



Winter 2003

GreenBelt
Association

3

2002 Annual Meeting Sets New Lows

A new low mark for attendance was set at last November's annual meeting of the GreenBelt 3 Association. Only five homeowners took the time (less than one hour) to attend this annual open forum to discuss matters of general and specific interest to property owners on Talbrock Circle. Not surprisingly, the five who participated were the trustees, including one incoming and one outgoing trustee, and the treasurer.

This new low was equally matched by the lack of voluntary support in wanting to serve as a trustee or officer. In fact, the positions of secretary and assistant treasurer remain vacant. Several homeowners were asked to be nominated, but they declined. This trend must change or some unpleasant alternatives may have to be considered (see "Self-Governance: Use It or Lose It" on this page).

Some Good News

Despite the dismal annual meeting turnout and unwillingness of many to volunteer a few hours of their time, the association does have something positive to report. Without a doubt, one of the major accomplishments in the last decade was the amending and updating of the association's rules of governance, primarily the *Declaration of Covenants, Easements, Restrictions, and Assessment Lien*, and the *Articles of Incorporation* and *Code of Regulations*.

All three documents, adopted on November 5, 2001, were officially nota-

rized and filed last June 2002 with the Franklin County Recorder—where the original set of documents was filed more than 20 years ago. These official papers should always be included with your home mortgage contract. Also, any homeowner who is selling his or her property should share a copy of these documents with prospective buyers and real estate agents.

Parking Area Maintenance

Two summers ago (2001), the association initiated a comprehensive maintenance plan to upgrade the integrity and "curb appeal" of all private parking areas on Talbrock Circle. Some property owners assumed this responsibility voluntarily and took care of the task; others hired professional

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Self-Governance: Use It or Lose It

The housing development on Talbrock Circle and its two sister phases to the south were designed as self-governing models for other subdivisions. The planners knew that self-governance could save time and money and be more effective in regards to enforcing covenants and restrictions and resolving problems among homeowners.

Self-governance for the GreenBelt 3 Association could be drawing to an abrupt close if more property owners don't begin volunteering for association activities, namely, serving as a trustee or officer. As it now stands, too few have been doing the work for too many for too long. One of the options now being discussed is the hiring of a property management company to assume the current governance and administrative duties of the GreenBelt 3 Association.

This move would, no doubt, result in higher annual assessments, perhaps doubling or even tripling the current \$190. For some, this could equal or exceed one-half of their annual property taxes. Also, depending upon how an outside organization would interpret the association's rules of governance, there could be tighter restrictions, stronger enforcement for noncompliance, and stiffer penalties.

The association's current trustees and officers—Robert Luce, Karen Weldon, Linda Bettac, and Steve Storts—are going to take a "wait-and-see" attitude to determine what steps will be taken next, if property owners continue their trend toward noninvolvement and noninterest in governance activities. What's the best remedy? When asked to serve as an officer or trustee, say YES!

NEWS BRIEFS



Assessment Invoices in February

Invoices for assessments (\$95 for first half of 2003) will be mailed later this month. As has been reported, this is the third and final phase of a graduated assessment plan that began a couple years ago. As always, assessments should be paid promptly. Property owners should double-check their records to see that they are current in their payments since reminders are no longer being mailed out. Late fees will be assessed.

Memos to Replace Newsletters

To help cut down the GreenBelt 3 Association's workload, quarterly newsletters will be replaced by shorter one-page memos or reminders addressing timely issues such as private parking area maintenance and reconditioning, compliance and restrictions, trustee and officer nominations, and the annual meeting. There will still be one newsletter published following the annual meeting, containing the yearly financial summary and approved budget for the next calendar year.

Meeting Dates

The tentative dates scheduled for meetings of the association's trustees and officers in 2003 are as follows: January 11, April 1, June 3, and September 2. These dates are subject to change. Anyone who has any issues or business items to present to the trustees should do so in writing prior to these scheduled dates. The annual meeting (date to be announced), which is an open forum activity for all association members (property owners), is usually scheduled the first or second week of November.

Removal of Trash Receptacles

There have been a few complaints regarding "lingering" trash containers or receptacles in the fronts of houses on Talbrock Circle. Please remove your containers within 48 hours of trash collection. Although adverse weather conditions can sometimes cause delays in this process, try to keep it to a minimum out of courtesy to other residents.

Common Areas Slated for Improvement

Included in the proposed budget for 2003 are several general maintenance and/or improvement items that have been put on hold or delayed due to lack of funds in the association's treasury and/or voluntary assistance. With the graduated assessment plan now fully implemented, these expenditures can now be authorized. They include the following: repairs/replacement and maintenance of the mailbox complexes; general weed control in selected common areas using a liquid application; grass seeding selected common areas; and removal of some crawling, surface roots from trees located too closely to the common parking areas, primarily on the east and southeast sides of the center common. To date, there is no set deadline schedule for completion of these projects.

Some Good News Is Still Out There . . .

