

Greenwood Villager



July 2023

Visit www.GreenwoodOhio.org

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Greenwood News

Dear Greenwood Village Residents,

Thank you to everyone who voted and came to the Annual Owners Meeting on Monday, June 26. There is a summary of the annual meeting on page 3.

Improvements this past year include the new "Club House" sign, stamped concrete patio at the stone cabin, tiles in the outdoor pool, dual HVAC units in the Garden Room with new patio railings above and a pathway from the front courtyard made of hand-lain paving stones.



Our next major projects are completing the renovations to the Garden Room, sandblasting and repainting outdoor pool in the fall, and replacing the Community Room roof. GVCA is in good financial shape to fully fund the projects ahead.

This month we have the **Dive-in Movie on Friday, July 7** and the **Summer Party on Saturday, July 22**. See pages 5 & 6 for flyers about all the upcoming events.

Every month the color newsletter is posted on the website www.GreenwoodOhio.org with links that take you to more information. The "Newsletter Sign Up" on the right-hand side of the main page is used by over 450 residents to receive e-mail notifications of important events and the posting of the monthly newsletter. (Black & white copies are in the drive-up newsletter box in front of the Club House.)

GVCA OFFICE • Phone: [330-467-7036](tel:330-467-7036)
 830 Village Club Drive • FAX: 330-467-9374
 Sagamore Hills, OH 44067 • Pool [330-467-1593](tel:330-467-1593)
 Office e-mail: GVCA_Office@yahoo.com

OFFICE HOURS:
 Wed. & Fri.: 7:00 am - 3:30 pm, Tue. & Thu: 10:30 am - 7:00 pm
 Saturday: 7:30 am to 4:00 pm

GVCA Board Officers: **GVCA Staff**
 President: John Cyr Scott Klement, GVCA Manager
 Vice-Pres.: Susan Miller Mike Mausser, Asst. Mgr. / Pool Supr.
 Treasurer: Doug Powers Diane Natoli, Admin. Assistant
 Secretary: Sharon Bowlus Wayne Nieman, Maintenance

Greenwood News (continued)

Remember your payment of \$252 was due July 1. If you have no outstanding balance, you have until July 15 to pay without a late fee, but don't wait until the last minute. Payments are applied to outstanding late and legal fees first. If you did not receive a bill, please contact the GVCA office. See the Greenwood website for more information about [ways to make your payment](#), including electronically.

For routine questions about [payments](#), [sales](#), [room rentals](#), and the [latest newsletter](#), check our website or call the GVCA office at 330-467-7036. Also see the [website](#) for your [condo contact](#), [utilities](#), and other [community links](#). For emergencies call 911. All these highlighted links work on the online version of the newsletter, just click on them.

Mark your 2023 calendar with all the fun activities listed below so you don't miss out, and please do not hesitate* to reach out with your questions and ideas via e-mail to GVCA_Office@yahoo.com.

CALENDAR DATES TO REMEMBER

- | | | |
|----------|------------|---------------------------------------|
| 7/07 | - Fri | - July Dive-in Movie Night |
| 7/22 | - Sat | - Summer Party |
| 8/03 | - Thu | - Employee Appreciation Party |
| 8/11 | - Fri | - Meteor Shower Dive-in Movie Night |
| 9/15 | - Fri | - Bonfire by the Lake Movie Night |
| 9/22 | - Fri | - Rain date for Bonfire by the Lake |
| 9/29 | - Fri | - Clambake |
| 10/05 | - Thu | - Candidates Night |
| 10/26 | - Thu | - Haunted Club House Setup |
| 10/27 | - Fri | - Haunted Club House Party |
| 11/03 | - Fri | - Oktoberfest |
| 11/07 | - Tue | - General Election Day |
| 11/22 | - Wed | - Club House Holiday Decorating Party |
| 12/01 | - Fri | - Holiday Cocktail Party |
| 12/26-29 | - Tues-Fri | - Holiday Break - Dive-in Movies |

The GVCA Board and Staff look forward to seeing you at the Summer Picnic & Pool Party or one of our other fun events!



