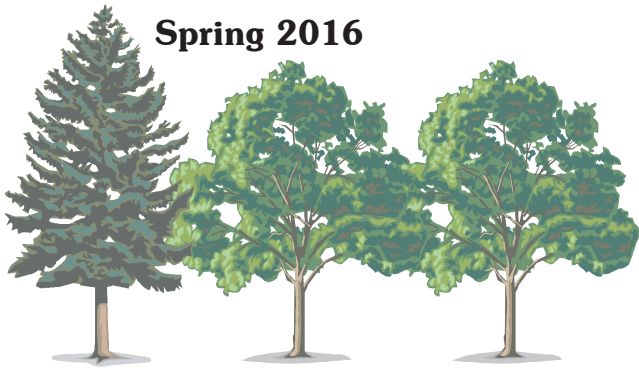


Spring 2016



[www.gb3hoa.org](http://www.gb3hoa.org)

# GreenBelt3 Association

## *Yard Maintenance, Refuse Collection Policies, Tips*

With spring upon us, your homeowner association thought it would be timely to review yard maintenance and refuse collection policies for property owners on Talbrock Circle. To better utilize GB3's volunteer efforts and the association's limited financial resources, the governing board decided back in April 2010 that standard compliance notices (reminders) would no longer be issued to property owners on matters of general property maintenance, yard waste preparation, and refuse collection.

Unlike other HOAs, your association's governing documents do not require any reminders for noncompliance — only penalty notifications. However, GB3's primary governing document, the *Declaration of Covenants, Easements, Restrictions, and Assessment Lien (CERAL)*, does allow property owners the right to contest the amount of any proposed or assessed penalty.

Over the past several years, though, your board members have utilized a less formal and less adversarial approach toward maintaining and improving the appearance of properties on Talbrock Circle. Also, with more than 70 percent of the GB3 membership now receiving e-communications, it has become less costly and less time-consuming to address property owners on compliance matters.

GB3's newer, more personal approach toward property maintenance calls for no more than two compliance reminders before consideration of any penalties. However, property owners who are continually noncompliant forfeit this courtesy and will be directly assessed penalties.

Section 2 of GB3's *Declaration of CERAL* (Maintenance and Repair) provides a general outline of your responsibilities as a property owner. The following guidelines, though, should assist everyone in satisfying the basic standards that help maintain Talbrock Circle's "curb appeal."

### **General Yard Maintenance**

Although GB3's compliance focus is primarily on front yard maintenance, backyards should not be neglected, either, even if they are fenced and hidden from public view. After all, poorly main-

tained backyards often serve as nesting grounds for uninvited animals such as skunks and groundhogs.

As a general measure, during the spring, summer, and fall months, your grass height/length in the front and back yards should not exceed 4 inches.

Also, weeds, leaves, vegetative overgrowth, and debris should be removed from the front and back yards and disposed of properly. And don't overlook the fact, either, that weeds or grasses, leaves, and debris must be cleaned up regularly from private parking areas along the sidewalks and street curbs.

### **Refuse Collection/Recycling**

There have been a few complaints regarding empty trash receptacles and/or recycling containers sitting along the curbs of Talbrock Circle days after the scheduled pickup. Please remove any refuse containers within 48 hours of Columbus' collection services. Although adverse weather conditions (particularly winter snow) can sometimes cause delays in this process, try to keep it to a minimum out of courtesy to other residents. All receptacles should be returned to the rear of properties (or along the sides of properties that are end/corner units of buildings).

***On the back page of this newsletter, you will find the refuse/trash and recycling/yard waste collection schedules for the remainder of this year. Please keep it handy for future reference.***

### ***The Pothole Hotline!***

No doubt, you have all noticed some lingering potholes on Royalwood Drive and near the entrances of Talbrock Circle. To expedite Columbus' repair of these annoyances, go to the Web site [www.311.columbus.gov](http://www.311.columbus.gov) and scroll down the left side to "Top 10 Service Requests." There you will find a link for reporting potholes.

When offering comments or completing the request process, provide as much detail as possible about the exact location to help target the potholes and make repairs. All requests are assigned to the street maintenance division for investigation. If the city receives enough complaints from Talbrock Circle residents, perhaps this will jump-start the repair process.

## **Info Center**

### **New Property Owners**

Talbrock Circle recently added several new property owners, all within a few months of each other. Please welcome these new GB3 members:

Tom and Dana Diehl (2943)

Jaclyn Tipton/Derek Peterson  
(3005)

John Bowron (3007)

Matthew McCrary/Trina Brewton  
(3009)

### **Exterior Property Changes**

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 downloaded from GB3's Web link at [www.gb3hoa.org/documents.html](http://www.gb3hoa.org/documents.html). Whenever in doubt or if you have any questions, always consult with a representative of GB3.

As a general guide for planning exterior modifications, you can review Section 6 of GB3's *Declaration of Covenants, Easements, Restrictions, and Assessment Lien*. Please note that association approval is not required for any regular maintenance activities on your property. This would include repainting faded trim, doors, or doorways in their current color; replacing rotted or damaged fence panels/planks, replacing storm-damaged siding or gutters, replacing windows or doors, or repairing roofs.

