

# Village Voice

Greenfield Village Homes Association

May 2023

## **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 20th, 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.

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

The 2022 financial statement was provided for homeowners along with a presentation by Kyle Nagy, CPA, and James Wilkerson, Ensz & Jester P.C. Questions were received and responded to. Stuart Wright and Elizabeth Bullock were re-elected and Rachel Davis was newly elected to the Greenfield Village Board of Directors, each to serve 3-year terms.

## **Homeowner Maintenance Responsibilities**

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

- ⇒ Windows, Doors, Screens, Garage Doors, and Detached Garages (excluding roof)
- ⇒ Patio areas to include—concrete, fence, patio gate, mailbox, plant & tree growth emanating from inside patio
- ⇒ Flower gardens and landscape areas that have been created or modified by current or previous 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...** In the event these items 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 notify the Business Office by submitting a work order request. Please follow the email guidelines when submitting a request. Thank you for your cooperation.

## 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.

### **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.

### **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 homeowners 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.

## **Play Safety for Children**

As the weather makes outdoor play activities more appealing, we take this opportunity to remind everyone of the safe practices for play activities on the Common Grounds of Greenfield Village. Please remember safety must be our highest priority.

Please consider the following rules:

- ⇒ Due to safety considerations, children are not permitted to ride bikes, scooters, motorized toys, skateboards or any other type of recreational toys in the drives, carports, sidewalks, and parking areas of Greenfield Village.
- ⇒ Children should not play ball, basketball, kickball, football or other type games in the drives, carports, and parking areas of Greenfield Village.
- ⇒ Portable basketball goals are not permitted in the drives, carports, and parking areas of Greenfield Village. When discovered, such portable devices will be removed and properly disposed of by Greenfield Village.
- ⇒ An expansive green space has been provided, along with a playground, for children to use for play activities. Approximately 2 acres of open space is near the playground that can be used for football and other sport activities.
- ⇒ The courtyards (front-yard areas) as located in front of Townhome Residences are not intended for group play activities. One's right to enjoy the Common Grounds should not violate others' rights to live in peace. Loud voices, yelling and excitement as usually accompanies play activities, along with the possibility of balls hitting the sides of Townhomes, windows, doors and/or carports & garages is quite disturbing to those persons living near such activities. Please direct your children and youth to play in the proper areas as provided near the playground of Greenfield Village or elsewhere in a public park.
- ⇒ Roof-tops of carports, garages and/or Townhomes are not appropriate places for children to play. Parents are asked to assure that their children do not get on roof-tops.

## **Reminders for 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.

## **City of Grandview Mayor and Alderman, Ward I**

- ⇒ Mayor Leonard Jones: 816-316-4801 [ljones@grandview.org](mailto:ljones@grandview.org)
- ⇒ Dale Taylor: 816-698-9057 [dtaylor@grandview.org](mailto:dtaylor@grandview.org)
- ⇒ Debbie Bibb: Contact the City of Grandview main office at 816-316-4800

### **GVHA Board of Directors**

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

#### **Board Members:**

Elizabeth Bullock  
Rachel Davis  
Deborah Ferguson  
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 Saturday mornings including holidays. There is a limit of 5 33-gallon bags per week. Please set trash out between dusk on Friday evening and 5:30 am on Saturday, when collection begins.
- ⇒ Trash must be set on the yellow line. 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* trash bags. Trash in cans is acceptable when trash is secured in appropriate trash bags. Loose trash or boxes will not be picked up.
- ⇒ 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. To remove large or bulky items, please arrange for a private hauler at your expense. Stewart Hauling is available. Call 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 of a house with an arrow pointing up. Below the text is an illustration of five people engaged in various cleaning activities: one is kneeling and sweeping, another is using a vacuum, a third is holding a broom, a fourth is carrying a bag, and a fifth is kneeling and cleaning. Below the illustration, there are two columns of text: 'WHAT TO BRING:' and 'ITEMS ACCEPTED:'. To the left of the 'ITEMS ACCEPTED:' column is an illustration of a trash truck with a white trash bin on its back. At the bottom of the graphic is the website address 'WWW.GRANDVIEW.ORG/CLEANUP' in bold, black, uppercase letters.

**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  
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:**

**Capital Improvement Assessment Fourth Vote:** Please see page **1** for more information.

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

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

**Insurance Requirements:** Please make sure your current insurance certificate is on file in the business office. For more information see page 3.

**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.

**Play Safety for Children:** Please see page 4 for guidelines.

**Reminders for Pet Owners:** Please see page 4

**City of Grandview Mayor and Alderman Ward I:** Please see page 4

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