



GREEN RUNNER

Spring Issue 2025

SPLASH INTO SUMMER - POOLS OPEN SOON!



Get your swimsuits ready—pool season is almost here! Whether you're ready to lounge, swim laps, or bring the kids for some fun in the sun, make sure you're all set for access. You may bring up to 6 guests at a time. So gather your friends and enjoy the fun together!

REGISTRATION INFORMATION

- Homeowners who have registered previously, were approved in CellBadge and signed the pool rules are still approved and do not need anything else to register!
- Adult residents who are not recorded owners will need to show proof of residency each year to be approved.
- **Tenants:** If you have never registered or need to update your information, complete the registration process. Tenants must have a valid Property Occupant Form on file and the rental fee paid to be approved for pool access (**the owner must submit this paperwork**).

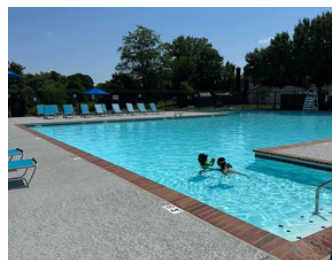
Pool access is for **homeowners and tenants only**. Members that are renting their property, please ensure all required forms and payments have been submitted.

- If you are a homeowner and need to verify or update your tenants Property Occupant Form, call our office at 757-427-2600.
- Tenants, if the current form on file is not valid, you will need to contact your landlord or property management company to submit an updated form.



CLUBHOUSE POOL

1248 Green Garden Circle



BUCKNER POOL

3526 Buckner Blvd



WINDMILL POOL

1301 Windmill Point Crescent



SPRING INTO ACTION: ESSENTIAL SPRING-CLEANING TASKS FOR YOUR PROPERTY



Spring is the perfect time to refresh your property. As homeowners, maintaining your home’s exterior not only enhances your space, but also preserves property values and keeps our neighborhood looking great! Here’s a streamlined checklist to guide your spring maintenance:



1. Fence Care:

Inspect for loose panels, broken boards, or leaning sections. Wash surfaces as needed to keep a polished appearance.

2. Exterior Cleaning:

Dirt, mildew, and grime build up over time. Wash siding, windows, porches, and decks to restore your home’s shine. Use proper pressure settings to avoid damage.

3. Lawn & Flowerbed Upkeep:

Regularly mow the lawn, trim hedges, and remove weeds. Tidy flowerbeds and overgrown areas to maintain curb appeal.

⚠ Important Reminder:

All exterior changes—fences, sheds, and color updates—require prior Association approval. Submit requests and obtain approval before beginning any work to stay compliant with Association guidelines. Maintaining your property protects your investment, supports community integrity, and preserves property values for all. For more information, visit www.greenrunhoa.org under the Community Documents tab.

Homeowners must log in to access these documents.

Thank you for helping keep our community beautiful and well-maintained!





SPRING INTO ACTION: ESSENTIAL SPRING-CLEANING TASKS FOR YOUR PROPERTY



4. Weed Control for Driveways and Walkways:

Eliminate weeds early to prevent spreading. Use weed killer or pull by hand, and consider sealing cracks to prevent regrowth.



7. Shed Maintenance:

Inspect sheds for loose shingles, damaged siding, and pests. Ensure doors and windows are secure to keep the structure in good condition.



5. Trim and Paint Touch Ups:

Check for chipped paint, damaged trim, or cracked siding. A fresh coat of paint or minor repairs can make a noticeable difference.

Be a Hero In Your HOA, Volunteer Today!

Have you ever shouted, "Someone should really fix that!" or "Why don't they ever...?" Great news: you're officially qualified to join the HOA Volunteer Squad! We're calling all Green Run neighbors who want to make a difference with feedback, energy and a passion for our community!

Open Roles (no resume required!)

Events: Help plan and organize HOA events.

Newsletter: Write articles for our community.

How to Sign Up:

Email us at: admin@greenrun.org

Call us at: 757-427-2600

Let's make HOA volunteering fun again—or at least more fun than watching paint dry (which, by the way, we also oversee).