### **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. Also, boats, trucks with more than four wheels, commercial vehicles (more than 1-1/2 tons gross vehicle weight), mobile work equipment, trailers, recreational vehicles, etc., are not to be stored temporarily or permanently on any house lot, driveway, or in the common parking areas. However, temporary parking (48 hours or less) of these vehicles is permissible.

# Columbus Refuse Collection Schedule (May through December)

## MAY 2016

Wednesday, May 4  
Wednesday, May 11  
Wednesday, May 18  
Wednesday, May 25

## JUNE 2016\*

Thursday, June 2  
Thursday, June 9  
Thursday, June 16  
Thursday, June 23  
Thursday, June 30

\*Schedule Change

## JULY 2016\*

Friday, July 8  
Friday, July 15  
Friday, July 22  
Friday, July 29

\*Schedule Change

## AUGUST 2016

Friday, August 5  
Friday, August 12  
Friday, August 19  
Friday, August 26

## SEPTEMBER 2016

Friday, September 2  
Monday, September 12\*  
Monday, September 19  
Monday, September 26

\*Schedule Change

## OCTOBER 2016

Monday, October 3  
Tuesday, October 11\*  
Tuesday, October 18  
Tuesday, October 25

\*Schedule Change

## NOVEMBER 2016

Tuesday, November 1  
Tuesday, November 8  
Tuesday, November 15  
Tuesday, November 22  
Wednesday, November 30\*

\*Schedule Change

## DECEMBER 2016

Wednesday, December 7  
Wednesday, December 14  
Wednesday, December 21  
Thursday, December 29\*

\*Schedule Change

*As a reminder, please remove your refuse containers from Talbrock Circle within 48 hours after the scheduled collection date. Thank you!*

# Columbus Recycling, Yard Waste Collection Schedule (May through December)

## MAY 2016

Monday, May 9  
Monday, May 23

## JUNE 2016

Monday, June 6  
Monday, June 20

## JULY 2016

Tuesday, July 5\*  
Monday, July 18

\*Schedule Change

## AUGUST 2016

Monday, August 1  
Monday, August 15  
Monday, August 29

## SEPTEMBER 2016

Monday, September 12  
Monday, September 26

## OCTOBER 2016

Tuesday, October 11\*  
Monday, October 24

\*Schedule Change

## NOVEMBER 2016

Monday, November 7  
Monday, November 21

## DECEMBER 2016

Monday, December 5  
Monday, December 19

## Scheduling Your Bulk Pickups

Although the the City of Columbus bulk collection process has become more automated and easier to navigate, it is still somewhat stringent. Only the items you schedule online or by phone will be collected. Additional items placed at the collection site generally will not be picked up, but sometimes that is an arbitrary decision of the collectors.

General appliances, water heaters, furniture, carpet, mattresses, and household items are usually accepted by city bulk collection services. Call the city at 614-645-3111 or go online to [www.311.columbus.gov](http://www.311.columbus.gov) at least two days prior to the regular trash collection date to schedule a bulk pickup. Any glass must be removed from bulk items, placed in a box, taped, and marked "glass."

Refrigerated appliances are not accepted for disposal by regular city services. You must contact an appliance retailer and/or salvaging company for this task. There is generally a minimal charge for these disposal services.

Other items disclaimed for city pickup include household hazardous waste materials (paint, thinners, pesticides, and cleansers), auto parts and vehicle waste (tires, batteries, and motor oil), building and home improvement materials, furnace equipment, pianos or pool tables, and anything cast iron.

Bulk items should be placed directly in front of residences at the curbside or at the top of Royalwood Drive along the street. If possible, avoid placing items on the grass. Use the street or driveway pavements, instead.

## Proper Disposal of Yard Waste Items

All yard waste, including grass and weed clippings, leaves, seasonal plants or flowers, tree/shrub trimmings, must be placed in biodegradable paper yard waste bags and/or in trash cans (preferably the 32-gallon variety) labeled as "yard waste."

Longer tree/shrub branches or brush should be bundled with twine or string and should not exceed 4 feet in length or 2 feet in diameter so they can be handled more easily. As a general rule, the yard waste recyclers should be able to pick up these bundles without everything falling apart.

The recyclers will usually collect thicker pieces of wood 2 feet or 3 feet long (think in terms of firewood) without being secured with twine because of the weight. However, the wood must be neatly stacked and easily visible for pickup.

Not at any time is yard waste, debris, construction materials, junk, etc., to be dumped or disposed of in the common areas beyond your property line. It is permissible to use the common area for temporary working purposes, but nothing should be left lying around for more than 24 hours.

Yard waste should be placed directly in front of residences at the curbside, in the small triangular common areas between building units, or at the top of Royalwood Drive along the street. No yard waste should be placed in the center common area, except along the curb or in the common parking areas. When setting out yard waste more than 24 hours in advance of collection, try to place all items on pavement surfaces, not on the grass.