

Greenwood Villager



July 2024

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 GVCA Owners Meeting on Monday, June 24. There is a summary of the annual meeting on page 3.

Improvements this past year include a new boiler, new tables for the pavilions, completion of the Garden Room renovation including a new kitchen and a new fieldstone façade on the outside wall.

Next major projects are a new Community Room roof and new drainage and paving for the walkways and parking lot.

This summer we have many events planned, the next being the **Summer Party on Saturday, July 20, at 6:30 pm.** 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 to more information. The "Newsletter Sign Up" on the right-hand side of the main page is used by over 500 residents to receive email notifications of important events and the posting of the monthly newsletter. (Black and white paper copies are in the drive-up newsletter box in front of the Club House.)

CALENDAR DATES TO REMEMBER

- 7/20 - Sat - Summer Party
- 7/26 - Fri - July Dive-in Movie Night
- 8/08 - Thu - Employee Appreciation Potluck Party
- 9/13 - Fri - Bonfire by the Lake Movie Night
- 9/20 - Fri - Rain date for Bonfire by the Lake
- 9/27 - Fri - Clambake
- 10/03 - Thu - Candidates Night
- 10/24 - Thu - Haunted Club House Setup
- 10/25 - Fri - Haunted Club House Party
- 11/05 - Tue - General Election Day
- 11/27 - Wed - Club House Holiday Decorating Party
- 12/06 - Fri - Holiday Cocktail Party

We look forward to seeing you at these fun GVCA events.

GREENWOOD NEWS (continued)

Remember your payment of \$257 is 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.

For routine questions about [payments](#), [sales](#), [room rentals](#), and the [latest newsletter](#), check our website or e-mail GVCA_Office@yahoo.com 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 links work on the online version of the newsletter, just click on them. .

GVCA OFFICE

830 Village Club Drive
Sagamore Hills, OH 44067

- Phone: [330-467-7036](tel:330-467-7036)
- FAX: [330-467-9374](tel:330-467-9374)
- Pool [330-467-1593](tel:330-467-1593)

OFFICE HOURS:

Wed. & Fri. - 7:00 AM to 3:30 PM Tues. & Thurs. - 10:30 AM to 7:00 PM
Saturday - 7:30 AM to 4:00 PM

GVCA Board Officers:

President:	John Cyr	GVCA Staff
Vice-President:	Susan Miller	Scott Klement, GVCA Manager
Treasurer:	Doug Powers	Mike Mausser, Asst. Mgr. / Pool Supr.
Secretary:	Sharon Bowlus	Diane Natoli, Admin. Assistant
Office e-mail:	gvca_office@yahoo.com	Wayne Nieman, Maintenance
Committee Chairs are:	ACCES - Jim Simler, Finance - Doug Powers,	Robb Carter, Head Lifeguard
Nominating -	Susan Miller, and Long Range Planning - John Cyr.	

GREENWOOD ACTIVITIES

See Pool News for Information on Swim Lessons

Pinochle and Board Games


Do you like to play Pinochle or board games? Greenwood's 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. We also have board game players with room for more.

Workout Class - 14 Class Sessions

Cost is \$42 for 14 classes per session or show up for \$5 per day. The current session began Tuesday, June 25. Class starts at 9:00 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).



July 2024

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

August 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1 9a Workout CR 4:30p Ironwood Trail GR	2 6:30a Lap Swim 9a Water Aerobics	3 Private Party CR 6:00p-Midnight Private Party GR 2:00-7:00p
4	5 6:30a Lap Swim 9a Water Aerobics Private Party GR 4:00-8:00p	6 9a Workout CR 1:30p ACCES GR	7 6:30a Lap Swim 9a Water Aerobics 12:30p Pinochle CR 7p TymberSkän GR	8 9a Workout CR 6p GW Highlands GR 6:30 Employee Appreciation Potluck Picnic @ Pool	9 6:30a Lap Swim 9a Water Aerobics	10
11 Private Party CR 1:00-6:00p	12 6:30a Lap Swim 9a Water Aerobics 6p Juniper Hill CR	13 9a Workout CR 6:30p Arboretum CR (Annual Meeting)	14 6:30a Lap Swim 9a Water Aerobics 12:30p Pinochle CR 6p Hemlock Ridge GR	15 9a Workout CR 7p Condo 1 GR	16 6:30a Lap Swim 9a Water Aerobics	17 Private Party CR 6:30-10:30p
18	19 6:30a Lap Swim 9a Water Aerobics	20 9a Workout CR 7p GVCA CR	21 6:30a Lap Swim 9a Water Aerobics 12:30p Pinochle CR	22 9a Workout CR	23 6:30a Lap Swim 9a Water Aerobics	24
25 Private Party CR Condo 4 Picnic 1:00-5:00p	26 6:30a Lap Swim 9a Water Aerobics 5:30p Condo 5 GR	27 9a Workout CR 6p Oak Knolls GR ACCES Deadline	28 6:30a Lap Swim 9a Water Aerobics 12:30p Pinochle CR	29 9a Workout CR	30 6:30a Lap Swim 9a Water Aerobics	31
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. Elected Trustees are John Cyr, Lynn Duskocil, Kathy Hinding, Paula McQueen, Susan Miller, Leslie Neet, Doug Powers, Bob Radl, Joan Stewart, and Caroline Wolske. Elected Nominating Committee members are Sharon Bowlus, Kathy Hinding, and Susan Miller.

