



Green Run HOMES ASSOCIATION

THE GREEN RUNNER

WINTER 2021



1248 Green Garden Circle, Virginia Beach, VA 23453

New Assessment Amount

The 2021 Operating Budget was approved on September 17, 2020 by the Board of Directors. The Finance Committee worked diligently these past few months to craft a budget that will meet the needs of our Association in the coming year. The 2021 Annual Assessment will be \$396, an increase of \$18 annually per home (General Resolution #GR2020-01). You may find the 2021 Budget on our website at www.greenrun.org.

One of the major factors mandating the need to update the assessment amount was that earlier this year the Commonwealth of Virginia enacted new laws requiring increases to the minimum wage over the next several years. The Association will be required to meet those new minimum wage standards, as will our vendors. The Finance Committee was able to accommodate these coming expenses with a minimal adjustment to the annual assessment, and after careful review of the current state of our community, the Board and Finance Committee feels that the 2021 assessment amount reflects a fiscally responsible commitment to the Green Run Homes Association membership.

The 2021 Budget and Assessment amount are in keeping with the Association's responsibility to foster recreation, health, and safety for our Green Run members and residents as directed in our governing documents. The full assessment is due on January 1, 2021. Monthly payments may be made in the amount of \$33.00 payable on the first day of each month.

Please review your 2021 Coupon Book when it is sent in December. We are making changes to our software and options for making your payments. Watch for additional mailings with this information. Please do not use old coupons to make your payments as they will not be applied to your account. New for 2021, payments received after the 10th of the month may incur a late fee of \$10.00. Collection proceedings will begin on any account that is 60 days past due. Please contact the Association's business office at 757-427-9858 if you have questions about paying your assessment. Information about the options for paying your assessment can be found at www.greenrun.org.

Over the coming year, the Board of Directors will continue to work on several projects that are pressing in our aging community. We hope to see you at the monthly board meetings and encourage you and your family to enjoy the many events and amenities our community has to offer... many of which are conducted entirely by volunteers. More information, including meeting dates, can be found by visiting www.greenrun.org. Sincerely, Board of Directors, Green Run Homes Association

New Method of Payment for Assessments

December 4, 2020

To: Green Run Homes Association Owners
From: Green Run Homes Association Board of Directors

RE: New Banking and Payment Information for 2021

Season's Greetings,

At the November 24, 2020 Board of Directors Meeting, the Board voted to change the banking institution where our monthly assessments are processed. We would like to welcome CIT Bank as our new assessment banking processor. CIT Bank specializes in assisting associations with their banking needs to get the best return for their money.

The following are a few of the reasons for the change.

- Better integration with new accounting software and Property Management Associates
- Uncertainty with BB&T's Association Services with the merger of BB&T and Suntrust
- Better interest rates
- Convenient ways to pay your bill and the addition of a mobile app

PAYMENTS SHOULD NOT BE MAILED, SENT ELECTRONICALLY FROM YOUR BANK, OR MADE AT BB&T BRANCH ANY LONGER. PAYMENTS WILL BE RETURNED AND NOT CREDITED TO YOUR ACCOUNT.

- If you currently use ACH (autopay), you will need to resubmit your paperwork to remain on ACH.
- If you are paying through your bank's web bill pay, you will need to update the new information to include your new account number.

Enclosed is your 2021 monthly assessment coupon book with details on the several payment options available. If you would like your payments automatically withdrawn from your bank account, please fill out the enclosed ACH form. Return the form via email with a voided check to ach@greenrun.org or drop off at the Association office at 1248 Green Garden Circle, Virginia Beach, VA 23453.

Please Note: ALWAYS make checks payable to GREEN RUN HOMES ASSOCIATION and include your NEW 5-digit account number located on your coupon.

Finally, we want to ensure we have current contact information to keep you well informed. Please take a moment to complete and submit the attached information update form.

If you have questions, please contact the Association's accounting department at 757-427-9858.

Sincerely,

Green Run Board of Directors

Assessment Payment Options

We are pleased to announce that we offer the following **payment options** available for paying your assessment, giving you more flexibility.

PAYMENT OPTIONS:

1. **Recurring ACH debit:** Have your payment automatically debited from your account each billing period, and never worry about late fees. There is no additional charge for this service.
2. **Online with Credit Card or E-Check:** Visit <https://propertypay.clt.com>. Click **PAY NOW** and follow the prompts.

On the Association's bank website, you can make a one-time payment using *Pay Now* or use the enhanced registration features to set up a flexible payment schedule and wallet.

