



Fall 2007

# GreenBelt 3 Association

## *The Pendulum Swings Back!*

As the saying goes, what a difference a year makes! Excessive rainfall and extensive tree trimming and removal in 2007 required several budget revisions and reallocation of funds. This year's summer drought, however, evened things out, leaving an adequate treasury balance going into 2008 that will help address future maintenance issues (*see proposed annual budget on the back*).

With that noted, there are still a few property owners who are delinquent in payment of their assessments for 2007 to the GreenBelt 3 Association. These individuals will be targeted for liens on their properties if they fail to comply with their contractual obligations.

Overall, the maintenance of the common areas and private properties is holding steady, but there are a few compliance infractions that GB3 is reviewing. Also, some property owners have been asked to address their "sunken" front porch structures. Hopefully, they will pursue these projects next spring.

One interesting item under discussion by the GB3 Board of Directors is how to streamline the maintenance/resealing of private parking areas. The board is looking at funding this operation through the regular assessments, an action that would require some modifications to the association's governing documents. This will be reported in more detail later.

## 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 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 the 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 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).

## Info Center

### Upcoming GB3 Elections

Because no new nominations have been submitted for GB3 officer or director positions, the following incumbent directors will be re-elected by default (no ballot distribution) for 2008 at GB3's final scheduled meeting this year, October 23:

Bob Luce, President (2947)  
Linda Bettac, Vice President (2997)  
Steve Storts (2985)

The following incumbent officers will also be re-elected:

Steve Storts, Treasurer (2985)  
Karen Weldon, Secretary & Assistant Treasurer (2977)

GB3's treasurer is currently serving as a director, leaving a vacancy for appointment to one of the director posts. No experience is necessary, and the volunteer time is minimal.

### Assessments Current?

Even after distributing reminders, several property owners on Talbrock Circle still have not paid their assessments for the second half of 2007, which were due September 30. Late charges will be assessed to those invoices not paid by October 31.

### Vehicle Compliance

As a reminder to property owners and tenants, please make sure all of your vehicles are in operable condition and have valid licenses. Storage of vehicles not registered to property owners/tenants is not permitted.

# Helpful 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. Mostly, it's a matter of common sense and 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 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 natural wood or a neutral tone (tan, light gray, white, etc.). 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 tone or that of the home's 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 be a natural wood or neutral 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 be located within the backyard but not on the building structure itself.

## PROPOSED ANNUAL BUDGET

January 1, 2008 to December 31, 2008

ITEM	INCOME	EXPENSE
<b>BEGINNING BALANCE (estimated)</b>	\$ 3,500.00	
Assessments for 2008 (estimated)	5,400.00	
Legal services		\$ 200.00
Liability insurance		450.00
Maintenance of common areas:		
• Mowing/maintenance of common areas		3,200.00
• Tree trimming/stump removal		800.00
• Common parking area surface repairs		500.00
• Common parking area surface reconditioning		900.00
• Mailbox repair/replacement and structural repairs		200.00
Snow removal on Talbrock Circle (optional)		300.00
Printing		75.00
Postage and office supplies		75.00
Miscellaneous		200.00
Development of legal and/or maintenance funds (escrow)		2,000.00
<b>TOTALS</b>	<b>\$ 8,900.00</b>	<b>(\$ 8,900.00)</b>