

Greystonian

Official Publication of the Greystone Homeowners Associations

Newsletter Editor ---- Cristi Holland Lau



Greystone HOA

1331 Bedford Drive #103

Melbourne, FL 32940

Phone: 777-7575

www.greystonecommunity.org

Greystone Homeowners Association

Board of Directors

Horace Edwards, Jr, President

Maria Peterson, Vice President

Cristi Holland Lau, Secretary

Cary Brunger, Director-at-Large

November 2011

In this issue...

Our own Dennis Tyler makes it into People Magazine for his greyhound efforts!!

Tips to reduce Identity Theft (Annual Meeting was a hit ... Thanks to our great speakers!)

Best Yard/Landscaping of the Quarter!!

Phone Book – We are getting closer – just need a few more of you to write in your info!

Quick Tips on keeping the value of your home high...

1. Neutral exterior paint – trend now is for darker base and lighter trim color.
2. Everyone loves granite – in both baths and kitchen.
3. Neutral interior paints.
4. Pickled oak cabinets can show very dated. An easy and inexpensive way to update is to paint and add brushed nickel hardware.
5. Keep up the landscaping! Greystone's landscaping is superior to surrounding neighborhoods – People love our mature oak trees!

Pam Vanderveer, REALTOR

LOSE UP TO **30 LBS.**
IN 30 DAYS!
ALL NATURAL
DR. RECOMMENDED
321-446-2226
HERBALIFE
INDEPENDENT DIST.



HERBALIFE™
Independent Distributor



Rob Strong
Global Expansion Team

3455 Fort Sumter Street
Melbourne, Florida 32934
www.MyOnlineNutritionStore.com

321-446-2226
hrb4lf@aol.com



**genesis lawn
and landscaping, llc**
321.258.6831

Call Today For A Free Estimate

www.genesislawns.com

licensed and insured

Neil Migala owner

Full service lawn care
(Mowing, weed-eating,
edging, blow-off)

Special prices for
Greystone
residents.
Call for details!



The Greystonian newsletter is published on a quarterly basis – to submit an article, please send the article to mygreystonehoa@gmail.com.

The current e-newsletter can be found here:
<http://www.greystonecommunity.org/docs/newsletters/latest.pdf>

Welcome!!

Greystone ... Why people want to live here!

1. Oak trees and nicely landscaped
2. Longleaf elementary
3. Preserve and lakefront homes
4. Updated homes - lots of granite and tile
5. Well maintained homes



The Presidents Corner:

First and foremost, let me say a big Greystone thanks to the guest speakers and our honored guests for their presentations at the 2011 Greystone annual meeting.

I also wanted to thank new residents or first timers for attending this year. I hope your experience was memorable and we look forward to seeing you at other events and of course next year.

I have received several positive remarks from those of you who attended the meeting this year and I want to thank everyone who attended. I apologize for missing this year's meeting due to a family obligation.

Your HOA's worked hard to incorporate the ideas given to improve our annual meeting with valuable information you requested along with inviting our local area businesses.

I hoped this year's meeting inspired residents to plan on attending next year's annual meeting. I also hope you have decided to join the HOA and become a part of keeping our neighborhood one of the best in Brevard County.

The professionals you saw at our meeting came to speak to us because they are part of our community. We are all part of Greystone and we need their support. They came because they were asked to serve us (Law Enforcement personnel); because she is part of our community (Realtor Pam Vanderveer), and because he was there to provide customer service (Walgreens Store Manager).

My neighbors and residents of Greystone, I have been your President for almost 2 yrs. In a nut shell, here's what you need to know:

1. Greystone HOA meets for 1 to 2 hours a month (depending on agenda).
2. Greystone has 1 annual meeting /per year.
3. Greystone residents are required to vote 1/per year as a community (on notable topics requiring a vote).

"Listen", Greystone is a very nice community and the deed restrictions require a resident HOA. I believe many will agree Greystone is more than just a place to live for our families. Many have

more than just a financial investment here. The bottom line - Greystone requires a HOA or the state will take over for us.

So take a moment and ask yourself. Ask your neighbor. Can you spare 2 hours per/month? Can you make it to 1 annual meeting per/year so we can vote on some issues? Don't YOU want to be part of you HOA and protect the place you call home?

