

Greenfield Estates Newsletter

www.greenfieldestates.net

Number 33

November 2013

New Email Address

The Greenfield Estates Property Owners Association Board of Trustees now has a new common email address:

GreenfieldEstatesPOA@gmail.com

This is a common email box available to all of the Trustees and all official communications pertaining to the POA should come from this email address. Please be sure to add this email address to your contacts and take whatever steps are necessary to ensure that it is not blocked by your email provider or software. Furthermore, please use this email address for all future correspondence to the Board of Trustees. This common and consistent email address will make it much easier in the future when there are changes in the POA Board.



Dues Notices

Dues notices for 2014 will be sent to all residents no later than December 1, 2013, and are payable no later than January 1, 2014. Dues for 2014 will remain at \$75 per lot, and the option of receiving the dues notice electronically will be available once again.

Dues Notices - cont.

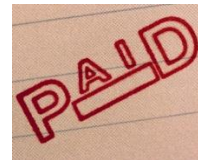
The policy for dealing with delinquent dues was changed a couple years ago and will remain the same for 2014:

- Dues payments received by or postmarked by January 1, 2014 the amount due is **\$75 per lot**.
- Dues payments received or postmarked January 2, 2014 - February 1, 2014, the amount due is **\$90 per lot**.
- Dues payments received or postmarked February 2, 2014 - March 1, 2014, the amount due is **\$110 per lot**.
- For any resident who does not pay the annual dues by March 1, 2014, the Board will file a lien on the property in the amount of \$110 plus the cost of filing and withdrawing the lien.

Payments should be mailed to:

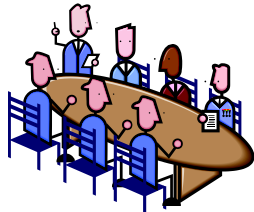
Greenfield Estates POA
PO Box 259
Carroll, OH 43112

The Board spends valuable POA funds as well as time to track down delinquent dues payers. This policy will recoup some of those costs. Please remember that it is the responsibility of each resident to pay the annual dues in a timely manner. Additionally, please remember the Board of Trustees is not responsible for missing postmarks when it comes to the timeliness of dues payments.



Annual Meeting

Mark your calendars.....The Board of Trustees has set the date for the annual meeting. The 2014 Annual Meeting of the Greenfield Estates Property Owners Association will be held Wednesday, March 26th, 2014 at 7:00pm at the Greenfield Township Fire Department located at 3245 Havensport Rd. NW, Carroll, OH (intersection of Havensport Rd. & Election House Rd.).



Trustee Nominations

Nominations for Board of Trustee members for the 2014-2017 cycle are being solicited. The By-Laws specify that nominations for Board members need to be received 30 days prior to the Annual Meeting so that ballots can be prepared. For 2014, the deadline is February 24th. You can nominate someone in the neighborhood or yourself – no experience is necessary. Being a Board member is a great way to get involved in one of the most local forms of government. Due to poor participation last year, several volunteer Board members had to be appointed for one-year terms. Local control of the POA is important and if the poor participation continues, at some point the only option may be an outside management company to run the POA. That would relinquish local control and increase costs for everyone. So please consider running for the Board of Trustees in 2014.



Web Site

Have you checked out the POA web site recently? Classified ads are posted along with services provided by residents of our community. Go online at www.greenfieldestates.net to learn more!

CC&R Reminders

Here are few recent observations and reminders as they pertain to the deed restrictions that help maintain the community for all of us:

- **Signs** – There have been a few signs in the community that don't meet the requirements posted in the deed restrictions. Item #20 says: *"No billboards, signs or advertising device of any kind shall be erected, placed or suffered to remain on said premises except for one sign of not more than five square feet advertising the property for sale or rent and promotional signs used by a builder during the construction period."*
- **Trash cans** – Please remember that trash cans and containers are not be to stored outside your home in plain view from the road or neighboring properties. An excerpt from #17 says: *"sanitary containers for collection shall be stored within a structure or concealed by landscaping or other materials, either of which provide a year round visual screen for such containers from neighboring streets or properties,"*.

Everyone appreciates your cooperation with the deed restrictions.



Trash Collection

Have you noticed that nearly every day of the week, there are multiple trash trucks in the neighborhood collecting trash from residents? Have you ever wondered if you are getting a good deal for what you pay for your trash collection services or if your neighbor is paying less for the same or even better service? Did your trash collection bill recently rise? Do you ever wish that curb-side recycling was available in our neighborhood? These questions have been on the minds of those on the Board as well.

The requirements for weekly trash collection for each resident is clear in the CC&R #17 which says *“Each lot owner shall arrange for trash to be collected and removed on a weekly basis.”* But there are no specifications that it has to be a common service among all residents. There are no plans to make it a requirement to use a common service across the neighborhood. However, there are some tremendous benefits if the residents band together and select a common trash carrier for the entire development.

While it is realized that this subject has been broached in the past, there are some good reasons to bring it up again. This is not some sort of attempt at socializing the neighborhood or infringing on your rights to choose a trash provider of your liking. Nor is it an attempt to exert any more control from the POA Board over your personal lives (we have our own too) so please make sure any feedback you provide is constructive and pertaining to the subject.



Trash Collection – cont.

The benefits of common trash collection services include:

- **Reduction of truck traffic** in the neighborhood which reduces noise, pollution, and wear-and-tear on our roads. Right now, there are multiple services with multiple trucks running nearly every weekday.
- **Cheaper price** – As of right now, the residents are paying anywhere from below \$50 per quarter to over \$120 per quarter and everywhere in-between for trash collection. It is obvious that if we band together and use our purchasing power as a group, we would all get a better deal.
- **Recycling** – As a community, we could also get voluntary curbside recycling included from the provider on the same day as trash collection. Currently, having to haul your own recyclables to collection sites often prevents many people from recycling.

You may have read in the paper that the Village of Carroll recently accepted a new waste collection contract for residents of the village that includes voluntary curbside recycling. And, the rate for residents in the Village of Carroll is only \$11.95/month (which translates to \$35.85/quarter). Members of the Board have called several trash providers to inquire about the idea of common trash collection services in our neighborhood. The final prices would likely depend on the ultimate level of resident participation but the generalized quotes were in the sub-\$45/quarter range for trash collection and recycling.

There will be more discussion about this topic at the annual meeting so please give it some thought.

Board Update

As you may know, the current Board is comprised of several appointees who were not elected due to the inability of the Board to find candidates to run for office. We are hoping for changes in 2014 and we encourage nominations for residents to run for the Board of Trustees. In the meantime, the positions of President and Vice President have been rotating. The current positions are indicated below. As of December 1st, Pat Miller will assume the role of President until the annual meeting in March. The newest member to the Board, Richard Simms, is assuming the role of Vice President and he is also handling some of the communications and website duties.

You may also see that the name Mark Weedy is no longer associated with the POA. While he hasn't been part of the Board for a while now, he continued his service handling many of the secretary and treasurer duties while a transition was made. The Board would like to thank Mark Weedy for his years of service to the POA and many of us realize that without his hard work and dedication, the POA wouldn't be what it is today.

Board of Trustees as of Nov. 13th, 2013

Gerald Milner, President	614-432-9702
Richard Simms, Vice President	817-427-1179
Jason Martin, Secretary	654-9120
Pat Miller, Treasurer	614-306-3067
Dorian Richards	639-4031

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