July 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1 Private Party GR 2:00-6:00p
2	3 6:30a Lap Swim 9a Water Aerobics	4 Independence Day Office Closed Pool Closes 8 PM	5 6:30a Lap Swim 9a Water Aerobics 12:30p Pinochle CR 1p ACCES CR 7p TymberSkån CR	6 9:15a Workout CR	7 6:30a Lap Swim 9a Water Aerobics 6:30p Dive in Movie 	8 Private Party CR Noon-4:00p
9 Private Party GR 2:00-6:00p	10 6:30a Lap Swim 9a Water Aerobics 6:30p Arboretum CR	11 9:15a Workout CR 6p Condo 4 CR	12 6:30a Lap Swim 9a Water Aerobics 12:30p Pinochle CR 6p Hemlock Ridge CR	13 9:15a Workout CR 6p GW Highlands GR 6:30p Portage Path CR	14 6:30a Lap Swim 9a Water Aerobics	15 Private Party CR 3:00-7:00p Private Party GR 4:00-8:00p
16	17 6:30a Lap Swim 9a Water Aerobics	18 9:15a Workout CR 7p GVCA CR	19 6:30a Lap Swim 9a Water Aerobics 12:30p Pinochle CR	20 9:15a Workout CR 6p Condo 3 CR 7p Condo 1 GR	21 6:30a Lap Swim 9a Water Aerobics	22 Summer Party 6:30 
23	24 6:30a Lap Swim 9a Water Aerobics	25 9:15a Workout CR 6p Oak Knolls CR ACCES Deadline	26 6:30a Lap Swim 9a Water Aerobics 12:30p Pinochle CR	27 9:15a Workout CR	28 6:30a Lap Swim 9a Water Aerobics	29
30	31 6:30a Lap Swim 9a Water Aerobics					

August 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 9:15a Workout CR 1p ACCES CR	2 6:30a Lap Swim 9a Water Aerobics 12:30p Pinochle CR 7p TymberSkån CR	3 9:15a Workout CR 6:30 Employee Appreciation Potluck Picnic @ Pool	4 6:30a Lap Swim 9a Water Aerobics	5
6 Private Party CR 1:30-5:30p	7 6:30a Lap Swim 9a Water Aerobics 6p Juniper Hill GR	8 GENERAL ELECTION  6:30a-7:30p CR 9:15a Workout GR	9 6:30a Lap Swim 9a Water Aerobics 12:30p Pinochle CR 6p Hemlock Ridge CR	10 9:15a Workout CR 6p GW Highlands CR	11 6:30a Lap Swim 9a Water Aerobics Private Party CR (Early Set Up) 6:30p Dive in Movie 	12 Private Party CR Noon-4:00p
13	14 6:30a Lap Swim 9a Water Aerobics 6:30p Arboretum CR	15 9:15a Workout CR 6p Condo 4 GR 7p GVCA CR	16 6:30a Lap Swim 9a Water Aerobics 12:30p Pinochle CR	17 9:15a Workout CR 7p Condo 1 CR	18 6:30a Lap Swim 9a Water Aerobics Private Party CR (Early Set Up)	19 Private Party CR Noon-4:00p
20	21 6:30a Lap Swim 9a Water Aerobics	22 9:15a Workout CR	23 6:30a Lap Swim 9a Water Aerobics 12:30p Pinochle CR	24 9:15a Workout CR	25 6:30a Lap Swim 9a Water Aerobics	26 Private Party CR Reserved
27	28 6:30a Lap Swim 9a Water Aerobics 5:30p Condo 5 CR	29 9:15a Workout CR 6p Oak Knolls CR ACCES Deadline	30 6:30a Lap Swim 9a Water Aerobics 12:30p Pinochle CR	31 9:15a Workout CR		
Office Hours > Closed Suns.	Closed Morning: Mondays Afternoon:	10:30am-1:30 pm 2:30pm-7:00 pm	7:00am-10:30am 11:30am- 3:30pm	10:30am-1:30pm 2:30pm-7:00pm	7:00am-10:30am 12:00pm- 3:30pm	7:30am-10:30am 11:30am- 4:00p

Annual Owners Meeting Summary

Thank you to all who voted year. Elected Trustees are Sharon Bowlus, Beth Dingle, Daniel McKee, Tom Kemery, Jon Klement, Carol Oudeman, Betty Roth, Jim Simler, John Soberay, Krystal Tarulli, and Ottolee Umbaugh. Elected Nominating Committee members are Sharon Bowlus, John Cyr, and Susan Miller.

