

Greenfield Estates Newsletter

www.greenfieldestates.net

Number 53

September 2022

Annual Trick-or-Treat

The Board of Trustees has scheduled the annual Trick-or-Treat for Sunday, October 30, 2022, from 4:00 pm until 5:30 pm. Residents who plan to participate and distribute treats should sit at the end of their driveway. If available, Greenfield Township emergency vehicles will be in the neighborhood to explore. Please show your appreciation to our first responders. As a reminder, parents please ensure your children respect the private property of fellow homeowners.



Dues Invoices

The Board of Trustees has set the 2023 annual dues amount at \$75.00. Dues are payable on or before **October 31, 2022**. Payments postmarked after that date will fall under the POA delinquent dues policy which is included with the invoice.

The Board sent an email to all residents asking if they would like an electronic version of the annual dues invoice. The deadline to reply to this email is **Friday, September 30, 2022**. Paper invoices will be mailed via snail mail to all residents who do not respond to the email as of the deadline. Please consider requesting an electronic invoice as this saves the POA money on stamps, envelopes, and paper.

Greenfield Township Meeting

<https://www.greenfieldtwp.org/>

Township concerns can be addressed at the Trustees Meeting held every 2nd and 4th Wednesday at 6:00 PM at the firehouse, 3245 Havensport Rd. Carroll, Ohio. This is an excellent opportunity to voice concerns about Greenfield Estates road conditions.

CC&R Changes/Updates

The Board of Trustees believes that it is time to update the Covenants, Conditions & Restrictions (CC&Rs) to address new challenges facing Greenfield Estates. Specifically, prohibiting the use of our residential properties as short term rentals such as *VRBO* or *Airbnb*. The process would require legal guidance and a majority of the homeowners to approve the final product. The Board believes that acting now might preclude any future issues. The annual meeting will be held in the Spring of 2023 where we can address and discuss a proposed draft.

Since there are several new families in the neighborhood, we would encourage you to review the current CC&Rs prior to making changes to your property. Common issues that come up include: 1. Plans for any outdoor “structure or thing” on your property must be presented to the Board of Trustees in advance for consideration and 2. Residents are to maintain their property. All trees, shrubs, grass and plantings shall be kept well maintained, properly cultivated and free of trash, weeds, and other unsightly material.

If you have any questions, please feel free to contact one of the Board of Trustee members listed below

Facebook

Another good source of information is a private Facebook page administered and moderated by several neighborhood homeowners. If you are on Facebook, navigate to **Greenfield Estates Ohio** and ask to join. This site is always updated with pertinent questions and answers.

Board of Trustees

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