

# Village Voice

Greenfield Village Homes Association

*February 2023*

## **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.

## **Capital Improvement Assessment Second Vote Notification**

It is time to vote on the Capital Improvement Assessment. The second vote will be held Tuesday, March 21st, 2023, 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, 2023, through March 31, 2024. 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 2022, Capital improvement funds were dedicated to the following improvements: 1) milling and resurfacing 6200 drive of E. 129th Street, sealcoating and striping all other asphalt surfaces; 2) Stucco siding replacements on several townhomes; 3) concrete and water run-off improvements along 128th Terrace. 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.

## **Board of Directors Elections and Annual Meeting Reminder**

This year's Annual Meeting will be Tuesday May 2, 2023 at 7:30 pm in the clubhouse meeting room. The association will provide updates on finances, security, and other items of interest.

Board of Directors Elections will also take place the evening of May 2, 2023. We will be voting on three (3) board members to each serve a 3-year term.

In order to be included on the Annual Meeting ballot, an application must be completed and turned in to the Business Office by Wednesday, April 12th. Applications for Board membership are available from the Business Office by calling 816-765-1071.

## 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](mailto: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 on page 1.

## **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.

## **Snow Removal at Greenfield Village**

- ⇒ Snow plowing begins when 2" of snow has accumulated on drive surfaces. Plowing of snow continues until the snow ends and/or road surfaces no longer require clearing.
- ⇒ Application of salt/sand begins when snow has been removed to the extent that treatment can be effective.
- ⇒ When icing of road surfaces is evident, salt/sand treatments precede attempts to plow or clear road surfaces.
- ⇒ Drive lanes and traffic routes are the priority in any winter weather event. Uncovered parking areas and sidewalks will be plowed as time and staffing permit when roadways have been cleared and made passable.
- ⇒ Greenfield Village Maintenance staff will not clear snow or apply salt/sand to porches, steps, or patio areas. Homeowners and/or residents are responsible for clearing and treating their porches, patios, and steps as desired.

## 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.**

## Thinking About New Windows, Doors or Other Exterior Improvements?

Spring is just around the corner. 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.

## 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.

### **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.

## **Trash Reminders and**

### **Bulky Item Pick-Up**

- ⇒ 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.
- ⇒ Large or bulky items are not included in weekly trash service. If you need a large or bulky item removed, please arrange for a private hauler at your expense. Stewart Hauling is available, please call at 816-223-1920 to determine rates.



The graphic features the text 'COMMUNITY CLEAN-UP DAYS' in large, bold, grey letters. To the right is a stylized logo consisting of three nested squares. Below the text is an illustration of five people engaged in various cleaning activities: one is kneeling with a vacuum, another is pushing a trash can, a third is sweeping, a fourth is holding a broom, and a fifth is kneeling with a bag. Below the illustration are two columns of text: 'WHAT TO BRING:' and 'ITEMS ACCEPTED:'. At the bottom left is an illustration of a trash truck with a trash can on its back. At the bottom center is the website address 'WWW.GRANDVIEW.ORG/CLEANUP'.

**WHAT TO BRING:**

- proof of residency
- Cash or Check

**ITEMS ACCEPTED:**

- appliances (+\$30 for freon)
- furniture
- mattresses
- carpeting
- scrap metal
- scrap building materials
- porcelain sinks, toilets, tubs
- small mechanical equipment
- yard waste
- waste oil (up to 5 gallons)
- tires (+\$2 each/8 maximum)

**WWW.GRANDVIEW.ORG/CLEANUP**

## **City of Grandview Community Clean-Up Days 2023**

Visit [www.grandview.org/cleanup](http://www.grandview.org/cleanup) to learn more about this year's dates, times and location.

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 see pg 1.

**Capital Improvement Assessment Second Vote:** Please see pg 1 for more information.

**Board of Directors Elections and Annual Meeting:** Please see page 1 for more information.

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

**Work Zone Safety and Work Order Requests:** Please see page 3 for more information on maintaining safe work zones and the process for submitting work orders.

**Snow Removal at Greenfield Village:** Please see page 3 for guidelines.

**Parking at Greenfield Village:** Please see page 4 for important reminders.

**Trash Reminders and Bulky Item Pick-Up:** Please see page 5 for more information on trash disposal.