



Winter 2005

GreenBelt 3 Association

Annual Review Reveals Nothing But Good News

It was welcomed financial news at the November 2004 annual meeting of the GreenBelt 3 Association to hear that GB3 would end up in the black for 2004. However, the good news didn't stop there. When the treasurer's books were closed at the end of the year, the financial solvency of GB3 had reached another milestone—a substantial surplus in its treasury, an achievement not witnessed in more than a decade.

For the association, being financially stable doesn't mean just paying the bills. It also means securing a development fund or escrow that can be used for needed improvement projects, legal counsel, and other administrative matters that might arise in the immediate or near future. For the individual homeowner on Talbrock Circle, GB3's financial security will help keep the annual property assessment figure at \$190 for this year and, hopefully, next.

Financial solvency is something the association's trustees and officers envisioned in 2001 when GB3 approved a three-year graduated assessment plan, which was fully implemented by the end of 2003. Although the association's good financial standing is due in part to the graduated assessments, it is more the result of the cooperation of those property owners who have continued to pay their assessments in a timely manner. You are to be thanked and commended for your support!

GB3's governing leadership can also share in this financial success because of their careful budgeting and planning process and prudent decision-making, along with those Talbrock Circle residents who volunteer their time and services on improvement projects in the common areas, saving the association numerous dollars in overhead and labor expenses. At your leisure, please review the financial summary and annual budget information that's printed elsewhere in this newsletter.

Updating of Documents

If you can appreciate good news such as that noted above and, in general, if you like what you see around Talbrock Circle in terms of private property and common area maintenance and improvement, then the association trusts that it will receive your full support when it presents an updated set of governing documents for your approval within the next few months. As explained in a previous newsletter, this is a continuation of the process that actually began more than three years ago, but now more attention is being directed toward voting procedures, grievance provisions, and enforcement activities.

GB3 recently retained the services of an attorney who represents homeowner associations. In February, he

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Info Center

GB3 Election Results

The following trustees were re-elected for another term at GB3's annual meeting, November 9:

Bob Luce, President (2947)
Doug Lichtenwalter (2959)
Linda Bettac (2997)

The following officers were also re-elected for successive terms:

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

Please keep in mind that these elected posts are voluntary. The trustees and officers need and deserve your full support.

Exterior Modifications

If you plan to do any *exterior* changes to your home (doors, trim, siding, windows, shutters, sheds, fences, painting, landscaping, satellite dishes, etc.), be sure to present your plan to the association for approval *in advance* before working on the project. Forward any questions to the trustees.

GB3 To Go Online

This spring, two Talbrock Circle residents, Ryan Treptow (2963) and Steve Storts (2985) will begin developing a Web site for GB3. Located at www.greenbelt3.com, the site will basically serve as an information resource for property owners and prospective buyers.

NEWS BRIEFS



Assessment Invoices in February

Invoices for assessments (\$95 for the first half of 2005) will be mailed in mid-February. 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.

Snow Removal

Although GB3 has some funds budgeted for street snow removal under city emergency conditions (approx. 6 inches or deeper), finding contractors to plow snow on short notice is another thing. Attempts were made to contact contractors to remove the snow and ice that fell prior to Christmas, but with no luck. Many businesses were short-handed due to the holiday season, and even for private contractors, residential streets are a low priority. Their commercial customers come first. Nevertheless, the association will continue to pursue this matter. If you know of any possibilities regarding snow removal, please contact the trustees.

Meetings of Trustees and Officers

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. The attendance at the annual meeting has been low in recent years, so this year's open forum might simply be conducted as an annual meeting of the trustees and officers, with an invitation to any property owner to attend.

Private Parking Pavement Maintenance

GB3 would like to thank all property owners who cooperated in the resealing of their private parking areas, which were recapped in 2003. Although resealing will not be necessary until next year, your new pavement surfaces still need to be properly maintained. This includes the removal of all dirt, weeds, grasses, and leaves that gather regularly along the sidewalk areas or the street edge.

Common Areas Slated for Improvement

Included in GB3's annual budget for 2005 are several general maintenance and/or improvement items that were previously delayed due to lack of funds in the association's treasury and/or voluntary assistance. With GB3 more financially stable, these projects and expenditures can now be revisited and authorized. They include the following: replacement of the mailbox complexes (Phase 2); general weed control and grass seeding in selected common areas; tree or shrub planting in selected common areas; and removal of one tree and some crawling, surface roots from trees located too close to the common parking areas, primarily on the east and southeast sides of the center common.

Nothing But Good News in 2004 . . .

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will begin his review and work on the association's three major documents: the *Articles of Incorporation*, the *Code of Regulations*, and the *Declaration of Covenants, Easements, Restrictions, and Assessment Lien*. Updating these documents will further help safeguard the association's operations and ensure that standards are maintained.

After the attorney's work is completed, copies of the revised documents will be distributed to all property owners for their review. You will be asked to approve these new documents via a signed ballot or petition. The objective behind this streamlining effort is threefold: to make governance simpler for those who volunteer their time and services; to help ensure that the common areas are properly maintained; and to provide some added assurance in maintaining standards and protecting the property values on Talbrock Circle. Who wouldn't want to support this mission?