6. Trash Can and Personal Property Storage:

Store trash cans out of view except on collection days. For townhouses, place them at the top of driveways, in assigned spaces, or inside privacy fences. Store personal items like bikes and tools neatly to maintain a tidy community.





COMMUNITY UPDATES

Dog Park & Recreation Field Update: Follow Our Progress!

Exciting things are happening at Green Run! Follow along as we share progress updates on the multi-year transformation of the Green Run Recreation Field. The newly envisioned complex will feature a dog park, playgrounds, adult fitness equipment, rental gazebos, a walking path, and outdoor games—creating a vibrant space for residents of all ages (and their pups!).

This project will be completed in phases as funding allows. Fortunately, the Association has already allocated some funds to this initiative through the Capital Improvement Reserves. Here’s a look at where we are so far:

- **03/26/2025** – Fencing is complete! We’re now awaiting installation of the Access Control System and electrical, which will manage secure entry to the dog park and recreation area.
- **11/26/2024** – The Board of Directors approved the plans for the Access Control System, security cameras, lighting, and power infrastructure.
- **03/26/2024** – The Board approved Hercules Fence to enclose the recreation field and remove outdated interior fencing.
- **03/15/2024** – Project prep began! Staff met with the electrician, security specialist, fence contractor, and several landscapers to kick things off.

Stay tuned for more updates as the project moves forward—and thank you for your patience and support as we work to bring this exciting new space to life!

Want to know what’s arriving in your mailbox before it even gets there? USPS Informed Delivery lets you preview your mail and manage packages from your phone or computer. Here’s how to get started:
 Visit the Informed Delivery Website:
 Go to **Informed Delivery** or visit **USPS.com** and navigate to the Informed Delivery section.

Create or Sign In to Your Account:
No account? Create one at USPS.com.
 If you use a business street address or PO Box, create a business account.
 Enroll in Informed Delivery:
 Sign in and select **“Informed Delivery”** in the upper right-hand corner.
 Click **“Enroll”** and accept the terms and conditions.
 Once enrolled, you’ll receive daily email notifications with images of your incoming mail. Stay informed and never miss a delivery!

“Refuse To Be A Victim”

Join us for a free safety course hosted by the Virginia Beach Police Department, presented by Officers Allen Perry and Kevin Boda, experienced Crime Prevention Specialists. This proactive session teaches practical strategies to help you stay safe and avoid becoming a victim of crime.

Topics include:

- Home security
- Tech protection
- Scam awareness
- Personal safety tools
- Location: GRHA Clubhouse
1248 Green Garden Circle
- Date: Monday, May 19th
- Time: 10:00 AM – 2:00 PM
- Cost: FREE – Open to all Green Run residents

Registration required – Limited spots available

Contact Mari at 757-427-2600 to sign up!





Update on Cluster Mailbox Maintenance and Responsibility

We'd like to address ongoing concerns regarding the condition of the cluster mailboxes throughout the community. We understand the frustration many residents feel as these boxes continue to deteriorate, especially considering how vital they are for daily mail access.

However, it's important to clarify that the cluster mailboxes have never been the responsibility of the Association. These units have historically been maintained and replaced by the U.S. Postal Service.

Recently, the Postal Service has indicated that the Association—meaning our residents—should now bear the cost of repairs or replacements. The Board does not agree with this shift in responsibility and will not allocate HOA funds toward the maintenance or replacement of federal postal equipment that has never belonged to the Association.

In an effort to advocate on behalf of the community, we reached out to our congressional representative, Congresswoman Jen Kiggans, to request assistance in resolving the matter. Unfortunately, despite our outreach, we have not yet achieved any meaningful progress through official channels.

We are also aware that some residents believe the Association is simply unwilling to spend the money. To be clear, the reason mailbox repair funds were never budgeted is because these mailboxes are not listed as Association assets in any governing documents. The Board has always maintained that ownership and responsibility rest with the U.S. Postal Service.

To put the cost into perspective: a single replacement cluster unit can cost between \$1,500 and \$2,500—before installation. With installation, the cost per unit can reach \$3,000 or more. Green Run has 94 cluster boxes, which would bring the total replacement cost well into the hundreds of thousands of dollars.