We are always open to new ideas. We are in hopes of more resident involvement and participation.

Did you know that your homeowner's fees (\$250/annually) will increase dramatically along with other changes which will be a disadvantage to all in our community if our HOA is not able to maintain a forum (# of board members). The formal term is receivership and if we don't have enough volunteers, our HOA will be turned over to the state, where you can guarantee a drastic increase in dues.

Safety during the holidays

During the months of October through January we need to take the time to secure our vehicles and homes/garage doors. Many visitors from other neighborhoods will be visiting along with carnivals in Wickham Park that will produce outsiders as well.

Please take the time - make your home safe and look out for your fellow residents.

Even though this excerpt is not specific to our community, it is worth the read as this could happen anywhere and directly affects you if your children are in sports in Viera.

We have received a tip from a Brevard County Sheriff Deputy that Viera Regional Park may be targeted by smash and grab thieves. This means that they will break car windows, and quickly take anything that looks remotely valuable from

~ A Deed Restricted Community - Greystone HOA: 1331 Bedford Drive #103 Melbourne, FL 32940

vehicles. Locking your car is not enough; you need to make sure anything that looks remotely valuable is secure in the trunk or better yet out of the vehicle. This includes wallets, purses, bags that look like purses (i.e. sack packs), cell phones, loose cash/coins, GPS units, etc.

Please make sure you are taking proper steps to insure your vehicle is not a target of theft by eliminating the easy hit.

Neighborhood News

Yard of the Quarter:



1st Place: 3412 Fort Nelson

2nd Place: 3545 Chancellorsville Ave
Congratulations to the both of you !!

There are many homes in the running already for next quarter – Keep up the hard work everyone!

Deed Restrictions

Regular inspections are done monthly and all non-compliant issues are being worked on. If you would like to report non-compliance anonymously, please send an email to mygreystonehoa@gmail.com and the HOA Board of Directors will forward the text to Fairway Mgmt Co. for investigation. They perform a drive-through on a monthly basis, however they will drive through on individual requests.

Cutting down your trees:

There has been an increase in folks updating their yards, changing out trees to improve the aesthetics

of their home. It is imperative that when cutting your trees, we follow a few rules:

If you remove your tree, you must remove the stump. This requires a specific type of machine – most Tree Service companies will remove the stump for you as part of the cost of removing the tree. Stump grinders can also be rented at your local hardware store.

If your tree needs to be cut down due to fungus, etc – please cut the entire tree down including the stump.

Please make sure that anyone you pay for trimming your trees has insurance and is a licensed contractor. During this last round of drive-thru's, even the licensed contractors may request your business, perform the tree trimming and if you pay them prior to cleanup, they may decide to stop work and not complete the entire job. If you have a lot of trees to cut down, make sure the job is started in the morning – and not after 4pm as they are likely not to finish before dark and it is hard to see what they actually cleaned up at nighttime. It is best to only do business with companies that have been referred to you by other residents, not the drive-through companies.

County Issues:

Our roads belong to the county, so if you need to report street, sidewalk issues, please contact the county directly. For example, an oil spill should be reported to Waste Management, and to the county.

Parents Picking Kids Up at Entrance

Bus Stop:

We wanted to say Thank You for all of the support parents have given to the front entrance. We recently added 4 new signs reminding people not to park on the landscaping in the front entrance when waiting for the kids at the bus stop. Your efforts are appreciated in helping to keep the landscaping in good condition.

Identity Theft

Those that attended the annual homeowner's board meeting were pleasantly surprised to learn so much about identity theft from local experts that have dealt directly with the criminals and provided real-life stories for us to consider. A few key takeaways that evening were:

- Send out letters/bills at the post office instead of from your mailbox.
- When writing checks, use pen type: Uni-Gel pen. This is the hardest ink to lift from a check. Many criminals will bleach a check and write out for a large amount.
- Continually monitor all of your credit/debit card charges. Most criminals will test the stolen credit card number first by making a small purchase and follow up with a larger purchase.
- If you see unfamiliar charges, notify your bank immediately to minimize impact to your accounts and overall credit.

