



Fall 2004

GreenBelt 3 Association

Association To Meet November 9; Budget, New Business Top Agenda

The annual meeting for the GreenBelt 3 Association will be held on Tuesday, November 9, 2004, from 7:00 to 9:00 p.m. at Riverside Elementary School, 3260 Riverside Green. The meeting will convene in the front of the building in the lunchroom area to the left as you enter the front doors.

Refreshments (pizza and drinks) will be served during the first half-hour of the meeting program, allowing time to socialize. After that, the scheduled business portion of the meeting will then follow. A reminder and R.S.V.P. notice (for refreshments) will be sent out with the ballots shortly after October 30.

This leisurely atmosphere affords a comfortable setting for you to meet and talk with some of your fellow neighbors and friends on Talbrock Circle. Newer homeowners are particularly encouraged

to attend and discuss any issues or ask questions pertaining to the business operations of GB3

Plan to attend so that you can let your views be heard on matters that affect you, your property, and the common areas.

The tentative agenda for the annual meeting agenda will cover: election of GB3 trustees and officers; annual report for 2004; treasurer's 2004 financial report; proposed budget for 2005; review of homeowner compliance issues; and discussion of new business, including the further updating of GB3's governing documents, a proposed joint venture policy between GB3 and homeowners to help beautify the common areas, and the pros and cons of hiring a property management company to assume the current responsibilities of the association.

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 GB3 secretary, Karen Weldon (2977 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. The time commitment is minimal. The current trustees are Bob Luce (2947), Doug Lichtenwalter (2959), and Linda Bettac (2997). The current treasurer is Steve Storts (2985), and the current assistant treasurer (and secretary) is Karen Weldon (2977).

Important News Alerts

Assessments Current?

There are still several property owners on Talbrock Circle who haven't paid their recent assessments, which were due September 30. Please double-check your records to see if you've paid.

Updating of Documents

A recent legal review of GB3's governing documents suggests that additional updates would further help safeguard the association's operations and ensure that standards are maintained, both of which help protect everyone's property value on Talbrock Circle.

This is, in effect, a continuation of the process that was initiated more than three years ago. As before, all property owners will participate in the review/comment and approval processes.

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 in advance of your planned project. If in doubt, please consult a trustee.