For this reason, the Board firmly believes that the U.S. Postal Service, which has overseen these mailboxes for decades, should continue to fulfill that role, regardless of any internal policy changes.

We appreciate your understanding and will continue to monitor the situation closely. As always, we'll keep the community updated with any new developments.

Hiring a Contractor? Follow These Tips!

Plan Your Project:

Know your budget and the type of work needed.

Get Multiple Bids:

Get at least three bids and compare materials, warranties, and pricing.

Verify Licensing:

Check licenses at dpor.virginia.gov or call (804) 367-8511. A valid license is required for projects over \$1,000.

Get a Written Contract:

State law requires it. Include start/end dates, cost, and scope of work.

Link Payments to Progress:

Never pay upfront. Tie payments to milestones or inspections.

Permits Are the Contractor's Job:

They should obtain all necessary permits.

Watch for Red Flags:

Avoid contractors who pressure you, ask for full payment upfront, or request cash only.

Check Insurance & Business License:

Verify proof of insurance and confirm a valid City Business License with the Commissioner of Revenue.

Report Issues:

File complaints with the Board for Contractors at dpor.virginia.gov.

🔔 Reminder:

All exterior changes require HOA approval before work begins. Call (757) 427-6511 for guidance.





BOARD OF DIRECTORS:

Jill Ewell -
President
2027

Kim Bentley II -
Vice President
2026

Jennifer Cahoon -
Secretary
2027

Patricia Keeley -
Treasurer
2026

Jennifer Baueter -
Director
2025

Rob Ewell -
Director
2026

Mark Gillikin Sr -
Director
2025

Dorothy Simmons -
Director
2025

Margaret Young -
Director
2027

Follow us and share
with your neighbors on
Facebook and
Instagram!

Facebook.com/GRHOA

Instagram.com/greenrunhoa/

BOARD MEETINGS

JOIN US!

Board meetings are held on the **4TH TUESDAY** of each month 6:00 pm via Zoom.

A meeting link can be found on the calendar on the Green Run Homes Association website: greenrunhoa.org

HAVE QUESTIONS? WANT TO BE HEARD?

Come to the Board of Directors meetings to be heard during the Homeowner's Forum.

If you are unable to attend a board meeting, email the Executive Director at manager@greenrun.org. We will try to answer as quickly as possible!

CLUBHOUSE RENOVATIONS COMPLETE - READY FOR THE NEXT CHAPTER!

We're happy to share that renovations to our clubhouse—originally built over 50 years ago—are now complete! Like anything from the '70s, it just needed a little love and a refresh to shine again. While it's not brand new, the updates have given it a much-needed facelift, making it more visually appealing for our community. The improvements have brought new life to the clubhouse and made it much more attractive.

Although we're not quite ready to begin accepting rental reservations just yet, that option will be available in the near future. We'll be sure to let you know as soon as bookings open.

Thank you for your patience—we look forward to seeing the clubhouse used and enjoyed once again!



CONTACT OUR STAFF

Main Line: 757-427-2600

Compliance: 757-427-6511

Email: compliance@greenrun.org

Billing and Collections:
757-427-9858

Email: tewell@greenrun.org

Executive Director:

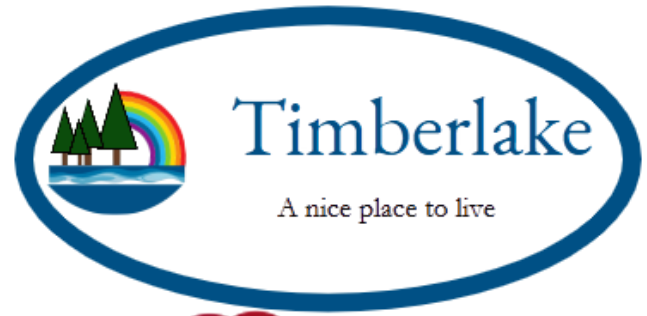
manager@greenrun.org



THANK YOU JET'S PIZZA!