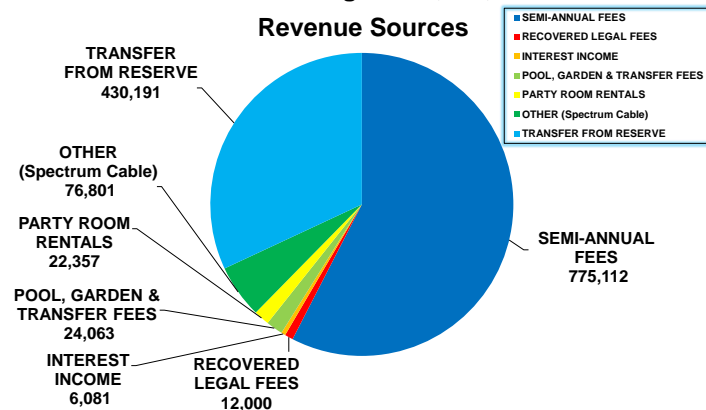
At the Organizational meeting afterwards Nadine Roszko and Genevieve Vince were appointed to one-year terms as Trustees to fill vacancies on the Board.

Financial Summary:

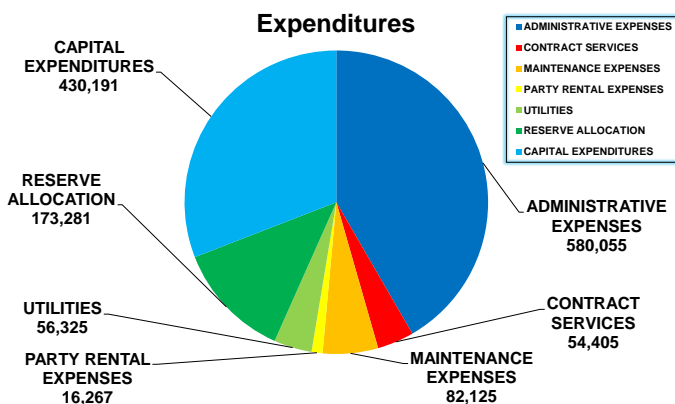
Below is the FY25 Operating Budget, with Pie Charts of the Revenue & Expenditures by category. The projected Reserve Balance is also shown.

BUDGET FOR 2024-2025			
	BUDGET FY 2024	Estimated FY 2024	BUDGET FY 2025
REVENUE			
1 FEES	760,032	785,493	775,112
2 RECOVERED LEGAL FEES	7,484	22,603	12,000
3 INTEREST INCOME	146	5,962	6,081
4 POOL PASSES & TRANSFER FEES	25,589	24,063	24,063
5 PARTY ROOM RENTALS	22,375	22,536	22,357
6 OTHER (SPECTRUM CABLE)	74,488	73,435	76,801
7 TRANSFER FROM RESERVE	193,781	216,278	430,191
8 TOTAL REVENUE	1,083,894	1,150,370	1,346,606
DISBURSEMENTS			
18 RESERVE ALLOCATION	140,809	150,405	173,281
19 ADMIN EXPENSES (Less Reserve Allocation)	570,000	580,177	580,055
25 CONTRACT SERVICES	57,697	50,615	54,405
31 PARTY ROOM RENTALS	15,948	16,259	16,267
32 MAINTENANCE (Less Party Room Rentals)	84,396	79,709	82,125
36 CAPITAL EXPENDITURES	193,781	216,278	430,191
42 UTILITY EXPENSES	54,742	55,820	56,325
43 TOTAL DISBURSEMENTS	1,101,424	1,149,263	1,392,649
Ending Operating Funds	67,407	86,043	40,000
Net Available for Reserves	140,809	150,405	173,281
Reserve Interest and Fees	27,386	19,952	38,148
Projected Year End Reserve Balance =	949,866	929,531	710,768

FY 2025 Budget = \$1,346,606



FY 2025 Budget = \$1,392,649



Projects Summary:

This is a list of FY 2024 projects done or approved, and a list of the projects planned for FY 2025. Unfinished FY 2024 projects, such as the Indoor Pool Deck Tile, will carry over or are already in the Capital Projects Budget for FY 2025.

