



WELCOME TO GROVELAND
Groveland Homeowners Association (GHA)

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Inserts to be Included in New Resident Packet:

- Map of Residences (provided to residents only)
- Homeowner Contact Information (provided to residents only)
- GHA Rules and Regulations (revised March 2025)
- Example of Fourth of July Schedule of Events

LETTER FROM OUR GHA PRESIDENT

To: New Residents of GHA
From: President of the GHA Board of Directors

On behalf of the GHA Board and all our residents, I would like to welcome you and your family to our neighborhood.

Our community originated in 1902, and over the years has evolved from a Methodist church camp to summer cottages, to now mostly year-round homes and deeded properties. We have worked hard to design and promote family and community life in our neighborhood, and we encourage our residents to get involved with activities.

Our three major events each year are: Memorial Day, the 4th of July and Labor Day, when we have gatherings at the lakefront and in the auditorium, usually with food, and some kind of program. The 4th of July is by far our largest event with a parade & stage program, races & games, volleyball tournament, East Road vs. West Road softball game and lake activities. Our residents invite friends and family to join us at these events. On Sundays from Memorial Day to Labor Day non-denominational church services are held in the auditorium.

We maintain large common areas for residents' use, including the auditorium, tennis/pickleball court, ball diamond, playground area and the wide lakefront with swim area and our boat docks. Residents can request use of the area's facilities for private parties or celebrations. Our streets are private roads and we maintain them, as well as provide for trash hauling. Recycling pickup is also available every other week for a separate fee. Police and Fire services are provided by the City of Woodland using Deephaven for police and Wayzata for fire. Water and sewer are provided through the City of Woodland using the City of Minnetonka.

Our community management is done through our board of directors which meets monthly. All residents may come to our board meetings. You will be emailed our bi-weekly "Letter" which gives notices of meetings and events, and you will be getting the board minutes via email when approved. We rely a lot on volunteers to help the board get things done on our grounds, so let us know where you might want to help.

We have several governing documents (Declaration, Bylaws, Rules) which all homeowners are bound by. I recommend that you print these off our website and make yourself familiar with them. The most recently updated version of the Rules is dated March 2025, which include, among other things, the rules applicable to pets (e.g. no dogs allowed) and our Architectural Control Guidelines. Do not plan on starting any exterior home changes without contacting the Architectural Control Committee to determine the necessary approvals from GHA and the City of Woodland, as applicable. If you plan on getting a boat, you will need to understand the Boating & Lakefront Rules, which include limitations on boat size and explain the process for joining the Boat slip waiting list. Please make sure that you read and understand all the governing documents to familiarize yourself with how we operate, and to avoid surprises down the road.

Again, welcome to Groveland!

Sincerely,
President, GHA Board

THE BASICS

City

The Groveland Homeowners Association is located in the City of Woodland.

- GHA's website: grovelandmn.com
- Woodland's website: woodlandmn.org
- Vince Suerth, Mayor/GHA Resident: vpsuerth@gmail.com
- Pat Smith, Planning Director: pat@cityofdeephaven.org

Schools

GHA is in Minnetonka School District #276: minnetonkaschools.org

Police

Woodland is serviced by the Deephaven Police Department.

- Emergency: 911
- Non-Emergency: 952-258-5321
- Chief of Police: Cory Johnson

Fire

Woodland is serviced by the Wayzata Fire Department.

- Emergency: 911
- Non-Emergency: 952-525-6216
- Fire Chief: Kevin Klapprich

*A minimum of \$250 is charged per call for actual fire calls or false alarms.

GHA Dues

There is a mailbox under the Bulletin Board for monthly homeowner dues.

Currently dues are \$300/month and are due on the first of every month.

Residents may pay this way or set up automatic e-payments from their bank or through the EasyHOA portal.

Trash

Pick-up is every Thursday morning by Republic Services and is covered by GHA monthly dues: Woodlandcs@republicservices.com

Recycling

Pick-up is every other Thursday by Republic Services but is NOT covered by GHA monthly dues.

A calendar is available at: <https://woodlandmn.org/recycling>.

Please call 952-941-5174 or visit RepublicServices.com/Support for customer service issues.

