



Winter 2013

GreenBelt 3 Association

A Lean Year Ahead for Sure!

GB3's directors and officers would like to thank all homeowners who maintained their properties last year without the need for reminders. Only one compliance notice had to be issued.

Equally noteworthy, a special thanks goes to Karen Bowers (2953) and Ryan and Megan Treptow (2863) who helped with debris cleanup in the common areas following last June's wind storm and power outage. Additionally, GB3 would like to thank Diane Morock (2965) who helped share expenses of some special debris cleanup in the common area

Code of Regulations Amended, Approved

The amended GB3 *Code of Regulations* was officially approved last fall, October 16, with about 45 percent of association members casting votes. All ballots submitted were in favor of the new *Code*. The amendment process involved many hours of work and legal expenses for the final document review. GB3 thanks all of you who supported this effort.

The amended *Code* was notarized on October 23 and forwarded to the Franklin County Recorder's office. Although this document does not directly affect homeowners, their properties, or assessments, the *Code* does serve as a procedural guide for GB3's governing board and its activities, which can indirectly impact property owners on various occasions.

The new *Code* can be accessed online via the association's Web site at www.gb3hoa.org. Just click on the "GB3 Documents" link at the top for navigation to the page where you can view or download the *Code* or any of the other GB3 governing documents.

Maintenance of South Park Changing Hands This Year

The upkeep of the city park area (bordered by Royalwood Drive and Bannister Drive behind Building 1 on Talbrock Circle), will be assumed this coming spring by the Columbus Parks and Recreation Department. Officially called Riverside Green South Park, GB3 has voluntarily maintained this property for 30 years because the city failed to take care of it properly in the past.

However, with a new policy and better supervision, the city expects to mow

alongside her property. Those efforts helped save some valued budget dollars!

GB3's budget for 2013 (back page) is very "lean," nearly \$1,500 less than last year's starting budget. Also, the reserve is about a third lower than in 2012. This deficit is primarily attributable to outside contractor expenses (tree and wood debris removal and cleanup) following last year's storms and legal fees required for document review and a collection claim regarding delinquent assessments and noncompliance penalties.

However, the association expects to recover a substantial percentage of its 2012 carryover revenue loss when the Franklin County Municipal Court favorably rules on the collection claim. In the meantime, it is paramount that ALL association members (property owners) pay their upcoming assessments on a timely basis to avoid a possible assessment increase later this year.

Submit Your Request For E-Communications

GB3 Treasurer Steve Storts is requesting e-mail addresses (optional) from property owners interested in receiving association assessment invoices electronically in lieu of standard mail. Those e-mail addresses on record that have been used previously for association purposes will be used for the upcoming February billing cycle.

For those without e-mail addresses on record with GB3, please e-mail your request to stevenjstorts@msn.com if you would like to receive your assessment invoices via e-mail. Newsletters will also be distributed electronically. Voting ballots, important letters, compliance notices, and other reminders will continue to be mailed via the U.S. Postal Service or distributed manually.

the grass every 14 days, leaving a more "natural field look" around the trees that are located toward the back of the park between the GreenBelt 3 and the GreenBelt 1 residential properties.

GB3's new director, Chad Karg, will be monitoring the city's maintenance effort. Additionally, the city will keep the trees pruned, tree waste cleaned up, and post some standard park signage in appropriate locations. Within 10 days of GB3's annual meeting, the city was on

Info Center

GB3 Governing Board

Nearly 45 percent of association members cast their ballots for the 2013 GB3 Board of Directors. The votes were counted and recorded at the 2012 Annual Meeting of Members, December 11, at Daniel Wright Elementary School. The following directors were elected for this year:

Steve Storts, President (2985)
Ann Hill (2999)
Chad Karg (2955)

Steve will continue to serve as treasurer, and Karen Weldon (2977) will serve as secretary/assistant treasurer.

2012 Assessment Schedule

There is no scheduled increase of assessments at this time, at least for the first half of 2013. Thus, your February assessment invoice will be \$115. The approved budget for this year is published on the back page, along with the financial summary for 2012.

As always, property owners have the option of paying their assessments in installments. However, if you do so, please keep record of your installment payments as GB3 sends out just one reminder for late payment.

Power Washing Referral

Last year, a Hilliard power washer performed exterior cleanup work on a few properties on Talbrock Circle. The feedback was good, so his name, Chris Gibbs, and company, Ohio Power Washing L.L.C., are being passed along if anyone is interested in his services this year. His phone number is (614) 465-6479; e-mail address is chris@ohiopowerwashing.com.

site in the park removing dead trees, storm-damaged trees, tree waste, and other debris and litter.

GB3 has discussed the change in the park maintenance plans with its regular landscape/mowing contractor, who is in full agreement with the new policy. Some lowering of maintenance costs is expected for 2013. Hopefully, those savings, which will be determined later this spring, will help offset this year's lean budget and any delinquent assessments.

FINANCIAL SUMMARY

January 1, 2012 to December 11, 2012

ITEM	INCOME	EXPENSE
BEGINNING BALANCE	\$ 2,403.82	
Assessments, reimbursements, late fees & penalties	6,185.98	
Escrow funds (carryover from 2011)	1,371.00	
Legal services		\$ 1,326.37
Liability insurance		512.00
Maintenance of common areas:		
• Grass mowing/lawn care, fertilizing & seeding		2,647.43
• Tree trimming/stump removal		939.40
• Mailbox structure repairs/mailbox replacement		00.00
• Common parking area repairs (labor & materials)		799.03
• Common parking area resealing		797.00
• Debris cleanup, pavement repairs & other		311.94
Snow removal on Talbrock Circle (optional)		00.00
Publishing & printing		120.00
Postage & office supplies		168.45
Miscellaneous & administrative services		290.80
Legal & maintenance funds (escrow)		1,400.00
TOTALS	\$ 9,960.80	\$ 9,312.42
ENDING BALANCE	\$ 648.38	

ANNUAL BUDGET

January 1, 2013 to December 31, 2013

ITEM	INCOME	EXPENSE
BEGINNING BALANCE	\$ 1,063.38	
Assessments (projected)	6,440.00	
Escrow funds (carryover from 2012)	1,000.00	
Legal services		\$ 450.00
Liability insurance		525.00
Maintenance of common areas:		
• Grass mowing/lawn care, fertilizing & seeding		3,255.00
• Tree trimming/stump removal		500.00
• Mailbox structure repairs/mailbox replacement		200.00
• Debris cleanup, general maintenance & other		190.00
Private parking pavement resealing		1,590.00
Snow removal on Talbrock Circle (optional)		300.00
Publishing & printing		150.00
Postage & office supplies		150.00
Administrative services & miscellaneous		243.38
Legal & maintenance funds (escrow)		1,000.00
TOTALS	\$ 8,503.38	\$ 8,503.38