You can pay by either **E-Check**, which is *free*, or use a **Credit Card**, which incurs a small processing fee charged by the bank.

To complete the ONLINE transaction, you will need the following information:

- Management Company ID: **7065**
- Association Account ID: **GRHA**
- Your Account # in your **coupon** book.

3. **Mobile App:**

Download the mobile app from Google Play or the App Store.

- Search for *C-Property Pay*
- Select Sign Up to register
- Enter the required property information *OR* capture property details using your mobile device's camera
- Enter the required payment information *OR* capture check details using your mobile device's camera
- Enter the details for your payment schedule

4. **Pay thru YOUR Bank's web Bill Pay Service:**

Enter the payment information as you usually would pay any bill. Please ensure:

- Payment is made payable to the **ASSOCIATION** (**NOT** the management firm)
- The check includes your **Account Number** (Noted on your coupon.)
- Enter the same payment address that is on **your coupon**
Listed below under #5.

5. **Pay by mail:** (with coupon and/or traditional check)

Payments are made payable to and mailed to the following address:

GREEN RUN HOMES ASSOCIATION

P. O. Box 67480

Phoenix, AZ 85082-4780

To enroll in Option 1 ACH payments, you must fill out the **Preauthorized Electronic Assessment Payment Service Agreement (ACH) and Disclosure Statement**, please go to greenrunhoa.org and select Assessments on the right side of the page. Select the **ACH Payment Packet pdf** and follow the directions for sign up.

Please give us a call at 757-427-9858 or email collections@greenrun.org with any questions. We are happy to assist you.

Employee Spotlight



Andrew Baskerville

Andrew Baskerville works in the Maintenance division of the Green Run Homes Association as Maintenance Manager where he manages a staff of 11. His job is delegating the many tasks that needs to be done to maintain the properties. He will visit residents if they have complaints and try to resolve those issues. He inspects the properties for completeness. He ensures the equipment is in working order and inventories the equipment. As a supervisor, he visits the sites to ensure employees are completing the jobs assigned and completes time cards. He reconciles receipts of purchases of products they need to get the job done. He works closely with the Community Manager.

Come May of this year, Andrew will have worked for the Association for 20 years. Over those years he has seen a lot changes from boards, to managers and policy changes. He feels that over the years the maintenance of the common areas and buildings has increasingly gotten better. It has been helpful that the maintenance division has gotten the equipment needed to get their job done efficiently and more quickly. The equipment has made their job easier.

When asked what would he change about his job, he replied, "Nothing." He likes talking with the residents and solving their problems. He said that the crew works well together and they have a great bond. He admits it was an adjustment to working with computers but attending classes has helped tremendously.

In his off time, Andrew enjoys traveling with his wife of 20 years but since this pandemic, they haven't been able to do any traveling. He like to keep his yard well maintained. He likes to watch football and his favorite team is the 49ers. He has 26 grandkids and 3 great grandkids so that keeps him busy.

He said that he and the maintenance staff were very grateful for the wage increase and the health insurance. "It's the best thing that has every happened to us," he said. He remarked about what a great office staff the Association has and how well everyone works together. and how grateful he is to have a community manager who listens and considers their needs.

When asked if he wanted to add anything else, he asks that residents be patience if they need something done because they are understaffed by two at this time. He assures everyone they will get to work as soon as possible.



Where Does Your Money Go?

It takes a lot to run an Association the size of Green Run. We are one of THE LARGEST Associations in Virginia. We often hear members say they don't know where the money goes. This is just one example of what happens

with your money. In the latter part of 2020, the Association purchased 3 new trucks to aid in transporting all the equipment necessary to do the job. Maintenance is very grateful for the new trucks.

GRHA Partners with City for Improvements



On December 30, 2020, the Community Manager gave a presentation to the Virginia Beach City Manager Patrick Duhaney, Police Chief Paul Neudigate, and Council Member Michael Berlucci.

The purpose of the meeting was to create a strong relationship with the City, open communication lines, and express to city leadership the challenges that Green Run faces in the future. Discussion topics included excessive trash in our townhome neighborhoods, canal maintenance, the lack of city amenities in Green Run, flooding, street lighting, stormwater boxes, and safety. There was also discussion on partnerships that could benefit Green Run residents, such as Cultural Affair Programs, Parks and Recreation Programs (city playground or dog park), Diversity Programs, and scheduled discussions between community leaders and Green Run residents.