Car Theft

We continue to get hit with car break-ins. The police officers have shared that they believe it is someone young that lives in the neighborhood.

The investigating Deputy was Victor Velez, ID # 220. His card has 2 numbers on it, 253-6658 and the communications center at 633-7162. He had taken about 6-8 reports of those that wanted to report, however, he estimated over 15-20 cars had been compromised in some way throughout the neighborhood, not just on Nan Pablo. Many of those that called or stopped to talk to the Deputy had very little missing and had to get to work and did not want to report. He encouraged everyone to report because the more reports we have, the more attention it will get.

Community Relations

Please help welcome our *newest* neighbors:
Pat and Walt Mason, 3440 Holly Springs
Eric & Elizabeth Andermann at 3535
Chancellorsville

Greystone Halloween Festivities

Many homes saw the cheery young ones eager to take your candy/treats. It was another successful year for trick or treating – Our neighborhood is much easier for the kids to peruse than say Windover as there is more distance to walk between homes. Special Thanks to families that decorated and provided candy and fun for all the little ones.

Upcoming Events:

Christmas Sun December 18th 6pm– A visit from Santa



We are in need of a Santa, and a location to hold our annual Santa visit. Please let us know if you are interested in helping by emailing us at mygreystonehoa @ gmail.com

Volunteer Needs:

- 1. Santa Volunteer**
- 2. House to host/accept wrapped gifts for the kids to visit Santa.**
- 3. Scheduling a live band/quartet**

EXIT 1ST CLASS REALTY
4866 N. Wickham Rd., Suite 104 Melbourne, FL 32940
Each Office Independently Owned and Operated

Dee & Rick Kaiser, REALTORS®
Dee: (321) 501-3096
Rick: (321) 427-1972
Bus: (321) 259-3990
Fax: (866) 861-1923
E-Mail: KaisersCastles@GMail.com

A TEAM WORKING FOR YOU

Eau Gallie Sports

Eau Gallie Volleyball won Class 6-A Districts this year. They moved on to win the Regional quarterfinals in straight sets against Seabreeze (Daytona), 25-12, 25-13, 26-16. They play next at our home gym on Tuesday November 8th at 7 p.m. against Edgewater (Orlando) in the Regional Semifinals. If they win this round, they will move on to the Regional Finals on the road to State. Congratulations to the Greystone Daughters that are on this year's outstanding team!! Go Eau Gallie! <http://www.fhsaa.org/sports/volleyball-girls/brackets/2011-12/6a>

High School District Boundaries are changing for 2012-2013 School Year.

Read more about the changes (Greystone are not currently affected by the changes for high school boundaries).

http://www.brevard.k12.fl.us/fp-includes/communityforum/Attendance_Boundary.html

What form do I complete if I would like to change something on my property?

or Regular Mail/Drop off in person:
Greystone HOA
1331 Bedford Drive #103 Melbourne, FL 32940

Official form is found: <http://www.flacyclist.com/greystone/docs/ArchitectureReviewForm.pdf>

If you have questions about whether or not you need to complete a form - Call us at: 321-777-7575
View Greystone's CCR&Rs at www.greystonecommunity.org and click on "Rules" on the left-hand side of the page. From there, you can access both the Covenants, Conditions & Restrictions (CC&Rs)

Yes – you can drop off your form/samples to any of the board members' homes and they will route around for review/approval. Yes, it can be reviewed/approved outside of the monthly meeting. You can also send in via fax/mail/email the completed form, and included samples (or URLs for online viewing of the sample colors, etc.) to: diane@fairwaymgmt.com

Greystone Homeowners Association
1331 Bedford Drive, Suite 103
Melbourne, FL 32940
321-777-7575

Architectural Control – Home Modification Request

Note: This form is typically reviewed at the monthly board meetings and a response may take up to 30 days. Please submit this form to any Board Member, or mail it to the GHA post office box with sufficient lead time to allow a full review of the request. Thank you!
(please print)

Date submitted: _____

Homeowner name: _____

Street address: _____

Home phone: _____ Work/cell: _____

Please describe the changes planned for your home, in detail, including colors and materials (attach samples or swatches), plans or sketches, and any required county permits (building permits are the homeowner's responsibility). Please add any other information or notes that might help clarify this request in the space below.

