parkways. Leave the inside lane clear for vehicles.

Cyclists - You are a vehicle, follow traffic laws. Please ride the same direction as vehicles, stay on the outer side of the street, and be mindful of walkers. Alert pedestrians ahead of you to your presence with a bell or horn, and be aware of vehicles approaching behind you. Wear a helmet, light-colored or reflective clothing, and make your bike visible with reflective material or lights especially at dusk. Riding across lawns and flowerbeds is prohibited.

Dog Walkers - Use a leash, pick up after your dog and dispose properly. Do not walk your dog on private property, including condominium property that is not your own condominium. Public and GVCA property is allowed.