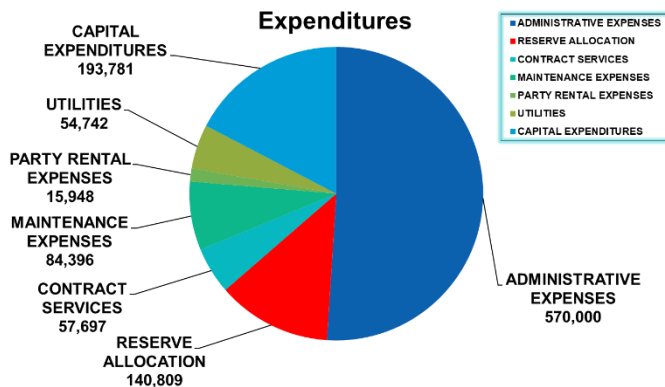
Financial Summary:

Below is the FY24 Operating Budget, with Pie Charts of the Revenue & Expenditures by category. The projected Reserve Balance is also shown.

BUDGET FOR 2023-2024			
	BUDGET FY 2023	Estimated FY 2023	BUDGET FY 2024
REVENUE			
1 FEES	744,952	758,764	760,032
2 RECOVERED LEGAL FEES	8,000	7,338	7,484
3 INTEREST INCOME	300	143	146
4 POOL PASSES & TRANSFER FEES	25,000	25,589	25,589
5 PARTY ROOM RENTALS	17,500	21,936	22,375
6 OTHER (SPECTRUM CABLE)	71,400	73,028	74,488
7 TRANSFER FROM RESERVE	338,808	276,602	193,781
8 TOTAL REVENUE	1,205,960	1,163,399	1,083,894
DISBURSEMENTS			
18 RESERVE ALLOCATION	215,859	215,859	140,809
19 ADMIN EXPENSES (Less Reserve Allocation)	543,390	544,824	570,000
25 CONTRACT SERVICES	54,924	53,950	57,697
31 PARTY ROOM RENTALS	14,000	15,635	15,948
32 MAINTENANCE (Less Party Room Rentals)	82,170	70,737	84,396
36 CAPITAL EXPENDITURES	338,808	276,602	193,781
42 UTILITY EXPENSES	54,260	53,276	54,742
43 TOTAL DISBURSEMENTS	1,289,410	1,215,249	1,101,424
Ending Operating Funds	40,000	89,112	71,582
Net Available for Reserves	215,859	215,859	140,809
Reserve Interest and Fees	6,729	9,700	27,386
Projected Year End Reserve Balance =	804,692	922,858	897,272

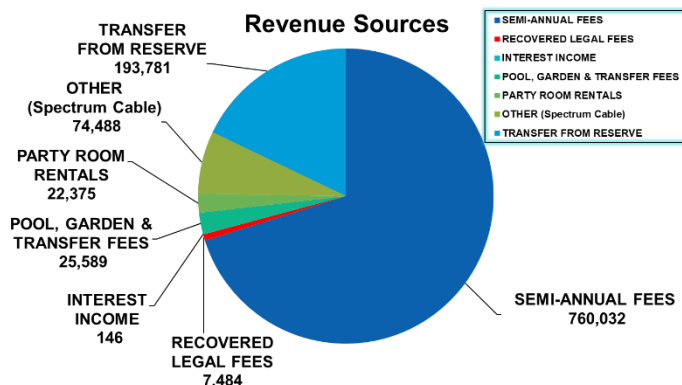
Expenditures

FY 2024 Budget = \$1,117,372



Revenue

FY 2024 Budget = \$1,083,894



Projects Summary:

This is a list of FY 2023 projects done or approved, and a list of the projects planned for FY 2024. The continued supply chain issues postponed many FY 2023 Projects. Unfinished FY 2023 projects, such as the Garden Room Renovations, will carry over or are already in the Capital Projects Budget for FY 2024.

