



Winter 2006

# GreenBelt 3 Association

## Annual Highlights for 2005

Without a doubt, the major highlight for 2005 and, probably, the last decade, was the legal review and updating of the GreenBelt 3 Association's three governing documents—the *Articles of Incorporation*, the *Code of Regulations*, and the *Declaration of Covenants, Easements, Restrictions, and Assessment Lien*.

The amending of these documents was necessary and long overdue to help maintain the current property standards and make improvements where necessary and when economically feasible. GB3 would like to thank those property owners who participated in the voting process to support the amendments.

Other accomplishments include the following:

■ **Completion of the *Approval Form for Exterior Modifications to Property*.** This simple, one-page form helps homeowners comply with one of GB3's governing documents, the *Declaration of Covenants, Easements, Restrictions, and Assessment Lien*.

■ **Completion of the *Property Owner Guidelines for Joint Beautification of the Common Areas*** for interested homeowners. This policy pertains only to landscaping, not permanent structures such as fences, sheds, or decks, and all projects require approval of GB3.

## 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 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 the Bargain House at 348-3741 or an appliance salvaging company. Regular city services will not dispose of these items,

Copies of any of the association's forms or documents can be obtained from GB3 Secretary Karen Weldon (2977 Talbrock Circle).

The association is also appreciative of those Talbrock Circle residents who complied with last fall's request to license and/or maintain inoperable vehicles that were being stored on both private property and property owned by GB3. Enforcement action on this matter is a direct result of one of the most targeted provisions in the new governing documents—a rule that doesn't allow any "gray areas" for interpretation. Any storage of vehicles that are not currently licensed and/or are inoperable will be monitored regularly.

This spring, the association will conduct a full compliance review of all properties on Talbrock Circle, in accordance with GB3's *Declaration of Covenants, Easements, Restrictions, and Assessment Lien*. Homeowners will receive notification prior to the review and will also be notified afterwards if they need to bring their properties into compliance.

In general, the association's review will address any visible items that need attention, such as boundary or fence issues, shed and deck structures, pavement maintenance, and other exterior modifications, including painting, structural repairs, and general maintenance.

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 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](http://www.columbus.gov).

## Info Center

### GB3 Election Results

Because no nominations were submitted this past fall, the following incumbent directors were re-elected for the 2006 calendar year at GB3's annual meeting, November 15:

Bob Luce, President (2947)  
Linda Bettac, Vice President (2997)  
Steve Storts (2985)

The following incumbent 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 directors and officers need and deserve your full support.

### Assessment Increase

At the annual meeting, a modest increase (\$5 per half) in assessments was approved. This increase was necessary to account for the recent hikes in sales tax and fuel costs, plus general inflation. Invoices for assessments (\$100 for the first half of 2006) will be mailed in mid-February.

### 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 any work is done. Approval forms can be obtained from GB3 Secretary Karen Weldon (2977 Talbrock Circle).

### Pavement Maintenance

The private parking areas of all building units, except Building 4 (2983 through 2989 Talbrock Circle) are scheduled for resealing this year. As in the past, please arrange to have this work completed or in progress by September 30. Also, as a reminder, any grass or weeds sprouting up along the street edges or sidewalk curbs should always be removed immediately to prevent asphalt deterioration.

## FINANCIAL SUMMARY

January 1, 2005 to December 31, 2005

ITEM	INCOME	EXPENSE
<b>BEGINNING BALANCE</b>	\$ 1,978.87	
Assessments and miscellaneous (late fees and penalties)	5,597.06	
Certificate of deposit and interest	1,022.77	
Reimbursements (private parking area recapping 2003)	373.57	
Reimbursements (private parking area resealing 2004)	16.25	
Maintenance of common areas:		
• Grass mowing/lawn care		\$ 2,261.75
• Tree trimming		200.00
• Purchase of vinyl mailboxes (materials)		235.80
• Replacement of all mailboxes (labor and hardware)		95.00
Liability insurance		481.10
Legal costs for updating GB3 governing documents:		
• Consultation with attorney(s)		44.99
• Attorney(s) direct services		3,980.08
• Document processing and recording fees		170.00
Postage and office supplies		73.69
Printing		22.00
Annual meeting		22.90
<b>TOTALS</b>	<b>\$ 8,988.52</b>	<b>(\$ 7,587.31)</b>
<b>ENDING BALANCE</b>	<b>\$ 1,401.21</b>	

## ANNUAL BUDGET

January 1, 2006 to December 31, 2006

ITEM	INCOME	EXPENSE
<b>BEGINNING BALANCE</b>	\$1,401.21	
Assessments (estimated)	\$5,600.00	
Legal services		\$ 300.00
Liability insurance		375.00
Maintenance of common areas:		
• Grass mowing/lawn care, fertilizing, and seeding		3,000.00
• Tree trimming/stump removal		800.00
• Parking area surface repairs (materials)		100.00
• Parking area resealing (labor and materials)		600.00
Snow removal		300.00
Printing		100.00
Postage and office supplies		25.00
Development of legal and maintenance funds (escrow)		1,401.21
<b>TOTALS</b>	<b>\$7,001.21</b>	<b>(\$7,001.21)</b>