Green Run has been around for Fifty years. For the better part of that time, the City of Virginia Beach and Green Run has enjoyed a good relationship. The Board of Directors is working to make Green Run a shining example of City and Community cooperation for today and the next 50 years.



Canals Get a Cut



Many thanks to Rob Ewell for taking pictures of our maintenance division hard at work.

We know how much many of you dislike when the canals are overgrown but be assured this is necessary to keep the banks from sliding into the canals. Another method of maintaining them is very expensive, in the millions. The canals get cut twice a year, usually in the spring and the fall.

Yard of the Month Info!

Sponsor of Yard of the Month



Family First Realty Inc.
For All Your Real Estate Needs

Family First Realty Inc. 3420 Holland Rd., Suite 106,
Virginia Beach, VA 23452
Amber McCulloch cell: 757.572.2278
www.FamilyFirstRealtyInc.com



Yard of the Month runs through April through September. Then in October and December, we have the holiday decorating contests. Please stay tuned to the website & facebook page for more details & deadlines!

YARD of the MONTH winner!



Follow us and share this on facebook with a friend or neighbor.



2020 October Yard of the Month Winners



Smith Family, Geranium Cres.



Vadney Family, Fairfax Dr.



2020 December Yard of the Month Winners



Kurtz Family, Sierra Dr.



Belcher Family, Demille Ct.



Did You Know...

You don't need ARC approval to replace your roof as long as you follow the rules below.

Roof and Shingle Replacement

- a.) Roofs shall be covered with materials designed for roofing, e.g. shingles and roofing stakes. Other materials, e.g. tarps, plywood, siding, etc. are not permitted except as a temporary protection after wind damage. Permanent repairs shall be made within 30 days of wind damage.
- b. Roof color and materials must harmonize with the structure and the surrounding homes.
- c. Individual shingle replacement must match the existing shingles.

Signs, Signs, Everywhere a Sign

By Robyn Klein, Director

Among other things, 2020 included several important elections, and with elections comes yard signs, door hangs, flags, and mailers (oh, the mailers!). As it currently stands, the GRHA Declaration only permits signs indicating a home is for sale or rent. This means we violate our own documents for every sign regarding an election, yard sale, boy/girl scout event, Yard or Student of the Month, etc. But what about my freedom of speech, you ask? Join me for a quick digression.

Our ability to exist as an Association is governed by a Declaration signed by our founders in 1970, back when my mom was still in elementary school. The Declaration's current language reads, "No sign of any kind shall be displayed to the public view on any lot" except when a lot is for rent or sale. We followed up with the Association's attorney, "There is no limitation on the ability of a community association to restrict political signs." At one point, the Commonwealth's Attorney General also weighed in, "The restriction imposed by §15.2-109 on a locality's authority to regulate the display of political campaign signs on private property does not apply to private homeowners' associations."

So while we are within our right to impose these restrictions, many things changed over the years, from the prevalence of election signs to my mom's opinion on bell-bottoms. What's stopping us from implementing these changes? The Declaration also states a large majority of the membership must vote in favor of a change to go into effect, and I can barely get answers from my family at dinner time. But all hope is not lost!

Roadblocks aside, we want to move forward and pursue our options. A vote at the 11/2020 Board meeting created a committee to review the governing documents and recommend updates, and, you guessed it, we need your help! Co-chaired by Robyn Klein and Mike Maskell, we need resident input to help guide our suggestions. Please email rklein@greenrun.org if you're interested in participating. Zoom meetings start in February. Here's to positive changes in 2021!



Board of Directors

Publishing Team: Dorothy Simmons, Jocelyn Bentley, Jill Ewell, Sara Krieger, and Amber McCulloch

**Dean Densmore (2022)
President**

**Kim A. Bentley II (2022)
Vice President**

**Jill Ewell (2020)
Treasurer**

**Dorothy Simmons (2021)
Secretary**

Jocelyn Bentley (2022)

Vacancy (2021)

Mark Gillikin (2021)

Robyn Klein (2020)

Mike Maskell (2020)

JOIN US!

**Board Meetings are held the 4th
TUESDAY of each month
6:00pm
via Zoom**

**Link to meeting can be found on landing page
of greenrunhoa.org.**

Follow us and share this on
facebook with a neighbor.



Have questions???
Want to be heard?



Come to the Board of Directors meetings to be heard during the Homeowner's Forum, yes even during zoom meetings.

If you're unable to attend a board meeting, you can certainly email or call the board or the community manager.

We will try to answer as quickly as possible.