Homeowner signature: _____

(For GHA Board use only)

Date received: _____

Approved (If a required building permit is not obtained, this approval is void) _____ Denied _____
*If work not done within 90 days of approval, resubmittal is required.

Comments: _____

Architectural Control Director	Date	Committee/Board member	Date
Committee/Board member	Date	Committee/Board member	Date
Committee/Board member	Date		

Greystone HOA Board of Directors' Meetings

When? 6:30 PM – 3rd Thursday of each month

Where? 1331 Bedford Drive Suite 103 Melbourne FL 32940

Why should I attend? The monthly meetings are the most appropriate forum for individual homeowner comments and concerns.

Should I RSVP? Yes – this allows us to reserve a larger meeting space if we have a large # of attendees that month. 321-777-7575.

Upcoming Board Meeting Dates: Nov 17, Dec 15, Jan 19

How do I obtain a copy of the meeting minutes?

Our past minutes of monthly board meetings may be obtained by contacting 777-7575. You may pick up a copy or they can email a copy to you (By Request Only)



Dennis Tyler

HE RESCUES RETIRED GREYHOUNDS

Melbourne, FL

In 1991, Dennis Tyler fell in love when he agreed to take in Clara Voyant, a former racing greyhound, from his neighbor. And when he learned that many greyhounds, some injured while racing, faced the risk of being euthanized, he couldn't look the other way. Using donations, Tyler now provides medical care to the dogs, matches them with compatible families, and drives them from Florida to new homes all along the East Coast through the organization Greyhound Pets of America (floridagreyhounds.com). Tyler has found homes for more than 7,100 greyhounds.

If you get a chance, check out the People Magazine that hit the newsstands (Nov 7 issue). Please turn to page 102. It features Dennis Tyler as one of the Heroes of the Year.

Dennis did not have the most votes in the recent "Reader's Choice Hero Campaign". However, the editorial staff of People Magazine voted to give several of the candidates in the Campaign \$10,000 thanks to the generosity of the sponsor, "Jeep". Greyhound Pets of America Central Florida will be receiving a \$10,000 donation to help the greyhounds. It will go a long way to help the hounds in our care.

Thanks to everyone who voted. We have been overwhelmed by all of the support of our neighbors, national greyhound community, members and family of friends.

BEST YARD AWARD!!!

The *Yard of the Quarter Award Program* is an incentive to be used for promoting community pride through the look and design of yards throughout Greystone. The program is designed to recognize those who put all the hard work into maintaining and keeping beautiful yards throughout the neighborhood.

The HOA will provide the winner with a sign to be placed in their yard during that period of time recognizing the honor.

Judges will use the general criteria below when choosing *Yard of the Quarter*. These are only guidelines and the final decision is based on the evidence of the homeowner's pride in his or her yard.

- Yard is well-groomed.
 - Yard is attractive; pleasing to the eye (*e.g. green lawn; a variety of plants such as trees, shrubs, ground cover, flowers, wildflowers; plants with a variety of heights, textures, and colors; landscape features such as fountains, large rocks in beds, etc.*).
 - Fences and porches on the property are in good repair (*i.e. minimal distraction from the landscape due to deterioration, damage or construction*).
 - Yard is free of inoperable vehicles.
 - Only the portion of the yard viewed from the street will be judged.
-

Providing Insurance & Financial Services

STATE FARM

Auto
Life Fire
INSURANCE

JOE RALEY
CPCU, CLU

723-0333
5030 Minton Rd.

- One home will be selected each Quarter. Each yard will be limited to winning the award only once in any calendar year
 - You may nominate your own or another's landscape. Notify the Greystone HomeOwner's Board of Directors of your nomination by email mygreystonehoa@gmail.com
 - The goal of the *Yard of the Quarter Award* is to recognize the efforts of Greystone residents who take pride in their home and landscape and inspire others to do the same.
-

PHONE BOOK NOTICE:

In order to put our phone book together this year, we would like to ask our residents to send an email to mygreystonehoa@gmail.com. Your email will not be used for any other reason except for communicating with you on this year's Greystone phone book update.

To date (October 2011), we have received about 40% of our listings (Thank you for responding in this last call – that helped to fill in a lot!!) – Please help us this year by sending in your listing via email.

