



Last week: the calm before the storm.
Photo credit to: Acorns Resort and RV Park At
Milford Lake

HOA Board Members Elected for 2026

The Greenhills Homeowners Association met Jan. 22 for its annual review of the previous year and election of officers for the board.

We are happy to announce Doug Teetzen will serve another year as President of the association. We are pleased to announce new board member David Sellers will serve as Vice President for the coming year.

Jennifer Teetzen will continue as Treasurer and Lori Lacer will continue to serve the association at Secretary. We are grateful to have this continuity in our board.

Board members who have agreed to continue their service are Chris Valentine and Justin Stopper. Both of these board members have valuable experience and offer a great deal of volunteer hours.

Other board members are Jamie Farr and Steve Hudson, both of whom have spent quite a bit of time working around the neighborhood doing tree and trimming work.

Other continuing board members are Cliff Crites, Tammy Lee-Rall who also serves at Clubhouse manager and Jeanette DeMars

Notes:

Long-time board member steps down

Solicitors in the HOA

Volunteers needed for HOA Committees

LARRY SCHMIDT STEPS DOWN FROM HOA BOARD OF DIRECTORS

Larry Schmidt notified board members at its last meeting in 2025 he would no longer serve on the board. Larry leaves a large void in the group as he has served on the board for six years in various capacities including president and vice president. He has great knowledge of the history of the association. Thank you, Larry for your dedication.

Snow removal:

With this season's first snow falling recently, we'd like to remind those who live in Greenhills there is NO snow removal provided by the association. The streets are owned by the City of Junction City therefore it is the city's responsibility to clear the streets in our area.

We appreciate those who have taken it upon themselves to help clear some of the streets and neighbors' driveways.

WANTED: A FEW GOOD WOMEN AND MEN

With the start of each year, the Greenhills HOA board looks for volunteers for the various committees the board has. You do not have to be a board member to serve on a committee. In fact we want non-board members to get involved.

Committees the HOA board has are as follows:

Architectural Control Committee; Lawn and Landscape; the Pool Committee and the Budget Committee.

If you are interested in any of these committees, please attend the next board meeting which will be 7 p.m. Thursday, Feb. 26.



The HOA board is aware there have been an increased number of solicitors in the area; mostly for internet service. Please remember solicitors in Junction City are required to have a license issued through the city and it should be worn by the solicitor along with identification.

If you have concerns about solicitors, please call the Building and Codes Office of Junction City at 785-238-2951

Here is some suggested sign wording (Aligned with referenced City Ordinance)

You can print a sign for your door or property entrance with wording that closely matches the ordinance so there's no confusion for solicitors and so it reflects the actual local law. Here are a few options that would be appropriate:

Option A — Simple & Direct

"NO SOLICITORS"

Per Junction City Ordinance 220.743, soliciting, peddling or canvassing is prohibited at this residence when this sign is posted. Violators may be subject to penalties.

Option B — Ordinance-Based

"NO SOLICITORS

Under City Code Section 220.743, no person shall ring the bell, knock, or solicit at this residence when this sign is displayed."

Option C — Expanded for Clarity

"NO SOLICITORS • NO TRESPASSING

Per Junction City Code §220.743, soliciting, peddling, canvassing, handbill distribution or similar activity is prohibited at this residence."

Using language that mirrors the ordinance (e.g., "No Solicitors, No Trespassers" and referencing Section 220.743) helps ensure the sign is clearly tied to the city's code — which may support enforcement if someone violates it.

If you've wondered what have your dues paid for over the years besides the obvious things like the clubhouse and pool; here is a historical recap of the past several years. Thanks to Larry Schmidt for putting this together.

GREENHILLS HISTORICAL REVIEW
(Updated January 2026)

2025

- Substantial paid tree maintenance on west side of subdivision.
- Substantial volunteer tree maintenance throughout subdivision.
- Housings for pond pumps put in place to minimize maintenance needs.
- Pool pump rebuilt.
- Upper pond bank area reinforced with additional rock to prevent erosion.

2024

- Several trees were removed at various locations in Greenhills
- Replaced fountains in both upper and lower ponds
- Added lines to the tennis court and straps to lower net for pickleball court
- Added three new members to the Board: Jamie Farr, Steve Hudson, Jeanette DeMars

2023

- Pool pump house expanded (Feb 2023)
- Pool pump replaced (July)
- Several trees were removed at various locations in Greenhills
- Clubhouse gate lock replaced (Spring 2023)
- Doug Teetzen added to the Board, replacing Kelly Wolf (Fall 2023)

2022

- Pool deck repaired (Spring 2022)
- Ellen Westerhaus added as a new Board member (replaced Jim Westerhaus, who passed away in March)
- Five trees removed at various locations in Greenhills
- Board established new Pool and Landscape committees
- Annual dues increased from \$360 to \$480 per year

- Streets repaved: Mistletoe, Woodlawn, Columbine, Redbud, Hawthorne, Goldenrod

2021

- Ricardo Vierya added as a new Board member
- Website improvements completed
- Eight new lounge chairs purchased for the pool
- Pool pump and valve replaced (June)
- Limbs removed along west boundary (area to be monitored)

2020

- Sidewalk north of Goldenrod Circle repaired; new drain pipe installed
- New gutters with leaf guards installed at the clubhouse
- Upper pond dam reinforced with rock to prevent erosion
- Connie Peck resigned as HOA Treasurer (1 November 2020)
- Chris Hanson selected as new HOA Treasurer
- Fifteen new pool deck chairs purchased

2019

- Pool west sand filter replaced (May)
- East pool pump replaced (July)
- Approved shingle list updated to include CertainTeed Landmark Weathered Wood (50-year lifetime warranty, impact resistant)
- New pump installed on fountain at upper pond (July)
- Tamerisk Drive reconstructed (July)
- Bittersweet reconstructed (October)
- Holly reconstructed (November)
- Pump house roof replaced (December)

2018

- Water well at upper pond turned on (26 January) and turned off (1 November)
- Major irrigation system repair at clubhouse (April)
- Removed 80 feet of sidewalk in green space on Tamerisk Drive (June)
- Sink faucet replaced in clubhouse
- Established delinquency and fine policies, including schedules for fees and fines

- Board passed policy prohibiting clubhouse reservations on Memorial Day, July 4th, and Labor Day
- Annual dues increased from \$300 to \$360 per year, effective 1 January 2019

2017

- Keys and locks replaced at clubhouse and pool gate
- Pool painted (May)
- Pool drain covers replaced (May)
- Pool entrance gate repaired (May)
- Pool west motor pump replaced (20 June)
- Tennis court resurfaced (September)
- Clubhouse windows replaced (October)
- Clubhouse lights repaired (November)

2016

- Tree limbs and brush removed from upper and lower pond areas; two trees removed on Tamerisk Drive common area
- Fountain motor replaced at upper pond (June); PVC conduit installed for electrical cord
- + Spring cleanup completed; tennis practice wall removed
- New pool cover purchased (August)
- e Maintenance plan established for entrance areas and trails
- Mowing contract for 2017 awarded to Bill Kauster (November 2016)
- Fertilizer and weed control contract for 2017 awarded to BTR Lawn Care and Landscape (November 2016)



Migrating bald eagles can be seen around Milford Lake this time of year.

Photo credit: Acorns Resort and RV Park