Leaves and Lawn Pick-Up

Leaves bagged in brown paper/lawn refuse bags are picked up throughout the summer. The last pick-up date is published in "The Letter". Lawn clippings, leaves and bound sticks are gathered spring through fall on trash days. This is a part of your trash pick-up and is covered by GHA dues.

Christmas Tree Pick-Up

Christmas trees may be left out at the curb after the holidays. A minimal fee, in the past around \$30, must be paid directly to Republic Services at the time of scheduling a pick-up. The cost and available pick-up dates is published in "The Letter."

Lake Water

Many neighbors have outdoor faucets that are hooked up to Lake Minnetonka. The water is turned on in the spring and turned off in the fall. Note: This is an old system and sometimes requires repair throughout the year, resulting in the lake water being turned off on occasion. This is included in monthly dues.

Snow Plowing

GHA contracts with a plowing company to plow our roads, which are private. Driveways are not plowed. Sand and salt are applied as needed. This is covered in GHA monthly dues.

Notes regarding conditions that warrant service:

- When it snows under 1" the hills will be salted
- When it snows over 2" the roads will be plowed

"The Letter"

The Letter is a bi-monthly newsletter that has been around since 1983. A paper copy used to be delivered to each homeowner's mailbox, but with the invention of email and a desire to save trees, The Letter is now sent electronically or available on the HOA Portal. Look for neighbor news, fun facts and trivia, as well as neighbor birthdays. You are encouraged to send items such as photos or family announcements to Sharon Noble:

lakehome86@icloud.com

The South Property

Referred to as the "South Property" is the parcel of land on the south side of Breezy Point marked by a metal swinging gate. It is an area where boats, trailers and other items can be stored. Storage in the South Lot is provided for a fee, on a first-come-first-served basis. No dumping of any materials (organic or otherwise) is allowed on this property. Fees for storing items range from \$25-\$300 for winter storage and \$25-\$150 for summer storage.

Homeowner Improvements Made on GHA or MLA Property

Prior to 1984, Methodist Lakeside Assembly owned all lots within the grounds we now refer to as Groveland Homeowners Association. In 1984, the GHA board of directors elected to survey the lots for each resident and grant warranty deeds for the lots on which their residences were situated.

Over the years, some homeowners may have improved upon or maintained certain parts of property which were registered to Methodist Lakeside Assembly and/or Groveland Homeowners Association. This notice advises all residents, that if any resident improves or maintains property which is registered to Methodist Lakeside Assembly and/or Groveland Homeowners Association, Methodist Assembly or Groveland Homeowners Association will grant permission to use this land, except for structure, but does *not* release title to the land under any circumstances and reserves the right to, at any time, take possession of the land as rightful owner.

If you have any questions about your lot lines, consult the Hennepin County website. Address any other questions to the president of Groveland Homeowners Association or the GHA Board of Directors.

THE WORK

Clean-Up Day

On Clean-Up Day every household is asked to help prepare our common property for the summer season by doing various tasks. These include chores such as sweeping the assembly hall, washing windows, cleaning and arranging chairs and tables, cleaning the kitchen and the items inside, weeding the lakefront and playground, picking up the beach and dock area, preparing fire pit area for use, and sweeping the tennis court. Clean-Up Day is usually the Saturday after Mother's Day. The date is always listed in The Letter and updates are sent via email. We also ask that all residents help maintain our beautiful property by picking up trash, sticks and other debris throughout the year.

General Volunteerism

Volunteering at Groveland comes from a rich tradition which helps build community and minimize costs. You are encouraged to be a vital part of Groveland by serving in ways that fit your gifts, as a helper or a leader or an initiator of new ideas. We have always asked each household to be on one of the three holiday committees for our traditional social events: Memorial Day, July 4th and Labor Day. Many hands make light work!

All community management is done through the GHA board of directors

which meets monthly. All residents are welcome at these meetings. The minutes from each meeting are emailed to all residents once approved. We rely a lot on volunteers to help the board get things done, so let us know where you might want to help. You can serve on a committee without being a board member. Or feel free to contact a committee person and offer to help with a project that interests you.

Garden Committee

Recently formed, this group of neighbors has started planting and maintaining several garden areas around the grounds. It has been a great way for people to get to know their neighbors and further beautify this wonderful expanse of property we get to call home. If you are interested in being on this committee, please email Kathy Duxbury at kpduxbury@gmail.com.

