



June 2017

*Thank you*

- To Mel, an absentee owner, who comes and plants flowers in front of the 7414 building!
- To Ric for being at Greensboro on the Sunday, the big storm came through. He spent all day cleaning up and taking care of the most pressing things!

*Accomplishments:*

- Perennial and rain gardens have been installed. The June 6 Watershed Habitat Day was a big success. Greensboro was featured on Channel 5 News as well as in the Sun Sailor!
- Condo balcony punch list has been executed.
- Containers have plants. Watering help, especially at weekends, is appreciated.

*In the works:*

- Brick and tuckpointing repair. Board approved 10 weeks.
- Cistern approval by the City of St. Louis Park.
- Seal coating of entire Greensboro in 5 phases. See the flyer distributed to all residents for details on when to move cars out of garages and parking lots in specific areas to avoid towing expenses or your car being locked inside garage.
- FOB reader now working at the 7316 court yard entrance. For 7417 side door and courtyard technician will be on site June 30.
- Lawn will be mowed every two weeks now. On the off week light gardening work will be performed by the vendor.
- Greensboro logo shirts for staff has been ordered.

*Law Suit Update:*

- This update, follows previous announcements and updates, regarding a law suit the Association initiated this past spring against 3 contractors involved in renovations done as part of our 2012 -2014 HIA Renovations. The problem area where the faulty renovations occurred is the stone ledge sills on the sides of all the Greensboro buildings. The mortar joints between stone sections were improperly installed. Because the matter is in litigation our attorneys caution the Board to limit what can be communicated to Homeowners. The following details are what our attorneys provided us to share with members.

**Supplement to Resale Disclosure**

**Minnesota Statutes Section 515B.4-107(b)8**

**Notice of Pending Litigation**

The Greensboro Condominium Association (the “Association”) is the plaintiff in a lawsuit commenced in Hennepin County District Court entitled *Greensboro Condominium Association v. Schoenfelder Renovations Inc.* The Association has brought this action against the contractor who renovated the buildings at the Association in 2012. The lawsuit alleges there are defects in the manner in which the stone sill head joints were sealed which has caused damage to the masonry veneer below.

**June 13, 2017 Disclosure update**

- The factual and legal issues are limited and known to all parties in this case and to save everyone from spending money on attorney’s fees and inspections, all the parties have agreed to exchange written information and then engage in early mediation, late August or early

When more information can be shared the Board provide further updates. We appreciate your understanding.

*Please help:*

- By providing your car details (license plate number, model, color, year and best phone number to contact) to Ric and Orion at 'Greensboro\_Square@hotmail.com'. A few cars had to be towed recently because no information was on file.
- By not opening the swimming pool gate to other people. Each unit has its own FOB key. If their FOB key does not work they must contact Gassen to determine why it is not working. Outside people spotted in the swimming pool have been reported to the police.  
Tip: Check if you have access to the swimming pool before you actually swim outside office hours. Staff will not replace/activate FOB keys outside office hours.  
Leave the pool area when it gets dark. Residents can report night noise disturbance to police.
- By reporting common malfunctions (lights, doors, etc.) to Greensboro's office either by email [Greensboro\\_Square@hotmail.com](mailto:Greensboro_Square@hotmail.com) or phone 952-544-0477.
- Remember, **the speed limit throughout Greensboro is 10 MPH**. Adults and kids are outside more now so, CAUTION is the word.
- If you have a garage please park your car in it to alleviate parking concerns for those residents that don't have a garage.

*Useful information:*

- Contact Shayne Damian, [SDamian@Gassen.com](mailto:SDamian@Gassen.com), 952-253-4921 if you plan on selling your condo/town home. The notice regarding the pending law suit has been updated.

*Mark the date:*

- Next Board Meeting: July 20, 2017. Home owner forum from 6:30pm to 6:45pm.