By Sara Krieger

After several months of trying out a recipe for homemade dishwasher detergent tabs, I decided I wanted to share it with you. This past year I have used my dishwasher more than ever since I began working from home due to COVID-19 and began cooking at home more.

Use the tabs by placing one tab into your dishwasher's detergent dispenser and start wash with your usual wash settings. Sometimes I will add a little diluted white vinegar to the rinse aid compartment if I have a lot of drinking glasses (vinegar is acidic and may damage the rinse compartment over time). Also, check your dishwasher's instruction manual to ensure these tabs will work with your dishwasher and not void any active warranty. Also, it is recommended to avoid using these tabs in dishwashers with stainless steel interiors.

Homemade Dishwasher Detergent Tabs

Ingredients:

- 1 cup of super washing soda
- 1/4 cup of salt
- 1/2 cup citric acid powder
- 40 drops of citrus essential oil
- 2-3 tablespoons water



Directions:

Mix the super washing soda, salt, and citric acid powder in a glass mixing bowl using a wooden spoon

Add 40 drops of citrus essential oil to the mixture using the back of a wooden spoon to break up clumps as you mix

Slowly spray 2-3 tablespoons water into the mixture while stirring (a mini spray bottle works well). *The mixture will fizz if the water is added too fast – the slower the better.*

Once the mixture feels like slightly wet clumpy sand, use a spoon to pack the mixture into a silicone mold or ice cube tray. *Note: silicone makes it easier to pop the tabs out later*

Let the packed tabs air dry overnight or at least 8 hours (a dry, warm place without added moisture or humidity works best)

Once tabs are dry to touch, Pop tabs out of the mold and store in an airtight glass container with a label.



Welcome to Cub Scout Pack 496

Location: Virginia Beach Moose Family Center, 3133 Shippo Corner Rd, Virginia Beach 23453

[Click here to go to the event in facebook](#)

All new, returning, and interested families of BOYS and GIRLS who are in grades K-5 are invited to come out and learn more about Scouting.

We will explain what Cub Scouting is about and how Pack 496 delivers the program. Also, we will go over some of our activities, dates, general advancement and answer any questions you may have about Cub Scouts. While the kids do activities, the Leaders and Guardians will discuss scouting information.



-No prior scouting experience necessary
-Families of all types and sizes welcome

**-If your reading this
YOU ARE WELCOME TO ATTEND,
event is open to the public**



Contact us for more information -

Andrew Huddle (Cubmaster) 757-418-2170 (Text/Call) / Pack496VB@Gmail.com

Remember to ask about your FREE Custom Hat when you turn in a completed application!

New Member Night Flier - <https://qr.go.page.link/Vy1Bo>

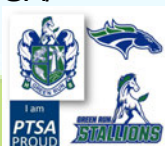
Local schools PTA Information:



Green Run High School PTSA

www.facebook.com/GreenRunHighPTSA/

Email grhs.ptsa@gmail.com



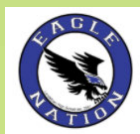
Green Run Elementary School PTA

www.facebook.com/GRES.PTA

Email greenruncoltspta@gmail.com

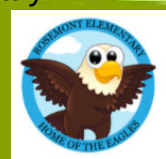
Landstown High School PTSA

landstownhs.vbschools.com/parents/p_t_s_a



Rosemont Elementary School PTA

rosemontes.vbschools.com/parents/p_t_s_a
www.facebook.com/RosemontElementaryPTA



Larkspur Middle School PTA

www.facebook.com/Larkspur.Middle.School.PTA/
Email larkspurmiddlepta@gmail.com



Parkway Elementary School

https://parkwayes.vbschools.com/parents/p_t_s_a
Email VBParkwayPTA@Gmail.com



Landstown Middle School PTSA

www.facebook.com/LancerPTSA



https://landstownms.vbschools.com/parents/p_t_s_a

GRHA Volunteer Spotlight

By Sara Krieger

Recently, I caught up with GRHA volunteer Jocelyn Bentley to find out more about her and why she volunteers on both the Finance and the Newsletter & Events Committees.

Jocelyn is a project specialist with Dollar Tree/Family Dollar and a mom to a toddler “who thinks they are grown”. She describes herself as a foodie who is always on the lookout for a good bakery and asks if any readers want to recommend any just let her know. She enjoys walking around Green Run and its parks to get out of the house and play Pokémon Go (Windmill pool may be poke stop now). Jocelyn has lived in Green Run for 4 years though she grew up in the Kempsville area.