Capital Expenditures FY 2023	
	Estimate
Landscape	7,283
Light Fixtures for Patio, Pool, Access Roads	2,099
Railing Replacement	91,315
Outdoor Pool Tile Replacement	15,000
Outside Wall - Garden Room	21,495
HVAC - Garden Room	28,543
Electrical Renovation - Garden Room	6,156
Kitchen Renovation - Garden Room	31,142
Concrete - Outdoor Pool	7,400
Paint Outdoor Pool	11,561
Garden Room Pathway	27,900
Electrical Panels	13,407
Electrical - Barn	594
Playground	944
Signs	700
Concrete - Cabin	11,064
Total =	276,602

Capital Expenditures FY 2024	
	Budget
Landscape	7,428
Property Surveys	5,306
Bridge Inspection & Repairs	15,918
Exercise Equipment	2,653
Office Equipment	3,184
Indoor Pool Deck Tile	19,953
Parking Lot Drains and Culverts	30,000
Light Fixtures for Patio, Pool, Access Roads	29,737
Concrete Sidewalks, partial	5,618
Pool Furniture	5,202
Lake Erosion Control	12,058
Community Room Roof	33,980
Clubhouse Skylights	22,744
Total =	193,781

In addition to the Capital Projects above, the GVCA staff helped beautify Greenwood by installing the seasonal decorations, & flower baskets, removing dead bushes and trees, planting new trees and bushes, daily watering, and painting the outdoor pool where needed. They helped ACCES process 108 applications, and delivered 650 flower baskets. Thank you to our residents who beautified Greenwood by buying a flower basket, or doing an outdoor home improvement.

POOL NEWS - Pool Phone: [330-467-1593](tel:330-467-1593)

Welcome to the Summer Outdoor Pool Season!
Each household is back up to 5 guests every day and we are back to pre-COVID policies. We will keep you informed should policies change in response to updated Health Department requirements.

Open Swim Hours:

Mon - Thurs: 10:30 AM - 9:00 PM

Fri - Sun: 10:30 AM - 8:00 PM

Morning Lap Swim Hours:

Mon, Wed, Fri: 6:30 AM - 8:30 AM

Morning Water Aerobics Hours:

Mon, Wed, Fri: 9:00 AM - 10:00 AM

This class is led by a certified instructor.

Please Note: Vacate pool **15 min. prior** to closing time. Locker rooms/pool area to be vacated by closing times. Saunas will reopen when the indoor pool opens.

Guest Passes

The daily guest rate at the pool is \$3 cash. **One Year** Guest Passes are **\$10 for 1** or **\$20 for 2**. **Five Year** Guest Passes are available at a reduced rate of **\$40 for 1** or **\$80 for 2**. Add the amount to your check when you pay your bill to the GVCA office and we will add 1 (or 5) year(s) to the expiration dates on your bill. NOTE: Activity Passes do not expire, but are \$5 to replace, if lost.

REMEMBER:

Bring your OWN* Activity Pass! (*NOTE: You can be suspended for up to 30 days for letting someone else use your pass or arguing with lifeguards.)

See the pool bulletin board or the website for the complete [Pool Rules](#).

GREENWOOD ACTIVITIES

Workout Class - 14 Class Sessions

Cost is \$42 for 14 classes per session or show up for \$5 per day. The current session began Thursday, June 31. Class starts at 9:15 a.m. in Community Room of the Club House Tuesdays & Thursdays. Make check payable to GVCA and drop your payment at the GVCA Office. Questions, call Linda Toth, [216-346-2045](tel:216-346-2045).

Pinochle

Do you like to play Pinochle? The Greenwood Pinochle group invites players of all skill levels to a casual, fun, and friendly environment at the Greenwood Village Club House in the Garden Room from 12:30-2:30 p.m. on Wednesdays. This is a great opportunity to meet your neighbors and make new friends. We play for fun with no fees or gambling. If you are interested and would like more info, call Donna at 330-468-5934 or Laura at 216-571-7162.

Cable Service

Call [Randy Skube](#) at [Spectrum Cable](#) at [216-387-2439](tel:216-387-2439) to set up or change your cable TV, high-speed internet, and phone service.

ACCES

Summer is here, submit your outdoor project to ACCES now so it is not delayed. Check the Greenwood website for the latest [ACCES rules](#). Thank you for helping to keep Greenwood beautiful.

Click here for [Satellite Instant Approval Form & Rules](#).

Lights, Cameras, Approval!

