



Fall 2002

# GreenBelt 3 Association

## *Association To Meet November 7; Budget, Assessments Top Agenda*

The annual meeting for the GreenBelt 3 Association will be held on Thursday, November 7, 2002, from 6:30 to 8:00 p.m. at Riverside Elementary School, 3260 Riverside Green. We will be convening in the front of the building in the lunchroom area to the left as you enter the front doors.

This leisurely atmosphere affords a comfortable setting for you to meet and talk with some of your fellow neighbors on Talbrock Circle. Newer homeowners are particularly encouraged to attend and discuss any issues or ask questions pertaining to the *Declaration of Covenants, Easements, Restrictions, and Assessment Lien*, one of the association's primary documents governing property ownership on Talbrock Circle.

As always, this is a prime opportunity for association members (homeowners)

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 areas.

Conducting the meeting will be outgoing trustee Ryan Treptow (2963 Talbrock Circle), whose wife, Hilary, recently gave birth to daughter Madison. We'd like to thank Ryan for volunteering his time and service as a trustee for the association over the last two years.

The tentative agenda for the annual meeting agenda includes: annual report for 2002; treasurer's report; election of trustees and officers; proposed budget for 2003; review of the 2003 assessment schedule; review of homeowner compliance issues, and discussion of new business, including proposed maintenance projects in the common areas.

## **Nominations Open for GreenBelt 3 Posts**

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

Nominations should be submitted no later than October 30 to current 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.

Note that in the future, you may be called upon to serve as an officer or trustee. If asked or nominated, please seriously consider participating. The time commitment is minimal, and it serves your best interest as a homeowner by helping to maintain the appearance and integrity (property values) of Talbrock Circle.

## **Important News Alerts**

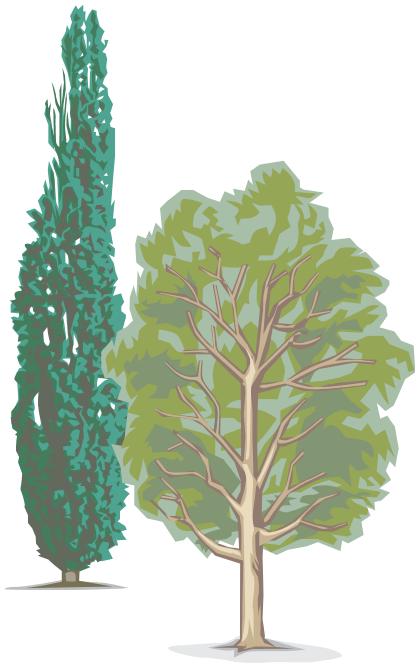
### **Assessments Current?**

As of the publication of this newsletter, only 50% of the Talbrock Circle property owners have paid their recent assessments, which were due September 30. Please double-check your records to see if you've paid. If you haven't, do so promptly. ***Second notices are no longer being sent out, and you could be assessed compounding late fees (\$5 monthly) on your next invoice in February.*** As a reminder, the assessment schedule for 2003, the last phase of the graduated assessment plan, is \$95 per half year.

### **Exterior Modifications**

If you plan to do any *exterior* changes to your home (window boxes, shutters, sheds, fences, painting, landscaping, satellite dishes, etc.), be sure to present your plan to the association's trustees in advance of your planned project.

For the most part, Section 6 of the *Declaration of Covenants, Easements, Restrictions, and Assessment Lien*, document will answer most of your questions regarding modifications to house exteriors. If in doubt, please ask a trustee.



## 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.

# Disposing of Trash, Building Materials Not a Simple Thing

*This past summer, a Talbrock Circle property owner disposed of yard waste and tree trimmings onto the adjacent common area, which remained there for an extended period of time. Under no circumstances is anything to be dumped into the common area for more than 48 hours. Property owners in violation of this are subject to penalties and any incurring maintenance charges. So this situation won't be repeated in the future, we're reprinting an article that appeared in the association's last newsletter. Please take a few moments and read it carefully.*

Are you unsure of how to dispose of items too large or otherwise unacceptable for your trash container? This is a question that comes up for many homeowners as they clean their yards and homes during spring and summer.

Grass clippings, leaves, and other yard waste should be placed in biodegradable paper yard waste bags that can be purchased at any grocery or hardware store. You can also use a 32-gallon trash can labeled as "yard waste." Branches and twigs should be bundled with twine or string and should not exceed 4 feet in length or 2 feet in diameter. Yard waste should be placed curbside on the regular trash pickup date.

The city will pick up some appliances, furniture, carpet, mattresses and other household items. You need to call 645-8774 two days prior to your regular trash collection date to request pickup.

However, items such as refrigerators, freezers, air conditioners, and dehumidifiers will not be picked up by the city. These can be disposed of by calling Bargain House at 348-3741. There is a charge for disposal of these items. Refrigerators and freezers must be tied shut or have the doors removed before being placed outside for pickup.

Also, building or construction materials will not be picked up by the city. These include items such as storm doors, windows, fencing (metal or wood), and decking materials. For disposal of these items, you need to call the City of Columbus landfill at 274-2565 or the Franklin County landfill

at 871-9528. The cost is minimal to dispose of these items if you can haul them yourself. If you are unable to take these items to the landfill, you can find a rubbish hauler in the yellow pages.

Yard waste and bulk items should be placed in the street curb area or on one of the overflow parking lots for pickup. ***Please do not place these items on the grass in the common areas.*** If you have any additional questions, you can call 645-8774 or log on to the City of Columbus Web site.

## The Parking Lots Say Thank You!

Kudos go to the two eight-unit buildings on Talbrock Circle for their organized efforts this year in maintaining (resealing or reconditioning) their private parking areas. This annual chore, completed this year by the end of August (and at a lower price than last year), received the cooperation of nearly every property owner.

Also, special thanks go to homeowners Steve Storts, Karen Weldon and her son, Michael, and Ryan Trep-tow for volunteering their time this past summer to help with the continued rehabilitation of the common (overflow) parking areas. Even with the hot, uncomfortable weather, the job was still completed two months ahead of schedule. As was budgeted and approved by the association, these individuals received *token* compensation in appreciation for their labor.