Capital Expenditures FY 2024	
	Estimate
Landscape	7,428
Bridge Inspection & Repairs	1,800
Office Equipment	1,483
Indoor Pool Deck Tile	35,000
Parking Lot & Drainage Design	19,902
Light Fixtures for Patio, Pool, Access Roads	21,000
Pool Furniture	5,200
Community Room Roof Design	3,700
Sandblast & Paint Outdoor Pool	40,056
Garden Room Outside Wall	18,000
Garden Room & Railing Renovations	4,217
Garden Room Kitchen Renovation	30,098
Signs	2,154
Pruning Parkways and Clubhouse Area	5,743
Boiler Replacement	20,496
Total =	216,278

Capital Expenditures FY 2025	
	Budget
Reserve Study	5,025
Landscape	7,577
Property Surveys	5,412
Walls Masonry Repairs Control Joint	7,283
Paint CR Ceiling	27,650
Walls, Curtain Wall, inspections	3,800
Clubhouse Access Roads	77,000
Parking Lot	73,700
Community Room Roof	200,000
Clubhouse Skylights	22,744
Total =	430,191

In addition to the Capital Projects above, GVCA staff repaired the outdoor pool pump, painted the new Garden Room kitchen, and re-stained the playground equipment. They helped to beautify Greenwood by installing the seasonal decorations, & flower baskets, removing dead bushes and trees, planting new trees and bushes, daily watering, and mulching the GVCA properties. The staff helped ACCES process 137 project applications, managed the fun GVCA events, and delivered 650 flower baskets to residents.

Thank you to our residents who beautified Greenwood by buying a flower basket or doing outdoor home improvements, and a special thank you to those who volunteered to help at GVCA events.

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

Greenwood Village is offering group swimming lessons.

Lessons will be held Monday through Thursday from 10-10:30 am. Friday will be the rain date if necessary. Each session will last 2 weeks. The second session will begin July 8.



Participants must be a Greenwood resident or family member of a resident. The cost per session is \$40, please sign up at the outdoor pool pass table.

Call or message Mike with questions at 216-410-6736.

Outdoor Pool

School Season Open Swim Hours:

Mon - Thurs: 10:30 AM - 8:00 PM

Fri - Sun: 10:30 AM - 7:00 PM

Summer Pool Open Swim Hours (Starts June 4):

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.

REMEMBER: Bring your OWN* Activity Pass!

(*WARNING: Up to a 30-day suspension for letting someone else use your pass or for arguing with lifeguards.)

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**.

NOTE: Activity Passes do not expire, but are \$5 to replace, if lost.

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

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

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. See latest ACCES Rules at www.greenwoodohio.org.

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.

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

ACCES

Tips to Insure an ACCES Application is Approved:

1. All applications must have approval signatures (from neighbors if you own a single family home, or from your condominium board or management company if you own a condominium) before submission to the ACCES.
2. Applications for tree removal: Trees must be marked with a ribbon.
3. Supporting documents must be included, e.g., if requesting new windows, attach the brochure from the company and circle the style and color of the window exterior. Include supporting construction documents if applicable. Links to websites are not acceptable.
4. The more information provided, the more likely the application will be approved on the first submittal. Most applications are disapproved only because not enough information was provided.

Other Reminders

Applications must be submitted by the owner or the condominium association (if a condominium project). ACCES does not accept applications directly from contractors, nor does ACCES respond to calls or emails from contractors asking if an application has been approved. ACCES reviews projects as submitted via e-mail to gvca_office@yahoo.com. Approval Forms are on the www.greenwoodohio.org. Submit your outdoor project 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.**

Grill/Fire Safety

Please be safe when you cook outside! Do Not Use a grill* within 10 feet of 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.



GVCA Summer & Pool Party

2024 Picnic

Saturday

July 20

Entertainment

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

Drink

**GVCA will Provide
Liquid Refreshments**

Alcoholic Beverages Are Allowed - BYOB

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

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.**

830 Village Club Drive, Sagamore Hills, OH 44067 / (330) 467-7036

When:

6:30 pm - 11:00 pm

Where:

**GVCA Pool Area and
Club House Driveways**

Who:

**Greenwood Village
Residents of All Ages
and Accompanied
Guests!**

FREE!



Parking is Limited,

Walking Encouraged

Greenwood Summer Nights

Dive-in Movies and Other Fun!

All Events Start at 6:30 pm!



Saturday, July 20
SUMMER PARTY

Friday, July 26

Dive-in Movie
**Incredibles
& Sandlot**



Thursday, August 8

Employee Appreciation Party

Friday, September 13

Bonfire By the Lake

**Chicken Run
& Jurassic Park**



Friday, September 27



Clambake



Guests Must Be Accompanied By A Resident.

(Movie Selections Are Subject to Change.)