Please include how you would like your name/phone listed.

Examples:

Mary and John Doe, 321-555-5555 (home), Street Address

Mary Thompson and John Doe, 321-555-5555 (mobile) , Street Address

Mary Thompson, 321-555-5555, Street Address

Important Numbers

Non-emergency Sheriff: 633-7162

Emergency 911

Sheriff's Litter Hot Line 537-6801

Greystone Homeowners Association 777-7575

www.greystonecommunity.org

Homeowner's Association Email: mygreystonehoa@gmail.com

Architecture Form: <http://www.flacyclist.com/greystone/docs/ArchitectureReviewForm.pdf>

Animals

Animal Control 633-2024

Ordinances 633-2024

After hours (Animal Control) 633-9880

www.brevardanimalservices.com

Utilities Division - City of Melbourne 953-6216

Lake Issues/Water Fountain Outages 777-7575

Neighborhood Landscaping 777-7575

Newsletter & Phone Book
Advertising

Send us an e-version of your ad to mygreystonehoa@gmail.com and forward a check to:

Greystone HOA (Attn: Advertising)

1331 Bedford Drive Suite 103

Melbourne FL 32940

Or drop your check off at a board member's house

by the following dates:

October Newsletter (Deadline: Oct 10)

January Newsletter (Deadline: Jan 10)

April Newsletter (Deadline: Apr 10)

July Newsletter (Deadline: July 10)

\$10.00 Business Card Size

\$15.00 1/4 Page

\$20.00 1/2 Page

\$25.00 Full Page



Pam Vanderveer, REALTOR

RE/MAX Interactive

Cell: 321-432-0559

View my listings at:

www.PamVrealestate.com

RANDOM ACTS OF KINDNESS BY GREYSTONE NEIGHBORS

An elderly couple, one on oxygen, was out of town for a couple weeks. Neighbors, almost as old, elected to clean up all the bedding areas around the neighbors' home, including the sidewalks. This was a very significant activity over several days. Selfless and kind actions such as this are what help to make Greystone such a wonderful place to live. Thank you for being such wonderful neighbors.

If you want to recognize a Greystone resident, please send an e-mail to the Greystone board at mygreystonehoa@gmail.com or call Diane at 777-7575.

RESIDENT WISDOM

Many homeowners are taking advantage of the low interest rates. I would like to share my experience with refinancing and dealing with the news that my home was determined to be in a flood zone. This was quite surprising since my home IS NOT located in a flood zone. When I informed the mortgage company that this was incorrect, I was told that I would have to prove otherwise or provide proof of flood coverage before the loan process could be completed.

As many of you know, when you request flood coverage and your home is not located in a flood zone, the fees are quite reasonable. My insurance company quoted approximately \$200. However, if my home were considered in a flood zone, I would be paying several thousand dollars in coverage.

I contacted Mr. Frank Skarvelis, Floodplain Administrator for Brevard County's Public Works Department, 2725 Judge Fran Jamieson Way, Bldg A, Room A211, Viera; phone: 321.617.7340. Mr. Skarvelis provided a Flood Zone Determination letter with the FEMA Flood Insurance Rate Map (FIRM) Panel clearly showing my property falls within zone "X" (outside the 500-year flood plain). I faxed this to the loan company and was able to proceed with the refinancing without flood insurance. Mr. Skarvelis was extremely helpful and his prompt action immediately resolved the issue.

KNOW YOUR NEIGHBORS

The Eau Gallie High School Marching Band is known throughout the State for its accomplished playing and precision marching shows. Twelve Greystone residents are members of this year's band, which has a full compliment of 201 student musicians. As the marching season ends, the band students are preparing for the holiday season's PRISM Concert. PRISM is a 2-hour musical extravaganza with a variety of instrumental and chorus combos. The second half of the show opens with the marching band filling every staircase and stage to perform the halftime show of the previous football season! This year's performances will be held at the Eau Gallie High School Auditorium on Friday and Saturday evening, December 9th & 10th. Tickets are \$10 and are sold through band members or the Auditorium ticket booth. All proceeds go to support the band and chorus programs at Eau Gallie High School

