



Fall 2006

# GreenBelt 3 Association

## *Private Parking Areas Scheduled For Resealing Week of October 1*

As noted in the *Standard Compliance Notice* you received a few weeks ago, the time has arrived for resealing your private parking areas. This task of maintaining the structural integrity and outward appearance of these areas is necessary for everyone, not just a few homeowners. The GreenBelt 3 Association strives to limit the inconvenience of this work, but that depends on the cooperation of all property owners.

Please refer to the attached letter for pertinent details regarding the payment for these services, which will cost \$33.50 per homeowner and be made payable to Charles Brothers Asphalt. This is a little less than the estimated cost range that was quoted in the compliance memo, a bit of good news!

As the letter states, payment for the resealing services should be received by October 1 prior to the work being done that coming week. Any payment for services that GB3 incurs on behalf of a property owner will be assessed to that household, plus a \$5.00 surcharge.

Homeowners will be notified a day in advance of the resealing work. In preparation for the resealing, you need to clean your own parking areas (oil leaks in particular) and remove weeds and grasses growing along the sidewalk curbs and street. Also, please remember that when the resealing is completed, there will be some drying time required, possibly 48 hours, although the contractor's resealing materials usually dry in less time.

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

The GreenBelt 3 Association welcomes volunteers who would like to serve as a director or officer for 2007. The time commitment is minimal and no experience is necessary, although access to a computer and e-mail service is helpful.

Nominations are open for the one-year positions of director (three elected), secretary, treasurer, and assistant treasurer. All voting is done through a confidential ballot process. Those interested in serving should submit their nomination no later than October 10 to GB3 Secretary Karen Weldon (2977 Talbrock Circle).

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 about a week prior to the final meeting of 2006 of the GB3 Board of Directors, October 19, and distributed.

If no nominations are received, no ballots will be distributed, and the current slate of officers and directors will remain in effect until the positions can be filled by other volunteers. Note that in the future, you may be called upon to relieve those who have had to serve for several years.

### **Important News Alerts**

#### **Assessments Current?**

Nearly two-thirds of the property owners on Talbrock Circle still have not paid their recent assessments, which are due September 30. Late charges will be assessed to those invoices not paid by the due date.

#### **Budget Revisions**

At its upcoming October 19 meeting, the GB3 Board of Directors will make needed revisions to the 2006 budget and the proposed 2007 budget. Excessive rainfall has led to substantially increased mowing and maintenance expenses for the common areas, compounded by the costs for additional materials and labor to recondition the overflow parking areas.

#### **Exterior Modifications**

If you plan to do any exterior changes to your home (doors, trim, siding, windows, shutters, sheds, fences, painting, landscaping, satellite dishes, etc.), be sure to present your plan to the association for approval in advance before any work is done. Approval forms can be obtained from GB3 Secretary Karen Weldon (2977 Talbrock Circle).



## Disposal of Yard Waste, Bulk Items

■ **Yard Waste:** Grass clippings, leaves, and other yard waste must be placed in biodegradable paper yard waste bags or in 32-gallon trash cans labeled as “yard waste.” Branches and twigs must be bundled with twine and should not exceed 4 feet in length or 2 feet in diameter.

■ **General Appliances, Water Heaters, Furniture, Carpet, Mattresses and Other Household Items:** Call City of Columbus at 645-8774 two days prior to regular trash collection date to request pickup.

■ **Refrigerators, Freezers, Air Conditioners, and Dehumidifiers:** Call Bargain House at 348-3741 or an appliance salvaging company. Regular city services will not dispose of these items, and there is generally a minimal charge for private disposal.

■ **Building or Construction Materials:** Regular city services will not pick up items such as closet doors, storm doors, windows, fencing (metal or wood), and decking materials. Contact a private waste collector or make arrangements for self-hauling with the City of Columbus Landfill (274-2565) or the Franklin County Landfill (871-9528). There is a minimal charge for landfill disposal.

*Please, do not place any items for disposal on the grass in the common areas Use the street pavement or one of the overflow parking spaces.* For additional information, call 645-8774 or log on to the Web site, [www.columbus.gov](http://www.columbus.gov).

## A Reminder About Vehicles

One of the most carefully crafted provisions in the recently amended documents of the GreenBelt 3 Association is the one that pertains to vehicles, Section 5.f. of the *Declaration of Covenants, Easements, Restrictions, and Assessment Lien*. This rule was drafted as to not allow any gray areas in interpretation by anyone who is not licensing and/or maintaining his/her vehicle(s) on private property or property owned by the association. Keep in mind that the year, make, and model of a vehicle is not the issue here, nor is the “aesthetic condition” of the vehicle a concern. “Weekend mechanics” and those who do occasional maintenance work on their vehicles are not a target, either. The new rule reads as follows:

**No boat, truck with more than four wheels, commercial vehicle (more than 1-1/2 tons gross vehicle weight), trailer, camper, in-operative vehicle, or similar vehicle shall be stored, temporarily or permanently, on any Lot. All vehicles parked in the common parking areas and on property owned or leased by individual Lot owners shall have a valid license and registration. In addition, the vehicle must be properly maintained and in operable condition according to the Ohio Bureau of Motor Vehicles regulations and any other regulations within the State of Ohio. Any vehicle in violation of this section, may be towed at the discretion of the Board, upon 24-hour written notice.**

## A Few Self-Governing Guidelines

Property owners on Talbrock Circle may not always be aware of their role in self-governing as it relates to the GreenBelt 3 Association. This consists primarily of complying with the general standards for property maintenance, repairs, and exterior modifications as stated in Sections 2, 5, and 6 of GB3’s *Declaration of Covenants, Easements, Restrictions, and Assessment Lien*.

The following are a few of the more frequently addressed property standards on Talbrock Circle as noted in the *CERAL* document:

■ **Fences:** Backyard fences must be intact and cannot exceed a height of 6 feet and must be made of wood or composite material with a color close to that of the cedar private fence. No metal fences of any kind (chain link, chicken wire, barbed wire, pet pens, garden containment, etc.) are permitted.

■ **Sheds:** All shed structures, which must be located in the backyard, cannot be larger than 8 feet x 12 feet and no higher than 9 feet at any one point and can be made of wood, metal or any acceptable composite material. Their color must be close to a natural or neutral color, or that of the exterior metal siding or deck.

■ **Patios and Decks:** All patios and decks must be properly maintained and structurally sound. Patios can be made from just about any material, including brick, wood, stone, concrete, etc. Decks must be made of wood and must be a natural wood color, but not necessarily that of the privacy fence.

■ **Satellite Dishes:** Communication devices of any type can be no larger than 24 inches in height or diameter, must be concealed from the view of the other lot owners, and must be located within the backyard but not on the building structure itself.