



Fall 2013

# GreenBelt 3 Association

## *Pavement Project Summary*

The GreenBelt 3 Association would like to thank all property owners for their cooperation while the private driveway pavements were being repaired and resealed. More than 180 volunteer hours were logged for this project that started July 6 and ended August 16. All driveway pavements are now in compliance with required standards set by GB3, although follow-up work will always be

necessary in the future due to the age, wear, and use of these pavements.

The following is a percentage breakdown of labor per building unit of the total work completed:

- Bldg. 1** (2941 – 2955): 24% of labor
- Bldg. 2** (2959 – 2965): 27% of labor
- Bldg. 3** (2971 – 2977): 10% of labor
- Bldg. 4** (2983 – 2989): 20% of labor
- Bldg. 5** (2995 – 3009): 19% of labor

The following is an average hourly breakdown of labor per property of the total work completed:

- Bldg. 1:** 5.6 hrs. labor per property
- Bldg. 2:** 12.3 hrs. labor per property
- Bldg. 3:** 4.38 hrs. labor per property
- Bldg. 4:** 9 hrs. labor per property
- Bldg. 5:** 4.38 hrs. labor per property

Bldg. 2 required the most labor because of the deteriorated condition of the asphalt near the street curb, in addition to other major fault cracks and spalling in the lower third of the driveway pavement. More than 300 pounds of new asphalt were applied to damaged areas that had to be excavated clear down to the original gravel subbase (below the recap).

Bldg. 3 required the least amount of labor because several property owners had minor repairs performed on their driveways two years ago. However, that building unit did require concrete repairs on the street curb in three places.

To help keep future repairs at a minimum, property owners and tenants are requested to regularly remove weeds from their sidewalk/street curbs before they mature and to clean up any debris, decayed leaves, or grass cuttings from those same asphalt/concrete areas.

## **Call for Nominations For Director Positions**

The GreenBelt 3 Association is issuing its annual call for nominations for the GB3 Board of Directors. Directors serve one-year terms and can be re-elected for successive terms. Information regarding directors and their duties can be found in your *Code of Regulations* (Article II: Directors), which can be viewed and/or downloaded at the association's Web site: [www.gb3hoa.org](http://www.gb3hoa.org).

Nominations posted to date for the three GB3 director positions are:

- Chad Karg (2955 Talbrock Circle)\*
- Steve Storts (2985 Talbrock Circle)\*
- Ann Hill (2999 Talbrock Circle)\*

Additional nominations must be submitted to GB3 Secretary Karen Weldon (2977 Talbrock Circle) no later than October 30. An official absentee ballot will then be prepared and sent to all GB3 members (property owners) eligible to vote. Voting instructions, including the deadline date and location for returning your ballots (annual meeting or by mail), will be included with that mailing.

\* *Currently serving as a director*

## **Info Center**

### **2013 Annual Meeting**

The 2013 Annual Meeting of the GreenBelt 3 Association is scheduled for Wednesday, November 20, from 7:00 p.m. to 8:30 p.m. at nearby Riverside Elementary School, located at 3260 Riverside Green Drive. The meeting will be convened toward the front of the building in the commons area as you enter the front doors.

You are encouraged to attend and discuss any matters of interest, including the business operations of the association and general compliance issues that may directly affect you, as in accordance with GB3's *Declaration of Covenants, Easements, Restrictions, and Assessment Lien*.

In addition to officially counting the election ballots for your 2014 GB3 Board of Directors, the meeting agenda will address the treasurer's year-end financial summary and proposed budget for 2014. Other items for discussion may include homeowner compliance issues, proposed maintenance or improvement projects in the common areas, and any general community problems at large.

### **2014 Assessment Schedule**

There is no scheduled increase of assessments at this time, at least for the first half of 2014. Thus, your February assessment invoice will be \$115. As always, property owners have the option of paying their assessments in installments.

# Financial Status of GB3 Promising for 2014

The GB3 Board of Directors is pleased to announce that the association is on relatively solid fiscal ground going into 2014, thanks to several factors.

First, payment of assessments is around 92 percent, which, although not perfect, is still a better response rate than in previous years. Those who are behind in their assessments are being monitored through liens or a potential collection claim action.

Secondly, the upkeep of Riverside Green South Park (adjacent to Bannister Drive and Royalwood Drive) this year by the Columbus Parks and Recreation Department

has yielded some maintenance cost savings to the association. A special thanks goes to GB3 Director Chad Karg for overseeing this new arrangement with the city.

Finally, this past June, the Franklin County Municipal Court awarded GB3 a collection claim from a property owner totaling \$1,841.11. This court action, which began in October 2012, concluded with a check garnishment process to collect the actual award. Although the association was pleased with the end result, nearly half of this claim was a reimbursement of legal fees to GB3 for preparation, filing, court repre-

sentation, and collection of the claim. Still, the monies recovered were worth the overall effort and will help fund future legal enforcement actions when necessary. A recent state law now requires prompt payment of GB3 assessments.

Although there are still some unpaid assessments, special assessments, and fall maintenance expenses remaining for this year, GB3 expects to increase its legal and maintenance fund escrow by 33 percent in 2014. Additionally, GB3 hopes to begin the new year with a stronger checking account balance, possibly \$1,500 or higher.

## FINANCIAL SUMMARY

January 1, 2013 to October 15, 2013

ITEM	INCOME	EXPENSE
<b>BEGINNING BALANCE</b>	\$ 1,103.38	
Assessments, reimbursements, late fees & penalties	8,572.80	
Escrow funds (carryover from 2012)	1,000.00	
Legal services		\$ 403.87
Liability insurance		562.00
Maintenance of common areas:		
• Grass mowing/lawn care, fertilizing & seeding		2,153.51
• Tree trimming/stump removal		00.00
• Mailbox structure repairs/mailbox replacement		00.00
• Debris cleanup, parking area repairs & other		195.68
Private driveway pavement repairs & resealing		2,319.56
Snow removal on Talbrock Circle (optional)		00.00
Publishing & printing		100.00
Postage & office supplies		81.83
Miscellaneous & administrative services		105.54
Legal & maintenance funds (escrow)		1,000.00
<b>TOTALS</b>	<b>\$10,676.18</b>	<b>\$ 6,926.59</b>
<b>ENDING BALANCE</b>	<b>\$ 3,749.59</b>	