



Spring/Summer 2011

GreenBelt3 Association

www.gb3hoa.org

Some Thanks, Some News

The Green Belt Three Association would like to thank property owners (and tenants) for their timely efforts in trying to keep their grass mowed during this rain-soaked spring, one of the worst on record. Some properties still need some trimming and weeding, but that can be addressed as weather permits.

Also, GB3 is much appreciative of your response to the winter newsletter that targeted issues of property compliance and the timely payment of assessments. There are only a handful of property owners who are not current in their assessments. The association will be addressing them individually in the near future regarding their options to avoid property liens or possible legal action.

On the plus side, the two property owners who were targeted late last year for an assessment claims suit in the Franklin County Municipal Court are now cooperating with GB3 and have paid back most of their debt owed and/or are participating in a structured payment plan. Although court action is currently

off the table for these two property owners, GB3 will continue to monitor their cooperation.

Unsupervised Children

A carryover problem from last year still needs your attention, namely, children intruding on private property of Talbrock Circle residents and causing disturbances. In most cases, the infractions have involved the children of tenants and are largely the result of unsupervised outdoor activity. If parents cannot always supervise their children, they at least need to provide instructions to them on where to play (and not to play) outdoors. *Please see the guidelines below.*

Even though leaseholders (landlords) on Talbrock Circle have been directly notified about this situation because of their responsibility for their tenants' actions, it is still vital that all property owners, particularly those with children, be aware of this problem and address any potential issues that might escalate into property damage or personal injury.

Proper Disposal of Yard Waste

Grass clippings, leaves, and other yard waste should be placed in biodegradable paper yard waste bags. You can also use a trash can labeled as "yard waste." Branches and twigs should be bundled with twine or string and should not exceed 4 feet in length or 2 feet in diameter. 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 or bulk items are to be placed in the center common area.

Whenever possible, place items on the street, curb, or driveway pavements, not on the grass.

Should Columbus city services suspend its yard waste collection program, there are two nearby drop-off sites (free of charge): Kurtz Bros., 6279 Houchard Road (9.3 miles; just west of Dublin off the Rt. 33 Plain City/Post Road exit); and Ohio Mulch, 4120 Roberts Road (7.3 miles; just west of the intersection of Old Dublin Road and Roberts Road near the railroad tracks or east one mile off the I-270 Roberts Road exit).

Children's Outdoor Recreational Activity Guidelines

The Green Belt Three Association requests the cooperation of all property owners and tenants who have children to support the following guidelines regarding children's outdoor recreational activities:

- Children are to refrain from any outdoor or recreational activities on the private residences of Talbrock Circle (front, back and side yards and front driveways) without the permission of property owners beforehand.
- Do not bend or break tree limbs or dig holes in the common areas or on private property.
- When finished playing, do not leave any trash or litter (food wrappers, containers, etc.) or personal belongings such as clothes in the common areas or on private property.

- When not in use, do not leave any recreational equipment (bicycles, scooters, sports items, toys, etc.) in the street or in the common areas or on private property where you do not live.
- Do not ride bicycles on the main sidewalk of Talbrock Circle. (This does not apply to small children on tricycles or bicycles with training wheels under the supervision of a parent.)
- Do not ride bicycles or scooters of any type in the private parking areas of residents on Talbrock Circle or in the common areas where vehicles may be parked.

GB3 also has a documented policy that all toys, including bicycles and recreational equipment, when not in use (usually at nightfall) should be removed from the fronts of all houses.

Info Center

GB3 Governance Board

Directors for 2011 Calendar Year

Bob Luce, President (2947)

Debbie Croft (2973)

Ann Hill (2999)

Officers for 2011 Calendar Year

Steve Storts, Treasurer (2985)

Karen Weldon, Secretary &

Assistant Treasurer (2977)

A Small Favor

Promotional solicitations, advertisements, newspapers, etc., are quite often left on the top shelf of your mailbox complex. While these can be of interest or value to homeowners and tenants, they can also cause damage to the interior wood of the mailbox structure because they attract dampness, which lingers. If you can, when collecting your regular mail, also pick up these items and use/dispose of them as necessary.

