

Village Voice

Greenfield Village Homes Association

May 2024

Capital Improvement Assessment Fourth Vote Notification

Due to lack of quorum at the third capital improvement meeting, the fourth vote will be held Tuesday, June 18th, 2024, at 7:30 pm at the clubhouse. We will be voting on the renewal of the Capital Improvement Assessment for the period from April 1, 2024 through March 31, 2025. The assessment amount continues to be \$22.50 per month for each property (of this amount, \$7.50 will be dedicated to street maintenance). Renewal of this assessment will not increase dues. In 2023, Capital Improvement money has been used for 1) concrete repairs to seventeen common area sidewalks throughout the property; 2) concrete stairs replaced in the common area near 5901 E 127th Street 3) bridge work in the common area near 6323 E 127th Street; 4) pillars replaced at 5954 -5956 E 127th Street and 6256-6258 E 129th Street. Additionally, limited siding, guttering, and roofing repairs and replacements were completed as needed. Please watch your mailboxes for more information on the Capital Improvement Assessment and ballots.

2024 Board of Directors Elections

Board of Directors Elections were held during the annual meeting on May 7, 2024. Don Graves was re-elected. Dr. Serita K Wright and Brian Hackworth, Jr. were newly elected to the Greenfield Village Board of Directors. All three board members will serve 3-year terms.

Spring Maintenance

During the Spring, many people begin thinking about maintenance of their homes. For any exterior repairs you are planning to make, please remember to include the Architectural Control committee review in your plans. Under the Declaration of Covenants, Conditions and Restrictions, the Architectural Control Committee must approve any work you do on the exterior of your property.

Please look at the exterior of your property for items in need of repair. Property owners are responsible for some exterior maintenance, including doors, garage doors, windows, window screens, porch lights, patios and fences.

City of Grandview Community Clean-Up Days 2024

Visit www.grandview.org/cleanup to learn more about this year's dates, times and location.

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: _____

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 below.

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 an 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.

Satellite Dish Installation

While driving through the Village recently, it appears many Satellite Dish owners, probably unaware, have installed equipment that is not in compliance with GVHA Architectural Control. The rules for Satellite Dish installation are listed below:

- ⇒ Satellite Dish installation on a pole, inside the patio or on the fence of a patio/deck does not require approval from Greenfield Village.
- ⇒ Dish installation on a Townhome roof or siding requires a letter of indemnification be filled out and on file at the Business Office. The Village holds the Homeowner financially responsible for any maintenance repairs that arise as a result of such satellite dish installation.
- ⇒ Dish installation is never permitted on the Common Grounds, (front or side yard), on a carport structure or roof of a carport.
- ⇒ Non-Homeowner Residents cannot authorize a dish installation on a roof or siding of a Townhome. Only the Homeowner can complete the letter of indemnification and thereby authorize dish installation on the roof or siding of the Townhome.
- ⇒ All non-authorized satellite dish installations (except those on the patio/deck fence or on a pole inside the patio), shall be removed and disposed of by Greenfield Village Maintenance with charges assessed to the Homeowner's account with Greenfield Village for said removal.
- ⇒ Homeowners are responsible for the proper removal of a satellite dish when no longer in use. Failure to properly remove the dish shall result in Greenfield Village Maintenance staff removing the dish with charges assessed to the Homeowners account.

Vehicle Parking Information

There have been an increase in reports of parking violations. The following information is provided to help everyone understand parking rules for Greenfield Village.

- ⇒ Each townhome is assigned two (2) specific parking spaces under a carport or inside a garage.
- ⇒ Visitor spaces are not for homeowner/resident use. Violators will be tagged and are subject to tow at owner's expense.
- ⇒ Parking in fire lanes is strictly prohibited, even for short-term use. Violators are subject to tow at owner's expense.
- ⇒ Moving trucks, cars, motorcycles and other motorized vehicles are not permitted on lawns within Greenfield Village. Damage fees at a minimum of \$75 will be charged to the homeowner's account.
- ⇒ All vehicles on Greenfield Village property must be properly registered and tagged with current stickers as applicable. Additionally, all vehicles must be operable. Vehicles not in compliance are subject to tow at owner's expense.
- ⇒ Homeowners/ residents are permitted to park only in their designated spaces. Parking in other homeowner/resident spaces without written authorization and statement of assumption of liability from applicable homeowner on file in the GVHA business office.
- ⇒ Parents who take their children to the bus stop are not permitted to park in fire lanes. 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.

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!
- ⇒ Please always pick up after your pet(s).
- ⇒ 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.
- ⇒ Excessive heat or cold is dangerous for pets. Please provide pets allowed to live in patio areas with adequate shade, water and shelter. Monitor them closely for signs of distress.
- ⇒ 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.

GVHA Board of Directors

John McWhorter —President
Benny Woods —Vice-President
Donald Graves —Treasurer
Deborah Ferguson—Secretary

GVHA Contact Info:

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

Board Members

Elizabeth Bullock
Rachel Davis
Brain Hackworth Jr
Stuart Wright
Dr Serita K Wright

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.

Trash, Bulky Item Pick-Up, and Dumpsters

- ⇒ Weekly trash collection is each Saturday morning, including holidays. There is a limit of 5 bags per week. Trash must be set on the yellow line in all drives. Failure to set the trash out as explained will result in a missed pick-up for the week.
- ⇒ Trash must be set out in *secure* bags. Trash in cans are acceptable when trash is secured in bags. Loose trash is not acceptable.
- ⇒ If you miss trash pick-up, please move your trash to a suitable area away from the view of others until the next Saturday.
- ⇒ Greenfield Village does not provide for removal or large or bulky items, townhome cleanouts, etc. If you need excess household trash, large/ bulky items removed, please arrange for a private hauler at your expense. Homeowners may choose any contractor licensed by the City of Grandview to provide such services. A list of trash haulers approved by the City of Grandview is available at the city website www.grandview.org/residents/new-resident-guide.
- ⇒ Homeowners desiring to utilize a dumpster at their townhome must first contact the business office to obtain prior approval. Dumpsters are not allowed on the common grounds for more than 3 days, and the placement location must be determined by Greenfield Village staff. Failure to obtain prior authorization of the specific location and dates of placement will result in the dumpster being removed by the Greenfield Village tow service without further notification and all charges assessed to the homeowner’s account with Greenfield Village.

City of Grandview Mayor and Alderman, Ward I

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|-------------------------|--------------|-----------------------|
| ⇒ Mayor Leonard Jones: | 816-316-4801 | ljones@grandview.org |
| ⇒ Damon Randolph | 816-510-2779 | dzamon@grandview.org |
| ⇒ Sandra Champion-Jones | 816-739-3535 | sjones3@grandview.org |

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
website: www.greenfieldvillagehomes.com
Address: 6300 E. 128th Terrace
Grandview, MO 64030

Payments may be placed in the Clubhouse dropbox 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

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