



Fall 2001

GreenBelt 3 Association

Association To Meet November 5; Proposed Amendments on Agenda

The annual meeting for the GreenBelt 3 Association will be held on Monday, November 5, 2001 from 7:30 p.m. to 9:00 p.m. at Riverside Elementary School, 3260 Riverside Green. We will be meeting in the front of the building in the lunchroom area to the left as you enter the front doors. This leisurely atmosphere affords plenty of open space, tables and chairs, convenient restrooms, and the opportunity to come and go as necessary.

This is an important meeting for association members (homeowners)

Nominations Open For GreenBelt 3 Posts

In preparation for its upcoming annual meeting, the GreenBelt 3 Association is now accepting nominations for the one-year positions of trustee (three to be elected), secretary, treasurer, and assistant treasurer. All voting is done through a confidential ballot process.

Nominations should be submitted no later than October 25 to Treasurer Steve Storts (2985 Talbrock Circle) or presented from the floor of the annual meeting by association members.

As a reminder about elections, each property unit has *one total vote only*; multiple owners (married couples), for instance, have to jointly decide on their one vote. Ballots will be prepared a few days prior to the annual meeting and distributed for optional voting by proxy.

who wish to discuss the business operations of the association. Plan to attend so that you can let your views be heard on matters that affect you, your property, and the common property.

Please note that association members will be voting on the proposed amendments to the *Declaration of Covenants, Easements, Restrictions, and Assessment Liens (CERAL)* document, new trustees and officers, and changes in assessments.

The proposed agenda to date for the annual meeting includes:

- The annual report for 2001;
- The treasurer's report;
- The GreenBelt 3 Review Committee's Report of proposed amendments to the *Declaration of CERAL* document;
- Election of trustees and officers;
- Proposed 2002 budget;
- Proposed assessment schedule for 2002-03;
- Special assessments;
- Letters in mailboxes; and
- A communication plan for the *Declaration of CERAL* document.

Please contact Trustee President Neil Knobloch (2995 Talbrock Circle) by November 1, 2001, if you have any items you wish to be added to the agenda. Again, all are invited and encouraged to attend, even if you can only do so for a short or limited period of time.

Committee Finishes Work

At the special annual meeting of the GreenBelt 3 Association earlier this year, January 30, a committee was established to review the *Declaration of Covenants, Easements, Restrictions, and Assessment Liens (CERAL)* for proposed revisions. That process has now been completed, and the amended document will be voted upon during the association's upcoming annual meeting, November 5.

Next week, homeowners will be mailed a copy of this amended document. Please read the accompanying cover letter, review the proposed changes, and come prepared to the annual meeting to discuss any revisions.

Upon final approval of these amended rules and regulations, association members will later be provided a formal copy for their permanent records. It's important to note that all homeowners are required as a condition of their mortgage contract and as a member of the GreenBelt 3 Association to comply with all that is contained within the *Declaration of CERAL*, whether it be the original 1980 document or any amended version.

GreenBelt 3 News Briefs

OVERFLOW PARKING LOTS

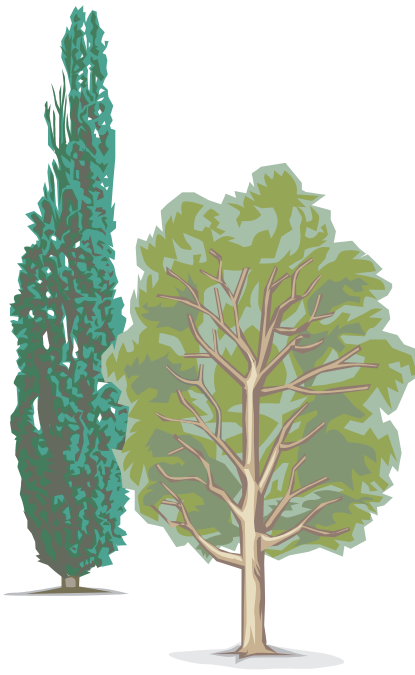
A special thank you goes to homeowner Steve Storts and those who volunteered their time to help him with the rehabilitation of the common (overflow) parking areas this summer. This volunteer effort saved the association an estimated \$1,000. The last remaining parking area is scheduled to be completed this month, weather permitting. It is important to note that these lots will need to be resealed on an annual basis. Please give some consideration to volunteering your time to keep the cost of maintaining these parking areas to a minimum.

SUMMER PICNIC

On September 21, the trustees hosted a summer picnic for the residents of Talbrock Circle. In spite of the threat of rain, a surprisingly large turnout participated in a great evening of good food, good neighbors, and fun! The picnic was definitely a success and will hopefully become an annual event.

ASSESSMENTS CURRENT?

Have you paid your assessment that was due September 30? Any outstanding balances should be made current as soon as possible. Homeowners that are more than a year in delinquency are subject to having liens placed on their property. If there's a valid reason for the delinquency, please contact Treasurer Steve Storts (2985 Talbrock Circle) and try to work out a gradual payment plan to get current.



Seasonal Reminders For Homeowners

AUTUMN

- The fall is a good time to fertilize your lawn to rebuild the root reserves for better growth next spring.
- Seed bare spots in your lawns. Remember to keep it moist for at least 10 days or until new growth.
- The fall is an excellent time to control perennial weeds (e.g., dandelions) with a weed killer if you choose to use herbicides.
- Rake leaves and place in yard refuse bags/containers for pick-up.
- Check your gutters to make sure they were not plugged from leaves and debris after the leaves drop off the trees.
- Late fall after the leaves drop is an excellent time to prune deciduous trees and shrubs.

WINTER

- Clear the sidewalks of any snow within 24 hours.
- Talbrock Circle will be plowed if the snow is deeper than 4 inches and treasury funds are available.

Are You Parking in YOUR Space?

As a reminder and to avoid complaints, if you are a Talbrock Circle resident and have friends, guests, relatives, business associates, etc., that regularly (or occasionally) visit you, please inform them *prior* to arriving that they must park in the overflow parking lots or on nearby Royalwood, if your private spaces are full.

Some of you might not be aware, but you are allowed to park in *any* of the overflow parking lots, not just the one in front of your building. Better yet, if you're in doubt about available parking space, park your own vehicles in the overflow spaces and free up the space in front of your house. If you're planning a special event, please inform your neighbors in advance that there could be a temporary shortage of available parking space. We've all been in this position before, and most of us understand these minor inconveniences.

If your private parking space is continually being encroached upon without just cause, first try discussing the matter with your neighbor(s), if you know who is in violation. If that doesn't work, or you don't get any cooperation, then document the violations (date, time, make/year of vehicle, license number, etc.). This information can then be provided to the association's trustees and other proper authorities for action, such as law enforcement agencies and towing companies. If these violations are being caused by any of the homeowners on Royalwood, they can be contacted, too.