

Greenfield Estates Newsletter

www.greenfieldestates.net

Number 63

SEPT 2025

CC&R ENFORCEMENT

When we purchased property in Greenfield Estates, we agreed to comply with the Covert Conditions and Restrictions (CC&Rs). See the CC&Rs at www.greenfieldestates.net. Those CC&Rs were, and still are, legally binding. The POA Board of Trustees is to enforce the CC&Rs to benefit the whole community. Ninety-nine percent of the owners take it upon themselves to comply. Because of your efforts the neighborhood's appearance, desirability, and market values have flourished. When an owner does not comply with the CC&Rs the ability to enforce them has been lacking; until now. The **Ohio Revised Code Section 5312.11 | Individual lot assessments:** <https://codes.ohio.gov/ohio-revised-code/section-5312.11> states: *An owner's association may assess an individual lot for any of the following:...*and it details the process and procedure for using financial incentives. The Greenfield Estates developer codified the authority of the POA to seek assessments and recorded it in the Fairfield County Records Office Document OR 1565 Page 2965, Section 12: Powers. The POA Board of Trustees has formalized those incentives. Please refer to Resolution 25-01 included in this

email. The POA Board does not wish to seek punitive damages against **minor/temporary infractions**. When the POA Board determines that an owner is disregarding the CC&Rs the assessment process will be in accordance with ORC Section- 5312.11 and 5312.12. Homeowners should review the CCRs and bring their outside property (home, outbuildings, landscaping, mailboxes, etc.) up to CCRs standards in the next 30 days as the financial incentive phase will begin in the fourth quarter 2025: OCT 1,2025.

TRICK OR TREAT

OCT 26th from 4:00 to 5:30 for family of property owners only, please.

CATTAIL MITIGATION

Mitigation begins soon. Please see upcoming notification via email.

Jennifer Sitterly

Candidate for township trustee will meet with anyone interested:

<https://www.facebook.com/share/1BMhpXDjkN/?mibextid=wwXlfr>

Board of Trustees

Scott Richardson, Pres/Sec	928-232-9196
Curt Cupp, Treasurer	740-503-0484
Jen Helm	513-238-2312
Bryon Lundquist	614-588-6725
Angela Bell	614-313-8728