



Summer/Fall 2010

GreenBelt 3 Association

General Maintenance Review

The GreenBelt 3 Association would like to thank those property owners who have responded favorably to the new general maintenance policy that became effective this past spring. Quickly reviewing, that policy addresses grass mowing and trimming, removal of weeds, grass, and debris from private pavement areas, and the timely removal of the green trash receptacles from Talbrock Circle after waste collection.

Unfortunately, there are a few homeowners who haven't complied with some of the new general maintenance provisions, resulting in the assessment of penalties.

Even among those property owners who have complied, there is still room for improvement. For example, some residents in Building 1 (addresses 2941 through 2955) need to do a better job of removing grass and weeds from their driveway pavements along the street curb. And some residents in Building 5 (addresses 2995 through 3009) need to

remove their trash receptacles more quickly (within 48 hours) after collection services and clean up and mow their backyards more regularly.

In other words, EVERYONE's help is necessary to make this policy work!

Web Site Goes Online

The association's new Web site was launched for review a few weeks ago and is now at your fingertips whenever needed. The site, www.gb3hoa.org, will serve as an information resource for realtors and property owners alike.

Simple, yet attractive and easy to navigate, this online tool is a cost-effective vehicle for faster dissemination of the association's pertinent information. In brief, the site is a compilation of documents, newsletters, forms, and guides for use by all GB3 members (property owners) that will save time and expense in the future by trimming down administrative paperwork.

Children's Outdoor 'Watchlist'

There are currently more children residing on Talbrock Circle (and in the surrounding neighborhood) than at any other time in the recent past. As you might expect, problems occasionally arise when these youngsters are all outside at the same time playing in the common areas, on your properties, and on the street and sidewalks.

Some reported instances, unfortunately, have resulted in surface scratches to parked vehicles, caused by bicycles or scooters, and in a property owner being hit by a child riding a bicycle on the sidewalk.

GB3, of course, only has oversight on the recreational use and maintenance of the common areas, including the parking areas. The legal recreational use of your private property is your business. Still, it's hard to imagine that any resident wants dents or scratches on his/her vehicles or to be hit while walking on the sidewalk or mowing the grass.

Therefore, the association is asking for the cooperation of all property owners and tenants who have children to support the following guidelines regarding children's outdoor recreational activities:

■ 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 don't 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.

Although not mentioned above, 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 housing units.

Info Center

GB3 Governance Board

The following directors will continue to serve for the 2011 calendar year if no new nominations (requiring an election ballot) are received by October 31:

Bob Luce, President (2947)
Debbie Croft (2973)
Ann Hill (2999)

The following incumbent officers will also continue to serve in 2011:

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

Ann Hill, the newest director, was appointed this past spring to fill the vacancy left by Linda Bettac (2997) who stepped down last fall. If you're interested in volunteering, please contact any of the above directors or officers. The time commitment is minimal thanks to e-mail and some new simplified policies.

August Assessments Coming

Assessments for the second half of 2010 will be mailed after August 20. As with February's assessment, the invoice will be for \$105. Please note that GB3 allows property owners to pay their assessments in installments. However, if you choose to do so, you must keep track of your own installment payments. The association does not send updated invoice statements.

Grass Mowing for \$20?

Yes, that's right! For only \$20 on each scheduled date, Reinhoudt's Lawn Care of Grove City will mow/trim the front and back yards of any property owner on Talbrock Circle. The association has already taken advantage of this service on one occasion. If you're interested, contact Reinhoudt's directly at (614) 877-9186. There are no minimum number of mowings required.

2011 Assessment Schedule

A small assessment increase for 2011 will probably be necessary, but any increase will not be confirmed until later this year. Additional snow removal and common areas mowing costs, coupled with some delinquent assessments, have put a strain on the 2010 budget, which will require some adjustments in planning.

GB3 Defines Dog ‘Nuisances’ in Pet Policy

This year there have been a few instances of dog owners on Talbrock Circle failing to properly control their pets, resulting in several nuisance complaints from residents. Some of these complaints eventually resulted in the assessment of penalties. For the time being, these matters have been resolved; however, such disturbances are still likely to occur occasionally, even if unintentionally. For those pet owners who have acted responsibly in the past and continue to do so, GB3 is much appreciative.

Section 5.e. of the *Declaration of Covenants, Easements, Restrictions, and Assessment Lien* regarding uses of property states in part that pets “are not to cause a nuisance or disturbance to others, and they are not permitted to run loose. All pets should be licensed according to applicable laws.”

As part of its discretionary role, the GB3 Board of Directors has established a pet policy in accordance with the leash laws in Franklin County and Columbus, which currently apply only to dogs and dog owners. The board defines “nuisance” as the following:

- Pets roaming outside the properties of their owners into neighboring yards and/or into the common areas;

- Pets leaving waste matter in neighboring yards and/or the common areas;

- Pet owners failing to clean up after their pets on their own properties and/or in the common areas, resulting in unsanitary conditions and/or offending odors; and

- Pets causing continual noise disturbances outside, usually at night.

There may be more *nuisance* scenarios that are applicable, but those cited above are the most common in terms of what the board generally has addressed recently. To avoid any potential problems in the future, property owners and tenants that have pets (dogs) should always keep the following three simple practices in mind:

- No pets are allowed to run at large unsupervised, unattended, or unleashed.

- No pets should be tied to a leash or tethered outside without owner supervision to the point they are causing a noise disturbance to neighboring properties.

- All pet owners are required to immediately clean up after their pets, whether on their own properties or in the common areas.

Although not listed above, all pets should have a current rabies vaccination.

Also, it goes without saying that property owners and tenants are responsible for all damages that may be caused by their pets, including any repair, replacement, or cleanup costs.

Brief Note on Penalties

The penalty schedule that GB3 applies to matters of noncompliance is based on a percentage (minimum 10%) of the annual general assessment figure in accordance with Section 11.a. (“General Provisions: Enforcement”) of the *Declaration of Covenants, Easements, Restrictions, and Assessment Lien*.

At the discretion of the GB3 Board of Directors, penalties may be assessed once or every 30 days per infraction, depending upon the noncompliance issues in question, the past history of the property owner regarding compliance matters, cooperation by the homeowner, the number of pending violations or infractions by a homeowner, failure to comply by the deadline date, etc.

Property owners also have the right to contest the amount of any assessed or proposed penalty at a hearing before the directors as outlined in the *Declaration of CERAL* (Section 11.b.).

FINANCIAL SUMMARY

January 1, 2010 to July 31, 2010

ITEM	INCOME	EXPENSE
BEGINNING BALANCE	\$ 2,019.63	
Assessments, late fees, and penalties	2,901.51	
Escrow funds (carryover from 2009)	1,371.00	
Legal services		\$ 139.37
Liability insurance		460.00
Maintenance of common areas:		
• Grass mowing/lawn care		1,878.81
• Tree trimming/stump removal		0.00
• Common parking area repairs (labor & materials)		513.92
• Common parking area resealing		0.00
• New signage for center common area		100.00
• Mailbox repair/replacement & structural repairs		0.00
Snow removal (optional)		575.00
Publishing & printing		45.00
Postage & office supplies		46.69
Web site development		350.00
Miscellaneous services		0.00
Legal & maintenance funds (escrow)		0.00
TOTALS	\$ 6,292.14	\$ 4,108.79