



Winter 2010

GreenBelt 3 Association

An Optimistic Annual Review

With 2010 now upon us, the GreenBelt 3 Association would like to thank all property owners for their continued cooperation in paying their assessments and responding when necessary to matters of property compliance. There are only a few homeowners who haven't complied with either of the above, but the association will continue to seek their cooperation in addressing unresolved issues.

The streamlined payment process for resealing private parking pavements last fall was deemed a success by the GB3 Board of Directors and will be used on future joint projects, pending available association funds.

With regard to the 2009 financial summary and the 2010 budget, which are published on the back page, it can be noted that GB3 is fiscally sound. However, maintaining this stability will require timely payment of assessments and careful management of the association's planned expenditures.

Upcoming GB3 Policy Change

Coming this spring, the association will be modifying its compliance notification policy on matters of general maintenance (grass mowing and weed trimming, removal of weeds and grass from private pavement areas, removal of leaves and debris from yards and driveways, etc.).

Briefly summarized, GB3 will no longer be sending out standard compliance notices (reminders) to designated

property owners requesting that they maintain their front and back yards and driveway areas *in a responsible manner and on a regular basis*. The association's governance documents do not require these reminders (only penalty notifications). In drafting the policy, the GB3 Board of Directors looked foremost at saving time and administrative costs.

All property owners will receive a letter in early spring further explaining the policy change and outlining some general guidelines for acceptable compliance.

GB3 Web Site Slated For Launch in Spring

A Web site for the GreenBelt 3 Association is now under development and scheduled to go online some time in the spring. The site, which will serve as an information resource for realtors, prospective buyers, and property owners, was discussed several years ago but then tabled until a more specific need could be established.

Last year, there were numerous information requests from realtors and prospective buyers regarding Talbrock Circle properties and GB3's governing documents. Consequently, the association decided that the time had arrived for developing a cost-effective vehicle for faster and easier dissemination of pertinent information. Details of the Web site and its address will be forthcoming as it nears completion.

Yard Waste Disposal Locations

If you read the last sidebar to the right, it is probably best that Talbrock Circle property owners continue assuming responsibility for their own yard waste disposal, at least until Columbus's waste collection service says otherwise. For those who are not personally paying the city for yard waste pickup, there are several nearby drop-off sites (free of charge) for leaves, grass clippings, tree limbs, and other yard waste that have been placed in biodegradable paper bags or bundled with twine:

Kurtz Bros.

■ 6279 Houchard Road (9.3 miles; just west of Dublin off the Rt. 33 Plain City/Post Road exit).

■ 6055-C Westerville Road (11.4 miles; just across from Dempsey Road off the I-270 Westerville exit).

Hours are 7:00 a.m. to 7:00 p.m., Mondays through Fridays, and 7:00 a.m. to 3:00 p.m. on Saturdays. Days and hours are subject to change.

Ohio Mulch

■ 4120 Roberts Road (7.3 miles; just west of the intersection of Old Dublin Road and Roberts Road near the railroad tracks or east one mile off the I-270 Roberts Road exit).

Hours are 8:00 a.m. to 7:00 p.m., Mondays through Fridays, and 10:00 a.m. to 5:00 p.m. on Saturdays. Days and hours are subject to change.

Info Center

GB3 Governance Board

Because no nominations were submitted last fall for director or officer positions, the following directors will continue to serve for the 2010 calendar year:

Bob Luce, President (2947)

Debbie Croft (2973)

Steve Storts (2985)

The following incumbent officers will also continue to serve this year:

Steve Storts, Treasurer (2985)

Karen Weldon, Secretary & Assistant Treasurer (2977)

Linda Bettac (2997), who had faithfully served for several years as a director, stepped down last fall and was replaced by Storts, who will hold the post until a replacement can be found. If you're interested in volunteering, please contact any of the above directors or officers. The time commitment is minimal and getting smaller all the time thanks to e-mail and some new simplified policies.

2010 Assessment Schedule

Last year's \$10 assessment increase will be allocated evenly per half this year on the February and August invoices. Therefore, your upcoming February assessment invoice will be \$105. Please note that GB3 allows property owners to pay their assessments in installments. However, if you choose an installment plan, you must keep track of your own assessment payments. The association does not send out multiple invoices as reminders. Also, your balance must be \$0 before the next assessment billing to avoid late charges.

No Dumping of Yard Waste

There is no current yard waste collection on Talbrock Circle by Columbus services. Please do not place any yard waste or debris in the common areas or street easements on Royalwood Drive and expect it to be picked up, *unless you have made specific arrangements for collection*. Although Columbus has announced the intention of resuming yard waste pickup services, no definitive startup date has been announced. Until it is, please continue utilizing one of the yard waste disposal locations noted on this page (*see article to the left*).

FINANCIAL SUMMARY

January 1, 2009 to December 31, 2009

ITEM	INCOME	EXPENSE
BEGINNING BALANCE	\$ 1,076.94	
Assessments, reimbursements, late fees & penalties	5,926.09	
Escrow funds (carryover from 2008)	1,371.00	
Legal services		\$ 355.92
Liability insurance		414.50
Maintenance of common areas:		
• Grass mowing/lawn care		2,775.50
• Tree trimming & yard waste removal		55.00
• Common parking area surface repairs		17.04
• Mailbox repair/replacement & structural repairs		00.00
Private parking area surface resealing		1,235.00
Snow removal (optional)		00.00
Publishing & printing		65.00
Postage & office supplies		65.44
Miscellaneous services		00.00
Legal & maintenance funds (escrow)		1,371.00
TOTALS	\$ 8,374.03	(\$ 6,354.40)
ENDING BALANCE	\$ 2,019.63	

ANNUAL BUDGET

January 1, 2010 to December 31, 2010

ITEM	INCOME	EXPENSE
BEGINNING BALANCE	\$ 2,019.63	
Assessments (projected)	5,670.00	
Escrow funds (carryover from 2009)	1,371.00	
Legal services		\$ 500.00
Liability insurance		450.00
Maintenance of common areas:		
• Grass mowing/lawn care		3,200.00
• Tree trimming/stump removal		500.00
• Common parking area surface repairs		800.00
• Common parking area surface reconditioning		800.00
• Mailbox repair/replacement & structural repairs		220.00
Snow removal (optional)		300.00
Publishing & printing		133.73
Postage & office supplies		100.00
Web site development		350.00
Miscellaneous services		306.90
Legal & maintenance funds (escrow)		1,400.00
TOTALS	\$ 9,060.63	(\$ 9,060.63)