THE FUN STUFF

Holidays

Holidays are kind of a big deal for our small community! There are three holidays that have a long tradition of celebration: Memorial Day, The Fourth of July and Labor Day. Each of these begins with a flag-raising and a resident speaks briefly about the history and meaning of the holiday. The day also includes a community meal down at the lake and oftentimes other activities as well. July 4th is the largest event which includes a themed parade, traditional "field day" games and races, and an adult softball game and a teen/adult volleyball tournament. There is also typically a catered lunch in which more than 300 people are fed! Each household pays for their own family and guests. The Social Chairman manages which neighbors are on which holiday committee.

Summer Church

Since 1902 Groveland Summer Church has been held at our lakeside assembly hall (also referred to as The Auditorium) for thirteen Sundays in the summer, concluding on Labor Day weekend. The service starts at 10am.

There are many opportunities for participation. Residents can provide flowers for the service, often in memory of a loved one. They can help serve refreshments and coffee after the service during the social hour. (Please check the sign-up sheet down at the Auditorium.) Residents may also provide or suggest "special music" for the service.

Long-time residents Don and Beth Nelson head up the logistics of these series of worship days. Speakers are usually ministers but can be lay people, singing groups, etc. Residents may suggest speakers and host the service if they choose. The upcoming summer listing of speakers is listed on the GHA

website, along with the address of the assembly hall and link to a map you can send to guests. Don Nelson is the director of Summer Church: donnbeth0887@aol.com

Flamingo Parties

Several years ago, some fun folks started a new tradition at Groveland. If you ever see a pink plastic flamingo outside the home of a fellow GHA neighbor, you will know that this is an invitation to come that evening to socialize. Sometimes a sign is posted by the mailboxes saying the time to come and any other details, but in general the party starts after the dinner hour, and everyone is encouraged to bring something to share. Often the date and time is also mentioned in "The Letter."

Common Property Use

Use of the Auditorium/Assembly Hall and East and West Picnic Areas can be scheduled with the board representative in charge of social activities. Included in this packet should be a blank copy of the Reservation Form, which can also be found on the GHA website. There, you will also find the general rules that apply to use of common property.

Fourth of July Celebration

Plan to enjoy a fun day filled with neighbors and friends on the Fourth of July! The theme changes every year. The day includes Cracker Jacks delivered by the President of GHA, a flag raising, a parade, games and races, lunch, a softball game (East vs. West ages 16 and older), and a volleyball tournament.

Lunch is generally catered and includes your choice of fried chicken, grilled chicken or veggie burger with chips, watermelon, coleslaw, roll and brownie. A nominal fee is charged.

Plan to roll up your sleeves and volunteer for this committee to make it a fun filled day!

A sample of a previous celebration should be included in this packet.

THE WEBSITES

City of Woodland website: woodlandmn.org

Here you will find:

- City Ordinances
- Directory of City Staff
- Minutes and Financial Reports
- Information re: permits, voting/polling place, variance applications, etc.

GHA's member website log in: grovelandmn.com

New members will be emailed instructions on how to set up their own account access.

Here you will find:

- GHA Bylaws
- Covenants and Restrictions
- Rules and Regulations (last revised March 2025), including:
 - Architectural Guidelines (additional Rules updates approved in March 2026; not yet incorporated into printed Rules)
 - Boat and Lakefront Guidelines
 - Home Occupation Guidelines
 - Residence Leasing Guidelines
 - Pet Restrictions
 - Social Reservations for Common Properties

The public can only access limited GHA information at grovelandmn.com

BOARD MEMBERS AND IMPORTANT DATES

THE GHA and MLA ANNUAL MEETING:

Thursday, October (TBD) at 7pm

Location: Deephaven City Hall - 20225 Cottagewood Rd, Excelsior

At this meeting, we vote on new board members and business items that require a vote of GHA Members. Refreshments are served.

THE BOARD OF DIRECTORS

A list of current board and committee members can be found at: grovelandmn.com.

