

Village Voice

Greenfield Village Homes Association

October 2022

Insurance Requirements

If you have not already done so, please provide the business office with a copy of your current insurance coverage certificate. Each homeowner's insurance coverage should be:

- ⇒ Current and in-force
- ⇒ A full coverage "Homeowner" policy, not Condominium or Townhome
- ⇒ A policy that includes exterior coverage, full replacement value
- ⇒ A policy listing Greenfield Village as additionally insured

Greenfield Village Homes Association does not carry insurance on your Townhome. The Association has insurance coverage for the Common Grounds and property owned by the Village as required by the Declaration of Covenants, Conditions, and Restrictions of Greenfield Village Homes Association.

Work Zone Safety and Work Order Requests

We would like to remind Village homeowners and residents that all work requests and questions should be directed to the Business Office at 816-765-1071 or by email to gvhaofc@att.net. Emergencies should be directed to the emergency line at 816-289-3781.

Our staff have much to do and limited hours in the day. It is important that we all remember how much work they have to accomplish and respect their time.

Most of our members and residents are very good about limiting their contact with Village staff. However, there are a few exceptions. There are some homeowners and residents who continue approaching Maintenance staff with work requests or even just to chat about non-Village related items.

Please remember, residents, homeowners, children, and visitors are not permitted to be within 25 feet of a work zone for the safety of everyone. When Maintenance staff are using power equipment (mowers, weed-eaters, blowers, saws, etc.) that safety zone is increased to 75 feet due to the possibility of items being discharged from equipment. Your cooperation and understanding in this regard is greatly appreciated.

We do not want to discourage people from waving or saying hello or thanks for a job well done. We only ask that these contacts be kept brief and with the safety of everyone in mind so that our staff can continue their hard work making repairs and improvements to our neighborhood.

Can We Reach You In An Emergency?

Please take a moment to complete or update the form below and either mail or drop the form off at the Business Office. Or if you prefer, send us an email at gvhaofc@att.net with your updated information. Your cooperation is greatly appreciated and could save lives or property if a fire or catastrophe were to occur. As always, your confidentiality is protected at Greenfield Village and we don't distribute personal information to other persons or businesses.

Greenfield Village Emergency Data Form

Homeowner's Name: _____

Unit Address in Greenfield Village: _____

Email Address: _____ Phone: _____

Mailing Address: _____

(Street)

(City)

(State)

(Zip)

In Case of Emergency:

Contact Name: _____ Phone: _____ Relationship: _____

Contact Name: _____ Phone: _____ Relationship: _____

Insurance Company: _____

Agent's Name: _____ Phone: _____

Resident's Name: _____

Resident's Phone (if different from above): _____

In Case of Emergency—Contact Name: _____ Phone: _____

In Case of Emergency—Contact Name: _____ Phone: _____

People in Residence:

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Parking at Greenfield Village

- ⇒ Each Townhome has been assigned two (2) specific parking spaces under a carport or inside a garage.
- ⇒ Visitor spaces are not for Residents' use. Violators will be tagged and are subject to tow at owners expense.
- ⇒ Parking in fire lanes is strictly prohibited, even for short-term use. Violators are subject to Immediate tow and Police citation.
- ⇒ Moving trucks, cars, motorcycles, and other motorized vehicles are not permitted on lawns within Greenfield Village. Damage fees (minimum \$75) will be charged to the applicable homeowner's account.
- ⇒ Any vehicle on Greenfield Village premises must be properly registered and tagged with current stickers, as applicable. Additionally, all vehicles must be operable. Vehicles not in compliance will be stickered and are subject to tow.
- ⇒ Homeowners/Residents are permitted to park only in their designated spaces. Parking in other townhomes assigned spaces is not permitted without written authorization and statement of assumption of liability, from applicable homeowner on file, at the GVHA business office.
- ⇒ Parents who take their children to the bus stop are not permitted to park in the fire lane. Violators are subject to Police citation and/or Tow.
- ⇒ Commercial vehicles are not to be parked at Greenfield Village except while providing a specific service. Commercial vehicles not engaged in a valid service will be towed without notice.

Trash Reminders

- ⇒ Weekly trash collection occurs at Greenfield Village each Saturday, including weeks when Holidays occur.
- ⇒ Trash must be set out in *secure* bags. Trash in cans is acceptable, except loose trash.
- ⇒ Failure to set the trash out as explained will result in missing pick-up for the week.
- ⇒ If you miss trash pick-up, please move your trash to a suitable storage area (away from the view of others) until the following Saturday.
- ⇒ Large or bulky items are not picked up as part of household trash service. If you would like a large or bulky item removed, please arrange for a private hauler of your choice at your expense. Stewart Hauling is available, please call them at 816-223-1920 for rates and availability.
- ⇒ Outdoor storage of household trash, furniture, and/or construction debris is not permitted at any time. Such items will be removed by Greenfield Village Maintenance staff at the standard rate of \$75.00 per person per hour, with a 2 person/2 hour minimum applied plus disposal fees to be assessed to the Homeowner's account.

Homeowner Maintenance Responsibilities

As homeowners, please be aware of the following maintenance responsibilities.

- ⇒ Windows, Doors, Screens, Garage Doors, and Detached Garages (excluding the roof)
- ⇒ Patio areas to include—concrete, fence, patio gate, mailbox, plant & tree growth emanating from inside patio
- ⇒ Flower gardens and landscape areas created or modified by Homeowners/Residents

Please check your Townhome for items that require maintenance—including (but not limited to): **chipped/peeling paint on doors (front, garage), exterior detached garages, broken window panes and screens, damaged fences, etc...** If these areas are found in need of maintenance, violation letters will be sent to the Homeowner and the City of Grandview Codes Enforcement Department as applicable. If there are maintenance needs that the Association is responsible for, please contact the Business Office at 816-765-1071 or gvhaofc@att.net to submit a work order request. Thank you for your cooperation.

