

# Village Voice

Greenfield Village Homes Association

*December 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 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 First Vote Notification

It is time to vote on the Capital Improvement Assessment. The first vote will be held Tuesday, January 17, 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.

## 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](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.

## 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 to 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 architectural 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 and 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**

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Stuart Wright —Vice-President  
Donald Graves —Treasurer  
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**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.

**Safe and Secure Holiday Season**

**Security:** the holiday season usually brings an increased number of robberies and break-ins. Please secure your home and keep things out of sight, both in your home and vehicles.

**Fire Safety-Electrical Cords:** The holiday season also usually brings an increased number of fires. Please pay close attention to electrical plugs, making sure there are no frayed or bare wires. Properly dispose of damaged electrical cords to make sure they are not used by mistake next year.

**Fire Safety – Candles:** People tend to use candles more during their holiday decorating. Please make sure that lit candles are never left unattended. Candles should be kept away from items that ignite easily, such as curtains, bedding, paper towels, etc.

**Fire Safety – Equipment:** Smoke detectors should be installed on every level of your home and in each bedroom. Detectors should be tested at least once each month and batteries replaced each year at the beginning or the end of Daylight Savings Time. Replace any smoke detector that is more than 10 years old. Each home should also have at least one fire extinguisher, which should be located near the kitchen (homes with garages should also have an additional extinguisher in the garage).

**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.

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

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

**Winter Watch—Don't Let Your Pipes Freeze:** Please see page 1 for more information on keeping your pipes from freezing.

**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.

**Facts About Fireplaces and Chimneys:** Please see page 4 for important safety reminders.

**Safe and Secure Holiday Season:** Please see page 5 for more information on staying safe this holiday season