



# Greene Gazette

Spring 2014

**Spring!!** Is the snow gone? Can we start to fill the pot holes? I am so ready for warm weather.

**Community Garden:** The garden club is anxiously awaiting the start of spring 2014! Many seeds have been started in flats and will be transplanted to their beds as the weather warms. Last year the garden got off to a late start, but produced a vast number of veggies for the families; this year is sure to be even better. All produce is grown using organic methods and 90% of the plants are verified non-GMO. The gardeners will meet throughout the week as schedules and weather permit. There are still a few spots for any new members who wish to join. Please feel free to contact Cheryl Bartone (#57) at 260.3184 if you are interested. They'd love to have you!

**Plumber Days:** Yes, there will be Plumber Days this spring. We have a new Plumber, Steve Brenner, whose business is in St Bernard. He has experience doing Plumber Days in other Condominiums and is looking forward to participating with us. Plumber Days are

scheduled for April 26 and May 3 and reservations are for 45 minute appointments on those days. A flyer will be sent around describing how to make an appointment. The cost to the resident is \$5.00 plus parts (please do not buy your own parts as they cannot be guaranteed to work and the plumber may not be willing to install them). Plumber Days is intended to provide a convenient and inexpensive way to provide the residents with plumbing maintenance repairs. It will not afford you the opportunity to replace that old sink or shower faucets.

**Courtyard re-modelling:** This summer, in August, we will begin reworking the courtyard parking lots and front yard drainage. This work will be extensive and will include a couple of weeks when the parking lot cannot be used. For that reason, we are going to do one courtyard per year for the next four years. We will start in courtyard D because it needs a lot of attention and it is at the end of the drive. There will be more on this in the next newsletter and by mailed notices as the beginning of work approaches.

**Finances:** All this work we

are doing is expensive. Each courtyard will cost between \$40,000 and \$50,000 to complete. That is another reason to do only one per year and to avoid performing minor repairs to other courtyards that will occur when the major work is done. The good news is that we will have the money to do this. There will be no special assessments, we will not borrow money, and we will raise Condo fees only 3% to 5% per year as we promised.

**Rental Limits:** As most of the owners know, we restrict the number of rental units to 41 (50%) in order to maintain FHA certification. Currently there are 39 rental units and 3 that are vacant and potential rentals. That would put us over the top. Because of grandfathering that is required by law, one of the vacant units is guaranteed rentable. This puts us very close to the limit. Please remember this if you are thinking of selling your unit or changing it from owner-occupied to rental.

**Did You Know:** This is the area of the Greene Gazette where we discuss the Rules and Regulations and how to avoid getting fined.

Patios are not private property. They are common areas reserved for use only by the residents of the adjoining unit. As such, they are subject to the COA Rules and Regulations that apply to all common property.

They need spring cleaning.

They are not to be used as storage for anything except what you would normally find on a patio.

They are not permitted to be latrines for your pets.

The gates are equipped with a slip lock which may be used to restrict entry. But you may not add a second lock to the gate.

Nothing placed on the patio may extend above the top of the patio fence except a patio umbrella.

These things mentioned above are violations that may generate fines if ignored.

Front doors are the responsibility of the unit owner to maintain. Two years ago we initiated a painting program to provide each owner an inexpensive way to maintain his front door. Sadly some of the worst offenders did not take advantage of the opportunity. This year owners whose doors need maintenance or replacement will be expected to comply or be fined. It should be noted that several doors are the wrong color or have the incorrect type of weather seal. So, even a well-

maintained door may be in violation.

The outdoor lamp next to the front door and the mailbox are also the responsibility of the owner. There are still several of these in violation including at least one mailbox that was spray painted and the paint is all over the brick.

Finally, there are a large number of residents who do not care to respect the rules for parking. We will be closely monitoring the parking and will be ticketing vehicles in violation, sending letters of violation, and, where appropriate, towing vehicles. In past years people have ignored the notices and received increasingly expensive fines. Once the fines get so large or if we cannot identify the owner of a vehicle, we will have it towed. Eventually even the most adamant violator will be convinced to follow the rules. If you do not know the rules for parking, read the Rules and Regulations. You each have a copy.

This spring we will be issuing new parking permits. As of the first day of the month following that issuance, the orange permits will no longer be valid and you may be fined.

There is a restriction requiring that all dogs be walked in the

berm to the east of the driveway. You are expected to pick up the dog poop. You all know this so why don't you do it? The berm is a complete mess. We don't blame the dogs or fine them. We do blame the owner and fine him.

**Rules and Regulations:** The Rules and Regulations exist to make it possible for so many families to live in close proximity and in peace. They have the force of Ohio law and can therefore be enforced effectively. Violations generate a warning which, if not heeded, will garner fines. Each time an owner is fined the fine doubles. Eventually, if the fines don't succeed, we will evict or foreclose. Last year we evicted two families for vandalism at the pool. Please realize that the Rules and Regulations are important for each owner, tenant and dependent to obey.