ARCHITECTURAL CONTROLS

Prospective buyers planning to renovate, rebuild or alter any structure of landscaping within the GHA are advised to consult with the Architectural Control Committee ("ACC") chairperson to review all governing documents

prior to finalizing a purchase. Because GHA operates within a unique historical framework under which GHA retains title to common lands and enforces strict setback requirements and aesthetic standards, it is essential to present specific project goals, including professional blueprints and site surveys, for preliminary review. All proposed projects must satisfy all applicable GHA Rules, City of Woodland Rules and Ordinances and Lake Minnetonka watershed district requirements.

To ensure an efficient proposed project review, prospective buyers shall prepare the following documentation for their initial meeting with the ACC chairperson:

- **Property Survey & Site Plan:** A current, certified survey of the lot showing existing structures, official property lines, and the location of any GHA or LMA common property borders.
- **Detailed Blueprints & Elevations:** Full architectural drawings (1/4" scale preferred) including all four exterior elevations (N / S / E / W) to demonstrate building height, massing, and architectural style.
- **Itemized Project Scope:** A written summary of all intended changes, including structural additions, exterior renovations, and any alterations to the grounds or landscaping.
- **Material & Color Palettes:** Physical or digital swatches of all exterior materials, including roofing, siding, windows, and trim, to ensure they meet GHA aesthetic guidelines.
- **Watershed & Drainage Plans:** For projects involving significant ground disturbance or increased "hardcover" (impermeable surfaces), include plans that demonstrate compliance with the Minnehaha Creek Watershed District and City of Woodland drainage requirements.
- **Variance Requirements:** An explicit list of any proposed work that may fall outside current GHA setbacks or Woodland City zoning.
- **Tree & Landscaping Survey:** A plan identifying any significant trees to be removed or new gardens to be planted, particularly if they interface with the GHA "Common Property."

Important Notes:

- All exterior modifications must receive written approval from the GHA Board *before* applying for building permits through the City of Woodland.
- **ANY PROJECT PLAN THAT INCLUDES ENCROACHMENTS INTO EXISTING GHA REQUIRED SETBACK ALLOWANCES WILL NOT BE SUPPORTED FOR APPROVAL.**



STARS and STRIPES



The Fourth of July at Groveland 2024

Tues June 25

Registration Form: Turn in form for Lunch/Cracker Jacks, and payment, to Dana Callahan

NOTE: LUNCH PRICES GO UP \$2 per lunch AFTER THIS DATE

Tues July 2 at 6pm

Decorate the auditorium, gazebo and neighborhood lamp posts. Committee, but ALL welcome

Wed July 3 at 7pm

Family Baseball Game - all ages welcome!

Thurs July 4th

8:15am **Cracker Jacks** delivered by President Nick Peterson

8:45am **Flag Raising**

9:15am **Parade** (Parade starts at 9:30)

10:30am **Games & Races** (Please note: if parade goes longer than 10am, the games and races will start 30 minutes after the end of the parade...listen for the bell!)

Noon-1:00pm **Lunch**

1:30pm **Softball Game** - East vs. West (ages 16 and over)

4pm **Volleyball Tournament** (sign up poster down by the auditorium)

Sun July 7th at 1pm

Decorations: take down all decor including gazebo and lamp posts. Committee but ALL WELCOME.

NO PARKING on baseball field or in parking lot by Sikorowski's during softball game

AND A REMINDER: No alcohol and no dogs allowed on common property

Please turn in this bottom form & payment to Dana Callahan by **Tues June 25th**. There will be an envelope on the Callahan garage door at 17775 Breezy Point Road. (Checks should be made out to GHA.) Note: *Lunch tickets will not be distributed until payment is received.*

FAMILY NAME _____ # of Cracker Jacks _____

LUNCH - please choose entrees for you and your guests:

of Adult Fried Chicken _____ # of Adult Grilled Chicken _____ # of Adult Veggie Burger _____

of Child Fried Chicken _____ # of Child Grilled Chicken _____ # of Child Veggie Burger _____

Tickets are good for one meal, which includes 2 pieces of chicken for adults (one large and one small piece) and 1 piece of chicken for children. OR 1 veggie burger with bun. Meal includes: chips, watermelon, coleslaw, beans, roll and brownie. Water will be available. Bring your own (non-alcoholic) beverages.

of Adults _____ x \$8.00 = \$ _____

of Children _____ x \$5.00 = \$ _____ (Children are 12 & under)

Total = \$ _____