She began volunteering at GRHA to become involved with the community as well as to have something to do outside of her work and home. She found the hardest part of volunteer work is engaging people to volunteer. *“To be successful, we need more volunteers from all walks of life. I am the committee chairperson for the events committee and we need more volunteers”.*

Jocelyn finds the most rewarding aspect of her volunteer work has been learning more about both Green Run and Virginia Beach as well as meeting a great group of people that she enjoys working with.

“Take an interest in your community. Many people spend their time complaining online when, as a part of GRHA, they could be volunteering to make a difference and change negatives into positives”.



She feels it is important to volunteer for the GRHA community as volunteering has changed her perspective about GRHA.

“Understanding more about how GRHA is run, the use of assessments, and the interaction between the city and community. A LOT goes into the running of GRHA and it has given me a deep and sincere appreciation of not just the volunteers, but also the staff, and our community manager”.

Jocelyn will volunteer for GRHA for as long as she is able and hopes to see a volunteer-based community garden in the future. She would like an annual volunteer social to recognize those who really stand out as volunteers since she feels volunteers are what makes GRHA continue to work from the board to the committees and GRHA events.

Her advice to those interested in volunteering, *“If you want to learn more about your community, if you see something you don't like, want to make a change in your community, or are even looking for something to do with yourself then volunteer and get involved. I understand that many like myself have a career and family to attend to, but 1 or 2 hours out the week for your community can make such a difference”.*

**We Need
Volunteers!**

The Green Run Homes Association is overseen by a board of nine directors that are **volunteer** owners and/or residents. **Volunteers** are a **vital** part of the Green Run community with most **events and activities** being planned and orchestrated **by dedicated owners and residents**. In addition, we regularly partner with several local groups, including Green Run High and Elementary schools, Green Run Community Leaders, Green Run Youth Leaders and various departments within the city of Virginia Beach, with the intended result of bringing residents together **to foster fellowship and a strong sense of community**.

Soon there will be an eForm available on the GRHA website for residents and homeowners to fill out and submit if they would like to volunteer. The eform will require contact information, availability, and the types of opportunities you would like to volunteer for at GRHA.

Volunteers are the heartbeat of our association!

If you are interested in volunteering but unsure what you would want to volunteer for within GRHA, please attend any of our committee meetings to learn more about our association and how you can help.

Written by Sara Krieger, Volunteer

Volunteering Can Make A Difference!





VIRTUAL SCAVENGER HUNT IN FEBRUARY

Forrester, the GRHA stallion, will be visiting various areas of GRHA during February.

Be the first to submit the correct location of Forrester to win!

A new picture of Forrester somewhere in Green Run will be posted on Facebook, Twitter, and Nextdoor every Wednesday and Saturday.

GRHA Members must log in to the GRHA website for directions on how to enter and submit their guess.

Where in GRHA is Forrester?

Winners will be announced every Tuesday and Friday in a GRHA Social Media post and receive a gift card prize.

The winner will be chosen from the first correct email received for each photo location. Winners will be unable to enter another guess for the rest of February to give others a chance to win.

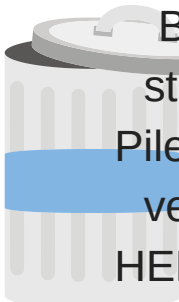
Odds & Ends



If you or someone you know needs a **paper copy** of the GRHA newsletter, please call the GRHA office at 757-427-2600. We are happy to help!

There's now a SeeClickFix app for iPhone and Android! Search "VB Works" in your app store to download.



 Broken street signs or street lights? Potholes? Piles of trash? Abandoned vehicles? Graffiti? Click [HERE](#) for SeeClickFix and report it!



[Follow us and share this on facebook with a friend or neighbor.](#)

WANTED

Do you have a knack for Graphic Design? The Events & Communications Committee is in need of someone to help produce the newsletter 4-6 times a year. Templates provided, new content provided as needed.

New ideas WELCOME!

Email: comm@greenrun.org with your name and a contact number/email.



Remember!



Beep it...



to KEEP IT!

Lock it or Lose it, Beep it to Keep it, whatever it is that makes you REMEMBER TO LOCK YOUR VEHICLE to deter theft!

Do not leave your vehicle running in your driveway while you are indoors.

Keep valuables out of your car; if they must be there then hide them well!

Remember the Garage Door and the Back door of your home!



Blocked Storm Drains in your Neighborhood can cause flooding during heavy rainfall! Please make sure any yard debris is bagged and stored away from the curb and that your storm drains are not blocked by any kind of trash, debris, weeds, etc.