



Summer 2005

GreenBelt 3 Association

Summer Updates and Announcements

At its recent June meeting, the GreenBelt 3 Association's Board of Trustees decided to push back the annual compliance reviews until fall.

"In general, things look pretty good around Talbrock Circle," says GB3 President Bob Luce. "Most of the property owners are keeping up with regular maintenance and repairs. I think the front yards are becoming more attractive, too. This probably isn't mentioned enough, but I'd like to thank all those homeowners who take that extra step in improving their properties in accordance with the association's general guidelines. Everyone benefits."

The GB3 trustees cited other important reasons for delaying any formal compliance checks. There are several homes for sale, which means owner turnover. "We'll need time to talk to new property owners and bring them up to date on current initiatives in the association," Luce adds. Also, several homeowners are rebuilding or modifying their backyards, which means "things may be a mess for a while," Luce notes. "In fact, my backyard is on that list!"

The trustees, point out, however, that the association will continue to address any issues that need immediate attention, such as boundary or fence issues, new shed and deck structures, and other exterior modifications, including painting, structural repairs, and general maintenance.

The association further emphasizes that any exterior modification to a

property, excluding general landscaping, requires approval before beginning any actual work or incurring any major expense in materials (see attached approval form). This is just a simple precaution to help homeowners comply with one of GB3's governing documents, the *Declaration of Covenants, Easements, Restrictions, and Assessment Lien*.

General Announcements

■ The legal review and updating of GB3's three major documents—the *Articles of Incorporation*, the *Code of Regulations*, and the *Declaration of Covenants, Easements, Restrictions, and Assessment Lien*—is in the final stages. If the scheduling works out, GB3 expects to have these docu-

ments in the hands of property owners for their approval in early August.

■ GB3, which has the expressed authority to maintain and/or improve the common areas, encourages the practice of joint beautification of the common areas. Landscaping that extends beyond a property owner's boundary can add much to the overall aesthetics and "curb appeal" of the common areas and Talbrock Circle.

The association recently completed its *Property Owner Guidelines for Joint Beautification of the Common Areas* for interested homeowners (see attached document). This policy pertains only to landscaping, not permanent structures such as fences, sheds, or decks, and all projects require approval of GB3.

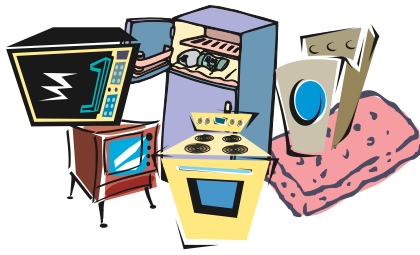
GB3 Information Center

Assessment Invoices Coming in August

Invoices for assessments (\$95 for the second half of 2005) will be mailed in mid-August. As always, assessments should be paid promptly, within 30 days. Property owners should double-check their records to see that they are current in their payments since reminders are no longer being mailed out. Delinquent assessments are subject to late fees.

Private Parking Pavement Maintenance

Building 4 (2983 through 2989 Talbrock Circle) is scheduled for minor repairs and/or resealing this year on its private parking areas. As in the past, please arrange to have this work completed or in progress by September 30. Although resealing is not necessary this year for the recapped pavements, any grass or weeds sprouting up along the street edges or sidewalk curbs should be removed immediately to prevent asphalt deterioration.



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.

NEWS BRIEFS



Latest Approvals for Property Modifications

Over the last few months, the following residents on Talbrock Circle submitted requests for exterior modifications on their properties and were approved: Karen Weldon (2977) for shed and fence replacement and future masonry deck construction; Ryan Treptow (2963) for shed replacement; Ron and Ann Hill (2999) for painting of exterior siding, gutters, down spouts, and trim; and Bob Luce (2947) for masonry deck construction.

GB3 Meetings, Appointments, and Nominations

Meetings of GB3’s trustees and officers are generally scheduled in January, April, June, and September, with an annual meeting of the association usually held in late October or early November. At the April meeting, GB3 Treasurer Steve Storts (2985) was appointed as an interim trustee to fill the post vacated by Doug Lichtenwalter (2959) until a replacement can be found. Anyone interested in serving as a trustee or officer should contact GB3 President Bob Luce (2947). Nominations are always welcome, and the time commitment is minimal.

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.