



August 2024

Visit [www.GreenwoodOhio.org](http://www.GreenwoodOhio.org)

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## GREENWOOD NEWS

Dear Greenwood Village Residents,

Please join us on Thursday, August 8, for the Annual Employee Appreciation event with your special side dish, a smile, and words of thanks for a job well done! GVCA will provide pizza and lemonade. See flyer on page 5.

Our annual Bonfire-by-the-Lake Movie Party is on Friday, September 13 and our annual Clambake is on Friday, September 27.

In October, we will hold our Haunted Clubhouse party on Friday, October 25. Help set up on Thursday, October 24.

See page 6 for flyer about all the upcoming events.

Thank you to everyone who attended the Summer Party July 20. We had the best turnout ever. It was a beautiful event to enjoy meeting new neighbors, delicious food, great music, lots of dancing and swimming, and a warm bonfire.

Note: The GVCA Office will be closed the following Saturdays: August 10, 24, 31, and September 7 & 14.

Every month the color newsletter is posted on the website [www.GreenwoodOhio.org](http://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

- 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

## GREENWOOD NEWS (continued)

The \$257 semi-annual GVCA assessment due date was July 1. Thank you to the 95% who paid on time! If you still owe, \$65 in late fees were added and you cannot use the pool or facilities, per the [GVCA Fees and Collections Policy](#) posted on the website. 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 e-mail [GVCA\\_Office@yahoo.com](mailto: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.

<b>GVCA OFFICE</b>	• Phone: <a href="tel:330-467-7036">330-467-7036</a>
830 Village Club Drive	• FAX: <a href="tel:330-467-9374">330-467-9374</a>
Sagamore Hills, OH 44067	• Pool <a href="tel:330-467-1593">330-467-1593</a>
<b>OFFICE HOURS:</b>	
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	
<b>GVCA Board Officers:</b>	<b>GVCA Staff</b>
President: John Cyr	Scott Klement, GVCA Manager
Vice-President: Susan Miller	Mike Mausser, Asst. Mgr. / Pool Supr.
Treasurer: Doug Powers	Diane Natoli, Admin. Assistant
Secretary: Sharon Bowlus	Wayne Nieman, Maintenance
Office e-mail: <a href="mailto:gvca_office@yahoo.com">gvca_office@yahoo.com</a>	Robb Carter, Head Lifeguard
Committee Chairs are: ACCES - Jim Simler, Finance - Doug Powers, Nominating - Susan Miller, and Long Range Planning - John Cyr.	

## GREENWOOD ACTIVITIES

### Pinocle and Board Games


Do you like to play Pinocle or board games? Greenwood's Pinocle 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 will begin Thursday, August 15. 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).



# August 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				<b>1</b> 9a Workout CR 4:30p Ironwood Trail GR	<b>2</b> 6:30a Lap Swim 9a Water Aerobics	<b>3</b> Private Party GR 2:00-7:00p
<b>4</b>	<b>5</b> 6:30a Lap Swim 9a Water Aerobics Private Party GR 4:30-8:30p	<b>6</b> 9a Workout CR 1:30p ACCES GR	<b>7</b> 6:30a Lap Swim 9a Water Aerobics 12:30p Pinochle CR 7p TymberSkän GR	<b>8</b> 9a Workout CR 6p GW Highlands GR <b>6:30 Employee Appreciation Potluck Picnic @ Pool</b> 	<b>9</b> 6:30a Lap Swim 9a Water Aerobics	<b>10</b> Office Closed
<b>11</b> Private Party CR Noon-6:00p	<b>12</b> 6:30a Lap Swim 9a Water Aerobics 6p Juniper Hill GR	<b>13</b> 9a Workout CR 6:30p Arboretum CR (Annual Meeting)	<b>14</b> 6:30a Lap Swim 9a Water Aerobics 12:30p Pinochle CR 6p Hemlock Ridge GR	<b>15</b> 9a Workout CR 7p Condo 1 GR	<b>16</b> 6:30a Lap Swim 9a Water Aerobics	<b>17</b> Private Party CR 6:30-10:30p
<b>18</b>	<b>19</b> 6:30a Lap Swim 9a Water Aerobics	<b>20</b> 9a Workout CR 7p GVCA CR	<b>21</b> 6:30a Lap Swim 9a Water Aerobics 12:30p Pinochle CR	<b>22</b> 9a Workout CR	<b>23</b> 6:30a Lap Swim 9a Water Aerobics	<b>24</b> Office Closed
<b>25</b> Private Party CR Condo 4 Picnic 1:00-5:00p	<b>26</b> 6:30a Lap Swim 9a Water Aerobics 5:30p Condo 5 GR	<b>27</b> 9a Workout CR 6p Oak Knolls GR ACCES Deadline	<b>28</b> 6:30a Lap Swim 9a Water Aerobics 12:30p Pinochle CR	<b>29</b> 9a Workout CR	<b>30</b> 6:30a Lap Swim 9a Water Aerobics	<b>31</b> Office Closed Labor Day Observed

