



Winter 2002

# GreenBelt 3 Association

## 2001 Annual Meeting Highlights

A successful annual meeting of the GreenBelt 3 Association was conducted November 5, 2001, at Riverside Elementary School, with the major business activities focused on electing trustees and officers for 2002, voting on proposed amendments to the *Declaration of Covenants, Easements, Restrictions, and Assessment Liens (CERAL)*, and approving changes in the assessment rate schedule. Other important agenda items addressed during the annual meeting included:

- The annual report for 2001;
- The treasurer's report;
- Proposed 2002 budget;
- Special assessments; and
- A communication plan for the *Declaration of CERAL* document.

The homeowners who were elected to trustee positions and offices are noted below, along with their Talbrock Circle address. Please keep in mind that these elected posts are voluntary; the trustees and officers need and deserve your full cooperation.

### Trustees for 2002

Neil Knobloch, President (2995)

Ryan Treptow (2963)

Bob Luce (2947)

### Officers for 2002

Steve Storts, Treasurer (2985)

Debbie Croft, Asst. Treasurer (2973)

Linda Willison, Secretary (2955)

All proposed amendments to the association's *Declaration of CERAL* were approved. Some of the more familiar covenants and restrictions—those directly affecting most homeowners—are discussed in more detail elsewhere.

To help ensure the association's financial stability, which had declined over the last several years due to assessments not keeping pace with rising expenses, homeowners voted to suspend for the next three years Article 6, Section A of the *Articles of Incorporation* (limiting assessment increases to 5% annually). The motion, which passed, was then fol-

lowed by a vote on a proposed three-year graduated assessment plan, which was also approved.

The graduated assessment plan was presented last summer via a "Special Memo to Homeowners." The first part of the plan, a special assessment of \$12 (approved last spring by the trustees) was added to last year's second-half assessment of \$60, bringing the total of that assessment to \$72. Your new assessment rate for 2002 will be \$79 per half (invoiced in February and August). For 2003, the assessment rate will be \$95 per half.

### Are Your Association Assessments Current?

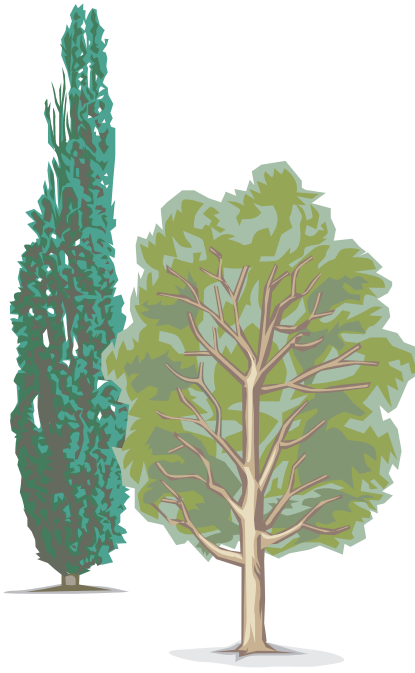
Have you paid your assessment that was due September 30, 2001? Reminders were sent out in December to those who were overdue on their payments. Any outstanding balances should be made current as soon as possible—before the February assessment notices come out.

Anyone who isn't current (or making an effort to pay) will be assessed a \$5.00 late fee. Homeowners who are a year in delinquency are subject to having liens placed on their property. If there's a valid reason for the delinquency, please contact Treasurer Steve Storts (2985 Talbrock Circle) to work out a gradual payment plan.

### Finalized CERAL Document Scheduled For Distribution

All proposed changes to the *Declaration of Covenants, Easements, Restrictions, and Assessment Liens (CERAL)* were approved at the GreenBelt 3 Association Annual Meeting on November 5, 2001. The new document, which will be formatted and prepared for legal notarization, will be filed with the Franklin County Recorder's office.

Although every homeowner received a copy of the proposed—and now adopted—changes to the *Declaration of CERAL* last fall, the association hopes to distribute a final formatted copy of the new document to homeowners for their permanent files later this spring.



## Seasonal Reminders For Homeowners

### WINTER

- Warmer days in the winter months, but before spring bloom, is an excellent time to prune deciduous trees and shrubs.
- Remember to request approval from the association's trustees if you plan to do any changes outside of your structure (landscaping, painting, fences, decks, etc.).
- Please return your trash can to its "hidden" spot within one day after trash pick-up.
- Remember to respect the private parking spaces in front of each homeowner's residence.
- Remind your visitors to park in the overflow lots surrounding the center of Talbrock Circle.
- Keep your front porch light on at night for security.

### *If It Snows . . .*

- Clear the sidewalks of any snow within 24 hours.
- Talbrock Circle will be plowed if the snow is deeper than 4 inches, provided treasury funds are available.

# How To Comply with the New CERAL Document

Throughout the process of updating the *Declaration of Covenants, Easements, Restrictions, and Assessment Liens (CERAL)*, a number of homeowners cited several issues that need to be resolved to be in compliance with the GreenBelt 3 Association's *Declaration of CERAL*. Therefore, homeowners and tenants are asked to resolve any of the issues noted below during the next four months, with a compliance date of May 1, 2002.

■ **Fences:** Height of fence panels must not exceed 6 feet. All fences must be made of wood or composite material with a color close to that of the cedar private fence. No fences of any sort can be constructed or put up in the fronts of units or buildings. This

includes no continuous landscaping which might resemble a fence along lot lines or sidewalks; any open, ranch or split rail style fence; and/or metal exposures and/or chain link, chicken wire, or barbed wire (Section 7k).