Common Grounds / Landscaping

Please be reminded of the following guidelines with regards to the Common Grounds of Greenfield Village:

- ⇒ Plants, personal items, and lawn ornamentation are permitted only in the area between the sidewalk and the Townhome. Homeowners/residents are responsible for all maintenance of this area when Homeowner changes/modifications have been made.
- ⇒ No plantings or lawn ornamentation shall be permitted anywhere on the Common Grounds, except as defined above.
- ⇒ The area inside fencing at all townhomes is Homeowner property and must be maintained by the homeowner. The Association is not responsible for the fence, nor the inside of the patio area.
- ⇒ No BBQ grills, storage containers, or other items are allowed in any of the common areas, including the area between the sidewalk and the home. The common area is defined as all exterior land, excluding only the “Patio” space of applicable Townhomes.
- ⇒ Any BBQ grills, personal effects, and or lawn ornamentation that is in violation of the above established criteria will be removed by the Association at the homeowner’s expense at the Board established rate of \$75 per hour per person, with a 2-person, 2 hour minimum.

if you have questions or seek clarification, please contact the Business Office. Thank you for your cooperation. As always, Greenfield Village seeks to promote a quality living environment for all our valued homeowners and residents.

Welcome to All New Homeowners and Residents!

Please contact the business office at gvhaofc@att.net or 816-765-1071 to request a copy of the resident handbook and to provide your emergency contact information (see pg 2), a copy of your warranty deed, and your current certificate of full dwelling replacement insurance coverage as explained on page 1.

Thinking About New Windows, Doors or Other Exterior Improvements?

If you are considering improvements or modifications at your townhome that are visible from the exterior of the property, please remember, per the Declaration of Covenants, Conditions, and Restrictions, the homeowner is required to submit a request and obtain approval from the Architectural Control Committee of Greenfield Village prior to any improvements or changes. Please call the business office to receive a form that explains the items to include when presenting a request to the Committee.

GVHA Board of Directors

John McWhorter —President
Stuart Wright —Vice-President
Donald Graves —Treasurer
Christine Neeley—Secretary

Board Members:

Elizabeth Bullock
Deborah Ferguson
Alice Richardson
Benny Woods

GVHA Contact Info:

Email: gvhaofc@att.net
Phone: 816-765-1071
Address: 6300 E. 128th Terrace
Grandview, MO 64030

GVHA Office Hours:

Monday & Tuesday 9:00 - 11:00 am
Thursday & Friday 1:30 - 3:30 pm
Wednesdays, Weekends,
and Holidays the office is closed.

Pet Owners?

Please remember, if you take your pet outdoors you are responsible for the following as required by Grandview, MO City Ordinance:

- ⇒ All pets must be on a leash or inside a fence when outdoors—no exceptions!
- ⇒ Pets allowed to wander outdoors should be reported to Grandview Animal Control.
- ⇒ All pets must be vaccinated to live within the City limits of Grandview.
- ⇒ Pet owners who allow their pets to live in the patio are required to clean up all pet waste and maintain cleanliness standards. Failure to do so will result in Greenfield Village reporting such violations to the City of Grandview, MO, Neighborhood Services Department.

Halloween

Greenfield Village Homes Association wants this to be a fun and safe Halloween for everyone. If you have children who will be out trick-or-treating, please accompany them. Please only go to homes that have their FRONT porch lights on. If the porch light is **NOT** on, please tell your children not to trick-or-treat. Please limit trick-or-treating activities to no later than 8:00pm. Please make sure costumes do not obstruct or impair your child's ability to see or walk. Please make sure costumes are not too long, which can cause your child to trip and fall. Costumes should have reflective strips or materials so they can be seen in vehicle headlights. We're asking all residents to please drive carefully and watch out for trick-or-treaters. Let's make this a safe time of year for our kids.

Greenfield Village Homes Association
6300 E 128th Terrace
Grandview, MO 64030
Phone: 816-765-1071
Fax: 816-765-9837
Email: gvhaofc@att.net

Contact Us:

Email: gvhaofc@att.net
Phone: 816-765-1071
Address: 6300 E. 128th Terrace
Grandview, MO 64030

Payments may be placed in the Dropbox at the Business Office

or Mailed to:

Greenfield Village Homes Associations, Inc.
PO Box 2272
Lee's Summit, Mo 64063
OR

Greenfield Village Homes Association, Inc.
6300 E. 128th Terrace
Grandview, MO 64030

In This Issue:

Insurance Requirements: Please make sure your current insurance certificate is on file in the business office. For more information please see pg 1.

Work Zone Safety and Work Order Requests: Please see page 1 for more information on maintaining safe work zones and the process for submitting work orders.

Emergency Data Form: Please remember to complete and return the emergency data form located on pg. 2.

Parking in Fire Lanes Prohibited: Please see pg 3 for more information on parking at Greenfield Village.

Homeowner Maintenance Responsibilities: It's that time of year again! Please see page 4 for more information on Homeowner maintenance, including window screen replacement and homeowner maintained landscaping.

Common Grounds and Landscaping: Please see page 4 for guidelines.

It's Almost Halloween! Please see page 5 for safety reminders.