# September 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<b>1</b>	<b>2</b> Labor Day	<b>3</b> 9a Workout CR 1:30p ACCES GR	<b>4</b> 6:30a Lap Swim 9a Water Aerobics 12:30p Pinochle CR 7p TymberSkän GR	<b>5</b> 9a Workout CR	<b>6</b> 6:30a Lap Swim 9a Water Aerobics Private Party GR 5:30-9:30p	<b>7</b> Private Party CR Noon-5:00p Private Party GR 1:00-5:00p Office Closed
<b>8</b>	<b>9</b> 6:30a Lap Swim 9a Water Aerobics 6:30p Arboretum GR	<b>10</b> 9a Workout CR 6p Condo 4 CR	<b>11</b> 6:30a Lap Swim 9a Water Aerobics 12:30p Pinochle CR 6p Hemlock Ridge GR	<b>12</b> 9a Workout CR 6p GW Highlands GR 6:30p Portage Path CR	<b>13</b> 6:30a Lap Swim 9a Water Aerobics <b>6:30 Bonfire by the Lake Movie</b> 	<b>14</b> Office Closed
<b>15</b>	<b>16</b> 6:30a Lap Swim 9a Water Aerobics	<b>17</b> 9a Workout CR 7p GVCA CR	<b>18</b> 6:30a Lap Swim 9a Water Aerobics 12:30p Pinochle CR	<b>19</b> 9a Workout CR 5:30p Condo 3 CR 7p Condo 1 GR	<b>20</b> 6:30a Lap Swim 9a Water Aerobics <b>Bonfire Movie</b> Rain Date	<b>21</b> Private Party GR 5:00-9:00p
<b>22</b>	<b>23</b> 6:30a Lap Swim 9a Water Aerobics 5:30p Condo 5 GR	<b>24</b> 9a Workout CR 6p Oak Knolls GR ACCES Deadline	<b>25</b> 6:30a Lap Swim 9a Water Aerobics 12:30p Pinochle CR 6:45p Hamptons CR	<b>26</b> 9a Workout CR 4:30p Ironwood Trail GR	<b>27</b> 6:30a Lap Swim 9a Water Aerobics <b>Clambake</b> CR 6:00p 	<b>28</b> Private Party GR Times
<b>29</b>	<b>30</b> 6:30a Lap Swim 9a Water Aerobics					
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.

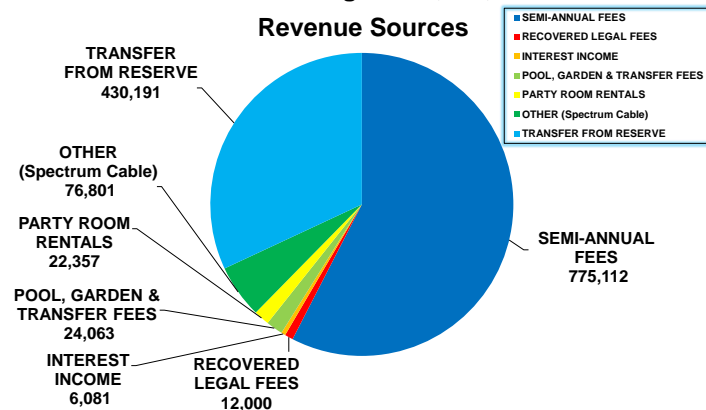
At the Organizational meeting afterwards Nadine Roszko and Genevieve Vince were appointed to one-year terms as Trustees to fill vacancies on the Board.

