

Village Voice

Greenfield Village Homes Association

December 2023

Capital Improvement Assessment First Vote Notification

It is time to vote on the Capital Improvement Assessment. The first vote will be held Tuesday, January 16, 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 will continue 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. Please watch your mailboxes for additional information about the Capital Improvement Assessment and for your ballots over the coming weeks.

Greenfield Village 2024 Dues Assessments

Category	2 Bedroom	3 Bedroom Rate	4 Bedroom Rate
Maintenance Dues	\$122.45	\$122.45	\$122.45
Water Service	\$59.63	\$67.09	\$74.54
Capital Improvement	\$22.50	\$22.50	\$22.50
Total	\$204.58	\$212.04	\$219.49

Winter Watch - Don't Let Your Pipes Freeze!

It is very important for Homeowners to act responsibly and keep heat on at a minimum of 60°F during cold weather. If your townhome is vacant the safest practice is to turn the main water valve off (usually located in basement) and drain the pipes. Freezing pipes that burst can result in thousands of dollars of interior damage and can cause a drastic increase in water bills. It is to every Homeowner's advantage to closely watch for water waste to avoid **an increase in HOA dues** in order to pay excessively high-water bills. Please report any observed outdoor water leaks as well.

Homeowners are also encouraged to open cabinet doors under sinks that are alongside walls that face outdoors. This can allow warm air in and help keep the pipes from freezing.

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.

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.
- ⇒ 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.

Greenfield Village Has A Website

Greenfield Village has completed work on the Greenfield Village Homes website. Please visit www.greenfieldvillagehomes.com, where you will find the Declaration of Covenants, Conditions and Restrictions, the Bylaws and the Resident Handbook as well a FAQs page and information on insurance requirements and copies of previous newsletters.

City of Grandview Mayor and Alderman, Ward I

- | | | |
|------------------------|--------------|-----------------------|
| ⇒ Mayor Leonard Jones: | 816-316-4801 | ljones@grandview.org |
| ⇒ Dale Taylor: | 816-698-9057 | dtaylor@grandview.org |
| ⇒ Debbie Bibb: | 816-935-3941 | dbibbs@grandview.org |

Facts about Fireplaces & Chimneys

Curling up in front of a warm fireplace is a great joy. All fireplaces, whether wood-burning, gas, or electric, poses a potential danger. Use these tips to keep your family safe:

- ⇒ If possible, keep a window cracked open while the fire is burning.
- ⇒ Be certain the damper or flue is open before starting a fire. Keeping the damper or flue open until the fire is out will draw smoke out of the house. The damper can be checked by looking up into the chimney with a flashlight or mirror. Do not close the damper until the embers have completely stopped burning.
- ⇒ Use dry and well-aged wood. Wet or green wood causes ore smoke and contributes to soot buildup in the chimney. Dried wood burns with less smoke and burns more evenly.
- ⇒ Smaller pieces of wood placed on a grate burn faster and produce less smoke.
- ⇒ Clean out ashes from previous fires. Levels of ash at the base of the fireplace should be kept to one inch or less because a thicker layer restricts the air supply to logs, resulting in more smoke.
- ⇒ The chimney should be checked annually by a professional. Even if the chimney is not due for cleaning, it is important to check for animal nests or other blockages that could prevent smoke from escaping.
- ⇒ Make sure the area around the fireplace is clear of anything that is potentially flammable (i.e.: furniture, drapes, newspapers, books, etc.) If these items get too close to the fireplace, they could catch fire.
- ⇒ Never leave a fire in the fireplace unattended. Make sure it is completely out before going to bed or leaving the house.
- ⇒ To minimize the chance of burns from the hot glass front of some fireplaces, safety screens can be installed tor reduce the risk of burns.
- ⇒ Put fireplace tools and accessories out of a young child's reach and remove any lighters and matches.
- ⇒ Install both smoke and carbon monoxide detectors. Test them monthly and change the batteries at least once a year.
- ⇒ Keep a fire extinguisher on hand.
- ⇒ Communicate to children as early as possible the dangers of fires and the heat generated from them.
- ⇒ Never leave children unattended around your fireplace.

Your chimney and the flue that lines it adds architectur4la interest to your home, but the real function is to carry dangerous flue gases from your fireplace, wood stove or furnace safely out of your home. A chimney helps your household air stay breathable, just as your windows and bathroom, attic and kitchen vents do. Unlike those other exhaust points in your home however, fireplace ad wood stove chimneys need a special kind of care. The National Fire Protection Association recommends that chimneys be swept at least once a year at the beginning of the winter to remove soot and debris. Find a certified sweep in your area.

GVHA Board of Directors

John McWhorter —President
Stuart Wright —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
Benny Woods

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.
- ⇒ 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.

Clubhouse Dumpster Rules

There has recently been an increase in trash and bulky items being dumped into and around the Greenfield Village trash dumpster. The Greenfield Village trash dumpster, the area between the dumpster shed and the maintenance garage, and the asphalt drive in front of the dumpster shed are not to be used for homeowner trash or bulky item disposal. Please review the article above regarding the proper disposal of trash and household items.

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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