■ **Vehicles:** No boat, truck with more than four wheels, commercial vehicle (more than 1-1/2 tons gross vehicle weight), trailer, camper, inoperative vehicle, or similar vehicle shall be stored, temporarily or permanently, on any lot. All vehicles must be drivable on and off the premises and must maintain current state license registration (Section 6f).

■ **Lot, including backyards, need to be free of rubbish, trash and**  
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## GreenBelt 3 News Briefs

### MOWING BIDS

Anyone interested in securing a contractor bid for grass mowing services for the GreenBelt 3 Association's common area for this coming spring, summer, and fall may do so and submit it to the trustees by February 15, 2002.

### NEW ASSESSMENT SCHEDULE

Under the recently approved three-year graduated assessment schedule for 2001-2003, your new assessment rate for 2002 will be \$79 per half (invoiced in February and August) or an annual total of \$158. For 2003, the assessment rate will be \$95 per half or an annual total of \$190. Following the year 2003, the annual assessment rate will drop to within a 3% to 5% range, depending upon average annual cost of living figures and a careful evaluation of the association's budget and projected expenditures.

It should be pointed out that although assessments are only invoiced twice a year, you are allowed to pay them quarterly, according to the *Articles of Incorporation*, which might help in your household budgeting. However, if you choose to pay your assessments quarterly, *it is your responsibility to maintain your own record of payments*. You will not be reminded to pay your assessments, and you will still be subject to late fees and/or other penalties if you are delinquent in payment.

# FINANCIAL SUMMARY

January 30, 2001 thru November 5, 2001

ITEM	INCOME	EXPENSE
<b>BEGINNING BALANCE</b>	<b>\$ 1,219.34</b>	
Assessments (includes late fees/lien charges)	3,071.00	
Bank service charges (new checks)		\$ 35.40
Snow removal		00.00
Tree trimming/removal/replanting		253.34
Maintenance of commons:		
■ Grass mowing/lawn care		2,204.91
■ Parking lot reconditioning/restoration		910.51
■ Retaining wall replacement		50.00
Insurance		244.64
Postage/office supplies		26.20
Lien charges		00.00
Miscellaneous (documentation fees)		25.00
<b>TOTALS</b>	<b>\$ 4,290.34</b>	<b>(\$ 3,750.00)</b>
<b>ENDING BALANCE</b>	<b>\$ 540.34</b>	

## *... How To Comply with the New CERAL Document*

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**weeds:** Keep the lot, including the backyard, free of trash, rubbish, weeds, and items that would detract from the appearance of the lots, as a whole (Section 2). All rubbish, trash, and garbage shall be regularly re-moved from each lot and shall not be allowed to accumulate thereon (Section 7h).

■ **Abandoned and/or used toys:** Abandoned and unused toys should be removed from the front of units (Section 7h).

■ **Satellite dishes:** No exterior television or radio antennas of any sort shall be placed, allowed, or maintained upon any portion of the improvements to be located upon a lot without consent of the owner of the other lots upon which such building is located, and the consent of the Green Belt 3 Association. Satellite dishes and/or electronic transmission equipment must comply with the following guidelines: can be no larger than 24 inches in 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 (Section 7i).

■ **Maintenance of private parking areas:** Parking areas shall be maintained on an annual basis and shall not display any striping and/or address signage of any kind (Section 7g; Section 2). Although all parking areas (private and common area) were sealed in 2001, it is required that they all again be resealed/reconditioned in 2002 and subsequent years until satisfactory standards are reached.

If you have any questions about these covenants and restrictions as they relate to your property, please contact Neil Knobloch. The trustees will determine if any homeowners are not in compliance. Those who fail to comply or refuse to cooperate within a reasonable time frame will be subject to penalties, fines and/or liens as provided for in the association's rules of governance.

# APPROVED BUDGET

January 1, 2002 thru December 31, 2002

ITEM	INCOME	EXPENSE
<b>BEGINNING BALANCE</b>	<b>\$ 672.34</b>	
Assessments (Estimated)	\$ 4,424.00	
Bank service charges		\$ 25.00
Snow removal		300.00
Tree trimming/removal/replanting		300.00
Maintenance of commons:		
■ Grass mowing/lawn care		3,000.00
■ Parking lot reconditioning/restoration		1,000.00
Insurance		425.00
Postage/office supplies		125.00
Lien charges		75.00
Miscellaneous		75.00
<b>TOTALS</b>	<b>\$ 5,096.34</b>	<b>(\$ 5,325.00)</b>
<b>ENDING BALANCE</b>	<b>(\$ 228.66)</b>	

## Are You Parking in YOUR Space?

As a reminder and to avoid complaints, if you are a Talbrock Circle resident and have friends, guests, relatives, business associates, etc., that regularly (or occasionally) visit you, please inform them *prior* to arriving that they must park in the overflow parking lots or on nearby Royalwood, if your private spaces are full.

Some of you might not be aware, but you are allowed to park in *any* of the overflow parking lots, not just the one in front of your building. Better yet, if you're in doubt about available parking space, park your own vehicles in the overflow spaces and free up the space in front of your house.

If you're planning a special event, please inform your neighbors in advance that there could be a temporary

shortage of available parking space. We've all been in this position before, and most of us understand these minor inconveniences.

If your private parking space is continually being encroached upon without just cause, first try discussing the matter with your neighbor(s), if you know who is in violation. If that doesn't work, or you don't get any cooperation, then document the violations (date, time, make/year of vehicle, license number, etc.). This information can then be provided to the association's trustees and other proper authorities for action, such as law enforcement agencies and towing companies. If these violations are being caused by any of the homeowners on Royalwood, they can be contacted, too.