## Financial Summary:

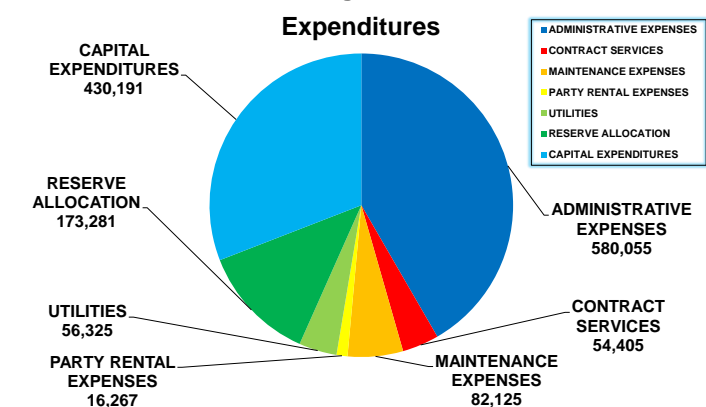
Below is the FY25 Operating Budget, with Pie Charts of the Revenue & Expenditures by category. The projected Reserve Balance is also shown.

BUDGET FOR 2024-2025			
	BUDGET FY 2024	Estimated FY 2024	BUDGET FY 2025
<b>REVENUE</b>			
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
<b>8 TOTAL REVENUE</b>	<b>1,083,894</b>	<b>1,150,370</b>	<b>1,346,606</b>
<b>DISBURSEMENTS</b>			
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
<b>43 TOTAL DISBURSEMENTS</b>	<b>1,101,424</b>	<b>1,149,263</b>	<b>1,392,649</b>
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
<b>Projected Year End Reserve Balance =</b>	<b>949,866</b>	<b>929,531</b>	<b>710,768</b>

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.

<b>Capital Expenditures FY 2024</b>	
	<b>Estimate</b>
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
<b>Total =</b>	<b>216,278</b>

<b>Capital Expenditures FY 2025</b>	
	<b>Budget</b>
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
<b>Total =</b>	<b>430,191</b>

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)

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](http://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!!!**

### **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.



### **GVCA Anti-Harassment Policy**

GVCA's [Anti-Harassment Policy](#) is available at the website or the office.

## **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](mailto:gvca_office@yahoo.com). Approval Forms are on the [www.greenwoodohio.org](http://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 ≤ 3,000° 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.

# *Come Say Thank You To Our Staff!*

Staff  
**Appreciation**  
Day



**Join us for a Late Night Swim and  
All-Staff Appreciation Party!  
Thursday, August 8, 6:30 pm ~ ?**

- **We'll provide the pizza, lemonade, cake, and tableware.**
    - **You - Please bring a fun side dish\* to share.**
  - **Don't miss your chance to thank our wonderful staff who have been working hard all year long!**
- (\*Dish Sign-up Sheet at the Pool Sign-in Desk.)**

Staff Appreciation  
**Potluck Picnic!**

Guests **MUST** be accompanied by a Greenwood resident

# Upcoming Greenwood Events

## Movies and Other Fun!

All Events Start at 6:30 pm or Time Listed



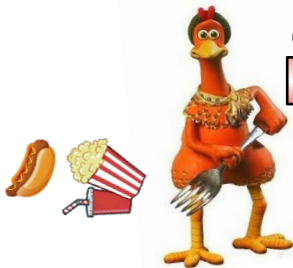
*Thursday, August 8*

Employee Appreciation Party

*Friday, September 13*

Bonfire By the Lake

**Chicken Run  
& Jurassic Park**



*Friday, September 27*

Clambake

Starts at 6:00 pm



*Thursday Oct 24*

Haunted Setup

Noon to 8 pm

*Friday, Oct 25*

Haunted Clubhouse

6 pm - ?



Guests Must Be Accompanied By A Resident.

(Movie Selections Are Subject to Change.)