Lights* and doorbell cameras need ACCES approval. See the [lights and cameras rules](#) posted on the website to ensure you buy the correct type of light, mount your camera properly and supply all the information needed for ACCES approval. *Light color must be $\leq 3,000^\circ$ K.

Summer Cleaning

Keep your home looking sharp. Summer is a great time to power wash your home's siding, deck, and patio, and to fix and paint your mailbox, or put up a new pre-approved one. Remember to water your flowers.

Grill/Fire Safety

Please be safe when you cook outside! Do Not Use a grill* near your house, car, deck, garage, or anything else combustible. "In accordance with the Ohio Fire Code, charcoal burners, gas grills or any other type of open-flame devices* are prohibited to be used within (10) feet of a multi-family building (including the attached garage). The Ohio Fire Code also prohibits operation of such devices on balconies and decks. Violations of this Fire Code should be reported to the local Fire Department at the non-emergency phone number of 330-467-7410." *Includes Tiki Torches, Candles, Chimineas, Kerosene Heaters, or anything that burns! Dispose of cigarettes in fireproof containers. If you see something suspicious, please contact our Sagamore Hills Police Department directly.

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. The latest ACCES Rules are posted at www.greenwoodohio.org.

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 approval before beginning any outside projects. ACCES reviews projects as submitted via e-mail to gvca_office@yahoo.com. Approval Forms are on the www.greenwoodohio.org website.

Don't forget Sagamore Hills zoning (330-467-0900) & Summit County building permits for your project!!!

Click here for [FAQs for Buyers, Sellers, & Real Estate Agents](#)

Watch for walkers and kids out of school as you drive and remember:

[Wear white and carry a light as you walk in the night!](#)

Greenwood Summer Nights

Dive-in Movies and Other Fun!

All Events Start at 6:30 pm!

Friday, July 7

Planes & Top Gun Maverick



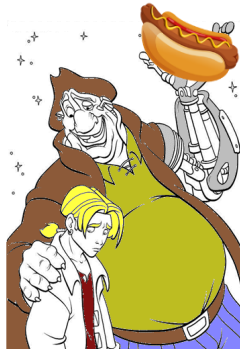
Saturday, July 22

SUMMER PARTY



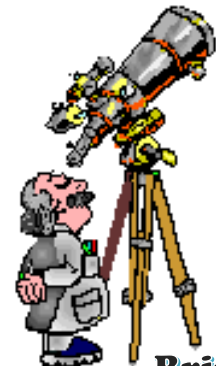
Thursday, August 3

Employee Appreciation Party



Friday, August 11

**The Iron Giant
& Treasure Planet
Perseid Meteors**

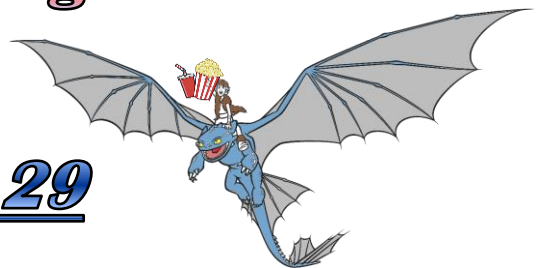


**Bring
Binoculars!**

Friday, September 15

Bonfire By the Lake

**How To Train Your Dragon
& Heavyweights**



Friday, September 29

Clambake

Guests Must Be Accompanied By A Resident.

(Movie Selections are Subject to Change.)



GVCA 2023 Summer Picnic & Pool Party

2023
Picnic
Saturday
July 22

Entertainment

**Dance to the Music or
Swim under the Stars!**

When:

6:30 pm - 11:00 pm

Drink

**GVCA will Provide
Liquid Refreshments**

Alcoholic Beverages Are Allowed - BYOB

(But Please - No Alcohol or Glass in the Pool Area)

Where:

GVCA Pool Area and
Clubhouse Driveways

Who:

Greenwood Village
Residents of All Ages
and Accompanied
Guests!

Food

**GVCA will Provide Condiments
and Large Community Gas Grill**

**Bring steaks, burgers, or other fun food
to grill, side dishes, tableware, and
whatever else you need for your picnic -
including your favorite adult beverages.**

**For residents who bring something to
share, a pot luck table will be set up.**

FREE!



Parking is Limited,
Walking Encouraged