



April 2017

Welcome

- to our new property manager Shayne Damian, sdamian@gassen.com, 952-253-4921.

Accomplishments:

- Tennis court nets have been set up and people are already playing tennis and pickle ball.
- Our landscaper and staff toured the property for an overview of this year's landscaping projects. She will present the plans at the Annual Meeting.
- Reliable did a spring clean-up of the grounds.
- Brick and tuckpointing repair: Property was toured with DMR to evaluate this year's brick repair items. Board approved 10 weeks. Estimated start time May.
- The irrigation system by Franklin Ave and Maryland Ave was started up.
- Air filters at 2 and 3 Bedroom town houses have been replaced.
- The 2016 audit has taken place and been presented to the board. Copies will be available at the Annual Meeting as well as posted on the website.
- Reserve Study 2016 and Budget 2017 have been posted on [www.Greensborosquare.com/Information for Owners/Financial Information](http://www.Greensborosquare.com/Information%20for%20Owners/Financial%20Information).

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In the works:

- Repairing the cracked asphalt between the 2 bedroom and the 3 bedroom townhouses.
- Swimming pool start up.
- Electricity charge reimbursement checks to the seven 3 bedroom homeowners who host the water softener for their respective townhouse row.
- Curb to curb sweeping of entire parking lot. Please watch out for the notice and make sure to move your car that day to avoid towing expenses.

- **Condo balcony punch list** has been created. **Any additions need to be submitted by May 15 at the latest to Shayne Damian** at sdamain@gassen.com for consideration. Estimated start in May weather and work permitting.
- Emerald ash borer injection of our 45 ash trees this summer.
- Outstanding Garage Bank A advance is expected to be paid back in full by July.

Help us:

- By disposing of cigarette butts in the trash.
- Respecting the speed limit of 10mph.
- Picking up after your dog, including court yard and behind the garages.
- Handing in your contact information form to Orion Stimpel.

Useful information:

- Balcony weight limit: No objects, (not including humans) weighing in excess of 250 pounds, are permitted on any town house or apartment balcony.
- No rugs, carpeting or covering is allowed on any balcony, to comply with St. Louis Park Chief Building Inspector's directive.
- Townhomes: In addition to Blue Ox 952-641-0099 we now also have Marsh Heating and Cooling 763-536-0667 servicing our rooftop furnaces.
- Swimming pool access and community building rental can be denied to homeowners, respectively to their renters, who are delinquent.

Mark the date

- The Greensboro Annual Meeting will be held on **April 27, 2017**, with **registration starting at 6pm and meeting at 6:45pm**, at the St. Louis Park 'Middle' School, Media Room (same room as last year), off Texas Ave just west of Greensboro. Proxies and notices have been sent on April 5 to homeowners including Board candidate application forms. **Please either attend or give your proxy to another homeowner or a board member. If we do not have a quorum the Annual Meeting will need to be rescheduled and we incur double the cost for holding two meetings.**
- Next Board Meeting: May 18, 2017. Home owner forum from 6:30pm to 6:45pm.
- Pool opens Memorial Day weekend (weather permitting earlier).