Landscaping Aesthetics

Over the years, some property owners have extended landscaping beyond their own property lines into the common areas, mostly between building units. In each of these cases, the landscaping has added to the overall aesthetics and "curb appeal" of the common areas and Talbrock Circle, thereby benefitting all property owners.

The association, which has the expressed authority to maintain and/or improve the common areas, would like to see this practice of joint beautification continue and is currently working on some written guidelines for property owners to follow. This policy will only pertain to landscaping, not permanent structures such as fences, sheds, or decks, and all projects will require approval by the association.

FINANCIAL SUMMARY

January 1, 2004 to December 31, 2004

ITEM	INCOME	EXPENSE
BEGINNING BALANCE	\$ 1,355.82	
Assessments and miscellaneous (late fees and penalties)	\$ 5,371.74	
Reimbursements (private parking area recapping 2003)	542.76	
Reimbursements (private parking area resealing 2004)	609.00	
Maintenance of common areas:		
■ Grass mowing/lawn care		\$ 2,048.66
■ Tree/stump removal, fertilizing, and seeding of selected areas		697.98
■ Parking area surface repairs (materials only, labor <i>gratis</i>)		147.77
■ Repair of Bldg. 1 mailbox support structure (materials only, labor <i>gratis</i>)		57.28
■ Replacement of all mailbox housing structures (materials only, labor <i>gratis</i>)		401.57
Snow removal		100.00
Resealing of private parking areas (underwriting of contract)		625.00
Liability insurance		565.71
Legal costs (consultation fees)		192.00
Bank charges		10.00
Postage and office supplies		22.20
Document(s) recording fees (liens)		32.28
TOTALS	\$ 7,879.32	(\$ 4,900.45)
ENDING BALANCE	\$ 2,978.87	

Tentative Calendar Scheduling for 2005

January 20	GB3 Board of Trustees & Officers Meeting
February 20	Invoices Mailed for GB3 Semi-Annual Assessments (1st half of 2005)
April 5	GB3 Board of Trustees & Officers Meeting
April 15	Announcement of Compliance Surveys (homeowner participation invited)
May 15	Reminder to Property Owners for Private Parking Area Maintenance (Bldg. 4 only)
May 15-30	Compliance Surveys Completed by GB3 Trustees, Officers, and Homeowners
June 7	GB3 Board of Trustees & Officers Meeting
June 15	Compliance Notices Sent to Property Owners
June thru July	Time Period for Property Owners to Meet Compliance
August 20	Invoices Mailed for GB3 Semi-Annual Assessments (2nd half of 2005)
September 8	GB3 Board of Trustees & Officers Meeting
September 30	Completion of Private Parking Area Maintenance (Bldg. 4 only)
November 3	GB3 2005 Annual Meeting of Trustees & Officers

ANNUAL BUDGET

January 1, 2005 to December 31, 2005

ITEM	INCOME	EXPENSE
BEGINNING BALANCE (estimated)	\$ 2,900.00	
Assessments and miscellaneous (estimated)	\$ 5,320.00	
Snow removal		\$ 300.00
Tree trimming/stump removal		300.00
Maintenance of common areas:		
■ Grass mowing/lawn care, fertilizing, and seeding of selected areas		3,000.00
■ Parking area surface repairs (materials)		150.00
■ Parking area resealing (labor and materials)		600.00
■ New mailboxes and support structure painting (materials)		400.00
Liability insurance		570.00
Legal review/revision of GB3 governing documents		900.00
Legal costs for owner compliance (liens, recording fees, court costs)		400.00
Printing		220.00
Postage and office supplies		60.00
Official document(s) recording fees		320.00
Development fund (escrow)		1,000.00
TOTALS	\$ 8,220.00	(\$ 8,220.00)

How Do I Get Rid of Yard Waste and Bulk Items?

The City of Columbus requires that grass clippings, leaves, and other yard waste be placed in biodegradable paper yard waste bags, which can be purchased at any grocery or hardware store. You can also use a 32-gallon trash can labeled as "yard waste." Branches and twigs must also be bundled with twine or string and should not exceed 4 feet in length or 2 feet in diameter. Yard waste should be placed curbside on the regular trash collection date.

The city will pick up some appliances, furniture, carpet, mattresses and other household items. You need to call 645-8774 two days prior to your regular trash collection date to request pickup.

However, items such as refrigerators, freezers, air conditioners, and dehumidifiers will not be picked up by the city. These can be disposed of by calling Bargain House at 348-3741 or an appliance salvaging company. There is

a charge for disposal of these items. Refrigerators and freezers must be tied shut or have the doors removed before being placed outside for pickup.

Also, building or construction materials will not be picked up by the city. These include items such as storm doors, windows, fencing (metal or wood), and decking materials. For disposal of these items, you need to call the COC Landfill at 274-2565 or the Franklin County Landfill at 871-9528. The cost is minimal to dispose of these items if you can haul them yourself. Rubbish and waste haulers are also listed in the telephone directory (yellow pages).

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. If you have any additional questions, you can call 645-8774 or log on to the COC Web site, www.columbus.gov.