

Village Voice

Greenfield Village Homes Association

September 2023

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.

Fall Maintenance Reminders

Homeowners are reminded to consider fall maintenance needs around their townhome. Items to consider include but are not limited to:

- ⇒ Homeowners with detached garages are asked to check for flaking or peeling paint, deteriorated wood and weather-stripping that needs replacement. Homeowners are responsible for the exterior maintenance of the siding, gutters and doors.
- ⇒ Please check the condition of all windows and doors on your townhome. For those that need to be replaced, please submit a written plan to the GVHA Architectural Control Committee for approval prior to installation and include the proposed changes, type and brand.
- ⇒ Consider having your furnace and fireplace checked by a reputable contractor to ensure it is operating safely and efficiently.

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.

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, gates 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.

City of Grandview Mayor and Alderman, Ward I

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|------------------------|--------------|-----------------------|
| ⇒ 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 |

Fire Pits, Barbeque Grills and Other Open Flame Equipment

Important Information

Greenfield Village residents are reminded of Fire Safety Requirements as defined by the Fire Department of the city of Grandview, MO. Some general guidelines are as follows:

Open fire pits, barbeque grills, smokers, and any and all open flame or electrical cooking equipment must be a minimum of 10 feet from all combustible structures, monitored by an adult at all times and have ready means to extinguish flames (water, fire extinguisher, etc.) visibly near to put fire out immediately if needed.

- ⇒ Open Fire Pits: Please only burn hard wood for fuel – not leaves, brush, trash, etc. Remaining ashes must be saturated with water and disposed of safely.
- ⇒ Barbeque Grills, Smokers and Other Open Flame Cooking Equipment: All open flame cooking equipment must use designated fuel sources (charcoal, propane gas or other approved fuel source). Remaining ashes must be saturated with water and disposed of safely.
- ⇒ Combustible structures include but are not limited to decks, carports/garages, fencing, and any exterior walls, doors and windows of Greenfield Village townhomes.
- ⇒ At no time should ashes from open flame devices be disposed of on the common grounds. Residents observed doing so will be charged for clean-up provided by Maintenance Staff at GVHA standard billing rates of \$75.00 per hour per person with a 2-hour minimum applied.
- ⇒ Storage of barbeque grills, smokers and other devices is not permitted on front porches, decks or the common grounds of Greenfield Village. Improper storage can result in the items) being removed by GVHA maintenance staff and disposed of with associated costs billed to the homeowner.

In case of a red flag warning or windy conditions, all open flame equipment is strictly prohibited until the warning has expired.

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.

GVHA Board of Directors

John McWhorter —President
Stuart Wright —Vice-President
Donald Graves —Treasurer
Deborah Ferguson—Secretary

Board Members

Elizabeth Bullock
Rachel Davis
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, upward-pointing chevrons. 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, there are two columns of text: 'WHAT TO BRING:' and 'ITEMS ACCEPTED:'. The 'WHAT TO BRING:' section lists 'proof of residency' and 'Cash or Check'. The 'ITEMS ACCEPTED:' section lists various items including appliances, furniture, mattresses, carpeting, scrap metal, scrap building materials, porcelain sinks, toilets, tubs, small mechanical equipment, yard waste, waste oil (up to 5 gallons), and tires (+\$2 each/8 maximum). At the bottom of the graphic is the website address 'WWW.GRANDVIEW.ORG/CLEANUP' in bold, black, uppercase letters. To the left of the text columns is a stylized illustration of a trash truck with a white trash bin on its back.

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 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 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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Work Zone Safety and Work Order Requests: Please see page 1 for information on maintaining safe work zones and submitting work orders.

Fall Maintenance Reminders: 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.

Homeowner Maintenance Responsibilities: Please see page 3 for more information.

City of Grandview Mayor and Alderman Ward I: Please see page 3

Fire Pits, Barbeque Grills and Other Open Flame Equipment: Please see page 4 for appropriate use of proper use and storage.

Reminders for Pet Owners: Please see page 4

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