Private Pavement Resealing

In late August or September, all private parking areas will be resealed as part of your required pavement maintenance every two years. The cost for this contracted work is paid through your annual assessments. Pavement repair costs, however, are not covered and are still the responsibility of each property owner. All pavements are in need of repair, some more serious than others (major fault cracks, surface spalling, deterioration at the street curb, etc.). Property owners who fail to address these repairs could be held responsible for damages to adjacent pavement surfaces due to negligence.

Disposing of Your Trash, Household Bulk Items

Along with keeping your grass cut and trimmed and maintaining the pavement surface of your private parking area, the proper disposal of trash, yard waste or recyclables, and bulk items is a primary responsibility of all property owners on Talbrock Circle. The following is a set of guidelines for homeowners (and tenants) regarding trash/bulk items disposal:

■ Residences on Talbrock Circle are to have their green trash receptacles removed from the street within 48 hours of trash collection and to make sure there is no “residual trash” lying around their containers or on the street. The bottom line for general trash collection by the City of Columbus (COC) is that **nothing will be picked up that is not placed within the green receptacle. Anything in addition to the green container will be ignored.** Recycling baskets are picked up by the private contractor Rumpke, if you subscribe to that service.

■ Recyclables are not to be placed by the curbside for longer than one week. This includes all recyclable yard waste in bags or marked containers, bundled yard waste, or items placed in the recycling baskets.

■ Bulk items for special pickup are not to be placed by the curbside for longer than two weeks. In most cases, the city service or contractor will pick up these items within five to to 10 days after you have called to schedule the pickup, but occasionally there are delays. **If you cannot meet the above timetables due to something beyond your immediate control, please contact one of the GB3 directors. Residences that fail to comply will be penalized AND charged for any services to properly dispose of trash, yard waste, or recyclables.**

The COC bulk collection process has become a little more stringent. **Only the items you schedule online or by phone will be collected. Any additional items placed at the collection site will not be picked up.** The following information has been prepared to help you in preparing for bulk pickup:

■ **General Appliances, Water Heaters, Furniture, Carpet, Mattresses, and Household Items:** Call COC at 645-3111 or



go online to www.columbus.gov at least two days prior to the regular trash collection date to schedule a bulk pickup. Glass must be removed from bulk items, placed in a box, taped, and marked “glass.” Plastic or metal trash cans placed with a bulk pickup will be discarded.

■ **No Refrigerated Appliances:** Because regular city services will not dispose of these items, you must contact an appliance salvaging company. There is generally a minimal charge for these disposal services.

■ **Other Items Disclaimed for Pickup:** household hazardous waste materials (paint, thinners, pesticides, and cleansers); auto parts (tires, batteries, and motor oil); building and excavating materials (wood, drywall, concrete, bricks, doors, windows, fencing, decking, sinks, toilets, bathtubs, etc.); furnace equipment; pianos or pool tables; and anything cast iron. For information on how to dispose of these disclaimed items, call 645-3111 or search the *Yellow Pages* for waste disposal services.

All bulk items 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 or bulk items are to be placed in the center common area. Whenever possible, please avoid placing items on the grass, using the street, curb, or driveway pavements instead.

FINANCIAL SUMMARY

January 1, 2011 to May 20, 2011

ITEM	INCOME	EXPENSE
BEGINNING BALANCE	\$ 1,477.86	
Assessments, reimbursements, late fees & penalties	3,949.38	
Escrow funds (carryover from 2010)	1,371.00	
Legal services		\$ 617.00
Liability insurance		256.00
Maintenance of common areas:		
• Grass mowing/lawn care, fertilizing & seeding		245.85
• Tree trimming/stump removal		00.00
• Mailbox structure repairs/mailbox replacement		00.00
• Debris cleanup, parking area repairs & other		200.00
Private parking area surface resealing		00.00
Snow removal on Talbrock Circle (optional)		00.00
Publishing & printing		36.56
Postage & office supplies		58.55
Miscellaneous & administrative services		120.00
Legal & maintenance funds (escrow)		1,371.00
TOTALS	\$ 6,798.24	\$ 2,904.96