A big thank you to Jet's Pizza for sponsoring our Bingo Night on April 16th! Your support (and delicious pizza!) helped make the event a great success. We appreciate your generosity and community spirit!

Green Run Homes Association



POLICE • COMMUNITY PARTNERSHIPS

Save The date!

Mark your calendars for an evening of community, connection, and fun! We're partnering with Timberlake HOA to bring you a fantastic community event filled with fun, neighbors, and good times. While we're still finalizing the location, we want to make sure you mark your calendars so you don't miss out!



Tuesday, August 5th

5pm-8pm



To Be Determined!

This will be a great opportunity to connect with neighbors, enjoy special activities, and celebrate our community together. Stay tuned for more details! We can't wait to share what we have planned!

More information coming soon!



Tips to Prepare Before a Tropical Storm or Hurricane:

Hurricane and tropical storm season runs from June 1st to November 30th, and it's crucial to be prepared. Start by knowing which evacuation zone you're in as Virginia Beach has designated zones (A, B, C, and D) that determine evacuation routes and safety measures.

Hurricane Preparedness Week, from May 9th to 15th, and is a great time to get a head start on your preparations. Make sure your family has an emergency plan, and stock up on essential supplies like food, hygiene items (toilet paper, hand sanitizer, and wet wipes), water, medications, and important documents. Secure your home, keep an emergency kit on hand, and stay informed by signing up for alerts and checking local weather updates. By taking these steps, you'll be ready to act quickly and stay safe during hurricane and tropical storm season.



STAY INFORMED

- Sign up for emergency alerts and know where to get the latest information.
- Sign up for VBAAlert. This free service will notify you during emergencies via text message, email, and/or voice message based on your account preferences.
- VBAAlert also allows users to develop a Smart911 profile which can deliver important information to 9-1-1 and first responders (i.e. medical conditions, emergency contacts, etc.) which saves valuable time during an emergency. Register now at vbgov.com/vbalert.
- Important information will also be posted to City social media channels. so be sure to follow the City to get the latest updates. Visit vbgov.com/community-connect for a full list.



Make a plan:

Plan ahead to keep your family safe. Know your evacuation route(s) and where you'll go. Set up a communication plan so everyone stays in touch if separated during a storm. Find worksheets to help at ready.gov/plan.



Prepare an emergency kit:

Water, non-perishable food, batteries, portable phone charger and cords, and a flashlight. Take the needs of individual family members like seniors, babies and pets, into consideration.

A list of suggested items can be found at ready.gov/kit.



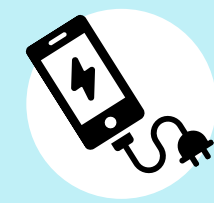
Know your evacuation zone:

The Virginia Department of Emergency Management created evacuation zones for coastal areas to help residents decide whether to evacuate or shelter at home in an emergency. Find your zone at: <https://www.vaemergency.gov/know-your-zone>



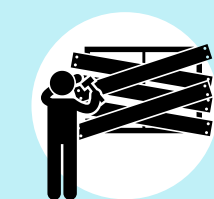
Purchase or renew flood insurance:

Flood insurance takes up to 30 days to take effect, so don't wait until a storm is near. Many don't realize wind and flood damage require separate policies, as regular homeowners insurance doesn't cover them.



Keep Your Devices Charged:

Charge your phones, power banks, and essential devices before a storm. Consider portable or solar-powered chargers to stay connected during power outages and receive emergency updates.



Prepare your home:

Before a hurricane or tropical storm, prepare your home by cleaning drains and gutters, securing items like bicycles, planters, and furniture, and covering doors and windows with plywood. Reinforce garage doors and check your carbon monoxide detector's battery. For more tips, visit vaemergency.gov/hurricanes/

BOOK DONATION!

Every book deserves a second adventure.
Help us build a community library by donating
your pre-loved reads!

Donation Drop Off :

Monday - Thursday

8am - 6:30pm

CLOSED FOR LUNCH

1-2PM

[closed Wednesdays and Fridays]

Green Run Clubhouse

1248 Green Garden Circle

