



Winter 2009

GreenBelt 3 Association

Leasing Restriction Gets O.K.

The leasing restriction amendment to the GreenBelt 3 Association's *Declaration of Covenants, Easements, Restrictions, and Assessment Lien (CERAL)* was approved January 27, 2009, and filed with the Franklin County Recorder on February 5, which is the effective date.

The GB3 Board of Directors and officers would like to thank those who participated in the voting process, although the voter turnout rate of 63% was less than anticipated. Still, that's better than the national average for any election process. Of the 63% who voted, 71% favored passage of the amendment.

Under GB3's governing documents, only the votes that are cast (participating voters) are considered in the overall voting percentage, just like any other election or voting process. Of that figure, 66% affirmative votes are required for passage.

With a snowfall increasing strength Tuesday afternoon, January 27, coupled with the strong possibility of closing local school facilities, the scheduled spe-

An Important Note on the Leasing Amendment

As a focal point in the new leasing amendment, GB3 will have the authority to formulate policies regarding leasing restrictions, including the option of granting leasing status for unique circumstances or hardship situations. The latter might possibly include temporary loss of employment, job transfer, or a family illness or death.

GB3 will be discussing ideas for these policies this year and would like input from interested property owners.

cial meeting to count ballots and record the votes was relocated to the GB3 secretary's house at 2977 Talbrock Circle. A sign noting the relocation was posted at the local school where the meeting was originally scheduled. Despite the adverse weather, a quorum was present to conduct the special session.

Perhaps more important, all ballots submitted were done so in advance by absentee (mailed and postmarked no later than January 27) or presented in person to the GB3 secretary prior to the call to order to count ballots and record the votes. Only one property owner, who had already voted absentee, attended the special session. He witnessed the vote recording and declaration of passage (pending receipt of any additional post-marked ballots), and then presented documentation affirming his leaseholder status. Other than him, there were no other meeting attendees at large nor any further inquiries or questions regarding the special meeting or amendment. Also, no additional postmarked (January 27) ballots were received.

With the leasing restriction now in effect, the following properties have leaseholder status under the "grandfather" provision of the amendment: 2941 Talbrock Circle, 2963 Talbrock Circle, 2971 Talbrock Circle, 2983 Talbrock Circle, 3001 Talbrock Circle, and 3009 Talbrock Circle. Other than those properties noted above, all housing units located on Talbrock Circle are to be owner occupied.

Next month, property owners will receive a clean copy of the amendment for their records to attach to their GB3 *Declaration of CERAL* document.

Snow Removal? Well, Yes and No

For those curious about snow removal on Talbrock Circle, the GreenBelt 3 Association does allocate a small amount (\$300) from annual assessments for such services, but only as a last resort when maneuvering on the street seems impossible. The recent snowfall (mostly the ice) caused some inconvenience, but it was still possible to gain access to nearby access streets. Nevertheless, GB3 did authorize snow removal. Unfortunately, the self-employed contractor who's been doing snow removal in the neighborhood for the last several years encountered vehicle and equipment failure on the day of the heavy snowfall, rendering it difficult and costly to make other arrangements at the last minute. Talbrock Circle is a public street under the jurisdiction of Columbus. Most contracted services for snow removal focus initially on large pavement areas for commercial and private business establishments before even considering work on a public street because of liability risks. In the end, every small neighborhood has to wait in line.

Info Center

GB3 Election Results

No nominations were submitted last fall for director or officer positions, so by default, the following directors were re-elected for the 2009 calendar year at last year's fall meeting, November 6:

Bob Luce, President (2947)
Linda Bettac, Vice President (2997)
Debbie Croft (2973)

The following incumbent officers were re-elected for 2009:

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

2009 Assessment Increase

When assessments are invoiced for the second half of this year (August), property owners will note an increase of \$10. An increase of \$20 was actually approved by the GB3 Board of Directors in November, scheduled to begin this February (first half of 2009). However, following an in-depth review of the association's 2008 financial summary which indicates that fewer property owners were delinquent in paying their assessments, the GB3 treasurer has recommended that the assessment increase be trimmed back to \$10 and not in-voiced until August.

Streamlining the Pavement Resealing, Payment Process

At its meeting last November, the GB3 Board of Directors approved a proposal on a trial basis to reseal all private parking areas this summer using funds generated by the annual assessments.

GB3's governing documents allow the directors some flexibility and discretion in using association funds when it comes to matters of maintenance. With the association now contracting the pavement resealing work, numerous checks from individual property owners won't have to be collected, thereby streamlining the payment process.

Please note, however, that this proposal covers only resealing costs, not repair costs. Those will still be the responsibility of property owners.

FINANCIAL SUMMARY

January 1, 2008 to December 31, 2008

ITEM	INCOME	EXPENSE
BEGINNING BALANCE	\$ 1,271.75	
Assessments, reimbursements, late fees & penalties	5,453.00	
Escrow funds (carryover from 2007)	2,000.00	
Legal services		\$ 1,531.37
Liability insurance		414.50
Maintenance of common areas:		
• Grass mowing/lawn care		2,321.82
• Tree trimming/stump removal		125.00
• Common parking area surface repairs (labor)		500.00
• Common parking area surface repairs (materials)		325.00
• Common parking area surface reconditioning (Charles Bros.)		681.00
• Mailbox repair/replacement & structural repairs		00.00
Snow removal (optional)		150.00
Publishing & printing		107.56
Postage & office supplies		120.56
Miscellaneous services		00.00
Legal & maintenance funds (escrow)		1,371.00
TOTALS	\$ 8,724.75	(\$ 7,647.81)
ENDING BALANCE	\$ 1,076.94	

ANNUAL BUDGET

January 1, 2009 to December 31, 2009

ITEM	INCOME	EXPENSE
BEGINNING BALANCE	\$ 1,076.94	
Assessments (projected)	6,023.34	
Escrow funds (carryover from 2008)	1,371.00	
Legal services		\$ 500.00
Liability insurance		500.00
Maintenance of common areas:		
• Grass mowing/lawn care		3,200.00
• Tree trimming/stump removal		500.00
• Common parking area surface repairs		200.00
• Mailbox repair/replacement & structural repairs		140.00
Private parking area surface resealing		1,300.00
Snow removal (optional)		300.00
Publishing & printing		131.28
Postage & office supplies		100.00
Miscellaneous services		200.00
Legal & maintenance funds (escrow)		1,400.00
TOTALS	\$ 8,471.28	(\$ 8,471.28)