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contractors through joint proposals with other homeowners and/or buildings. In the first summer, there were several obstacles—primarily obtaining the cooperation of all homeowners within the eight-unit buildings. Nevertheless, this task was eventually completed by the end of September.

This past summer was a different story. The efforts of both eight-unit buildings were better organized, and homeowners were more familiar with the task. In fact, this now annual chore, completed by the end of August (and at a lower price than last year), received the cooperation of nearly every property owner.

Common Parking Areas

At the same time the association started its program of private parking area maintenance, it also began a three-phase voluntary program of restoring the integrity of all five common parking areas. After just the second phase, the parking lots are nearly 100% rehabilitated.

Some curb damage and cracking still needs to be repaired, and there is some question as to whether crawling, surface roots from nearby trees are causing underlying damage to the pavement. Still, the dramatic improvement of the parking areas is evident. After the third phase is completed, all major maintenance activities of the common parking areas will be performed by professional contractors until other options become necessary.

This past year, the trustees approved an incentive plan to help recruit extra volunteers to assist in the restoration of the common parking areas. The incentives given to those who participated included token payments in the form of \$25 gift cards (or cash equivalent). While the plan failed to recruit the number of volunteers desired, it still succeeded in recruiting additional help.

FINANCIAL SUMMARY

January 1, 2002 thru December 31, 2002

ITEM	INCOME	EXPENSE
BEGINNING BALANCE	\$ 660.34	
Assessments (includes late fees/lien charges)	\$ 5,138.50	
Bank return assessment deposit/fee		\$ 82.00
Maintenance of commons:		
■ Grass mowing/lawn care		2,210.19
■ Debris cleanup		30.00
■ Parking lot reconditioning (materials)		519.40
■ Parking lot reconditioning (labor/incentives)		300.00
■ Mailbox complex repair (materials)		18.99
■ Mailbox complex repair (labor)		120.00
Maintenance of private parking areas (labor, materials, and reimbursements)		181.41
Maintenance for homeowner noncompliance (labor and materials)		191.46
Liability insurance		346.49
Printing		97.21
Postage/office supplies		55.92
Official document(s) recording fees		106.00
Miscellaneous debit (error)		200.00
Miscellaneous credit	\$ 200.00	
TOTALS	\$ 5,998.84	(\$ 4,459.07)
ENDING BALANCE	\$ 1,539.77	

Trustees Are Encouraging More Self-Responsibility

Along with self-governance comes the responsibility for each homeowner to be aware of what the restrictions are in regards to the exterior of his or her property. The trustees are encouraging more self-responsibility when it comes to maintaining compliance with the covenances and restrictions for exterior property.

If you plan to do any *exterior* changes to your home (window boxes, shutters, sheds, fences, painting, landscaping, satellite dishes, etc.), be sure to present your plan to the association's trustees in advance of your planned project (before expending too much time, money, or other re-

sources). Securing their approval will ensure your compliance with the association's *Declaration of Covenants, Easements, Restrictions, and Assessment Lien (CERAL)* document. If you need additional copies of the document, please contact one of the trustees.

For the most part, Section 6 of the *CERAL* document will answer most of your questions regarding modifications to the exterior of your property. When planning your next modification to your home's exterior, if you're not sure about the compliance factor, please consult the trustees. They have the final word on all compliance issues.

APPROVED BUDGET

January 1, 2003 thru December 31, 2003

ITEM	INCOME	EXPENSE
BEGINNING BALANCE (estimated)	\$ 1,200.00	
Assessments (includes late fees and penalties)	\$ 5,320.00	
Snow removal (emergency conditions only)		\$ 600.00
Tree trimming/removal/replanting		300.00
Tree root removal		300.00
Maintenance of commons:		
■ Grass mowing/lawn care		3,000.00
■ Debris cleanup		100.00
■ Parking lot reconditioning (materials)		600.00
■ Parking lot reconditioning (labor incentives)		600.00
■ Mailbox complexes (repairs/replacement and maintenance)		325.00
■ Weed control (selected areas w/liquid application)		100.00
■ Grass replacement (selected areas for seeding)		175.00
Liability insurance		350.00
Printing		50.00
Postage/office supplies		50.00
Lien handling charges/recording fees		70.00
TOTALS	\$ 6,520.00	(\$ 6,520.00)
ENDING BALANCE	\$ 00.00	

A Brief Reminder About Parking Spaces

Although there haven't been any recent complaints, homeowners on Talbrock Circle are reminded to have friends, guests, relatives, etc., who regularly (or occasionally) visit to please park in the overflow parking lots or on nearby Royalwood, if your private spaces are full.

When in doubt about available parking space, park your own vehicles in the overflow spaces and free up the space in front of your house. Also, some of you may 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. If you're planning a special event, please inform your neighbors in advance that there could be a temporary shortage of available parking space.

If your private parking space is continually being encroached upon, first try discussing the matter with your neighbor(s), if you know who's in violation. If that doesn't solve the problem, document the violations and report the information to the trustees.