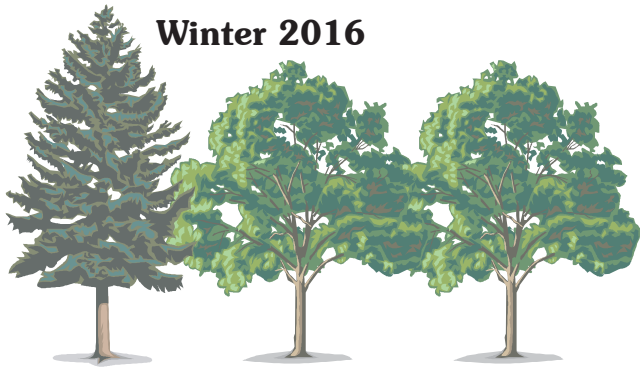


Winter 2016



[www.gb3hoa.org](http://www.gb3hoa.org)

# GreenBelt 3 Association

## Annual Summary for 2015

Although the GreenBelt 3 Association's annual summary for 2015 is relatively short, there is one financial highlight that is noteworthy. For the second half of last year, there was 100 percent compliance in the payment of assessments, which hasn't been achieved in more than a decade. This welcomed cooperation will assist GB3 in maintaining its reserve fund, while addressing its budgeted responsibilities.

### New Mailbox Special Assessment Slated For February Invoice

As noted in last year's annual meeting summary, all mailboxes will be replaced this summer with one that is comparable in size, weight, and material (vinyl) to the units that were installed in 2005. The GB3 Board of Directors discussed and approved this measure last fall, authorizing a one-time special assessment of \$20 per property owner. The proposal was reaffirmed and approved at the December annual meeting after viewing the new prototype.

As a side note, the replacement cost for the new mailboxes is very close to the figure paid in 2005, also invoiced via a special assessment, so the overall expense to property owners is being kept to a minimum. More importantly, though, the replacement mailbox, also white in color, has a sturdier door assembly (not removable) with a solid spindle/axle, and the total unit appears to be more weather-durable.

Other summary highlights include the following:

- The Franklin County Municipal Court ruled in favor of a GB3 collection claim for the third consecutive time.
- Although some minor maintenance issues remain with property owners, no other outstanding compliance matters were logged in 2015.
- The mailbox structure(s) repairs are about 75 percent complete (some secondary sanding/painting remains), with replacement of all mailboxes set for this summer.
- All private driveway pavement repairs and resealing were completed on time and within budget after an excessively rainy summer.
- The pine trees in the small common areas along Talbrock Circle were pruned, with further tree pruning and/or removal slated for 2016. A dead pine tree in the center common area was also removed.
- Sidewalk leveling in the center common area (and sinkhole filling) adjacent to Royalwood Drive remains a scheduled project, hopefully in 2016.
- Some minor cleanup (mostly litter) and weed/shrubbery control still remain in the city park's drainage area behind Bldg. 2.
- Some re-seeding of grassy areas (now worn or thin) in the center common area may eventually be necessary, where excessive shade, tree roots, and animal burrowing are not too dominant.

## Info Center

### GB3 Governing Board

Voting response for the 2016 GB3 Board of Directors was lower than usual, less than 30 percent. This is more than likely attributed to the fact that the election was uncontested, with only three names on the ballot. Still, GB3 appreciates everyone who took the time to complete the ballot and return it.

The votes were counted and recorded at the 2015 Annual Meeting of Members, December 7, at Riverside Elementary School. The following directors were re-elected for 2016:

Steve Storts, President (2985)  
Debbie Croft (2973)  
Chad Karg (2955)

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

### 2016 Assessment Schedule

There is no scheduled increase of basic assessments for the first half of 2016. However, there is a special one-time assessment of \$20 that will appear on your upcoming invoice in late February (*see related article on this page*). If your past assessments have been paid, your February invoice will be for \$135.

The approved budget for this year is published on the back page, along with the 2015 financial summary.

## E-Communications Save Time, Money

For those without e-mail addresses on record with GB3, please e-mail your request to [stevenjstorts@msn.com](mailto:stevenjstorts@msn.com) if you would like to receive your assessment invoices via e-mail. Newsletters are also distributed electronically, along with some compliance notices or requests. Voting ballots, important letters, and other timely reminders continue to be mailed via the U.S. Postal Service or distributed manually. To date, almost 60 percent of the GB3 membership receives e-communications.

## A Note on Scheduling Bulk Pickups

For newer Talbrock Circle property owners, and some older ones as well, the City of Columbus bulk collection process has become a little more stringent. Only the items you schedule online or by phone will be collected. Any additional items placed at the collection site generally will not be picked up, but sometimes that is an on-the-spot decision of the collectors.

General appliances, water heaters, furniture, carpet, mattresses, and household items are usually accepted by city bulk collection services. Call COC at 614-645-3111 or go online to [www.311.columbus.gov](http://www.311.columbus.gov) at least two days prior to the regular trash collection date to schedule a bulk pickup. Any glass must be removed from bulk items, placed in a box, taped, and marked "glass." Refriger-

erated appliances are not accepted for disposal by regular city services. You must contact an appliance retailer and/or salvaging company for this task. There is generally a minimal charge for these disposal services.

Other items disclaimed for city pickup include household hazardous waste materials (paint, thinners, pesticides, and cleansers), auto parts and vehicle waste (tires, batteries, and motor oil), building and home improvement materials, furnace equipment, pianos or pool tables, and anything cast iron.

Bulk items should be placed directly in front of residences at the curbside or at the top of Royalwood Drive along the street. If possible, avoid placing items on the grass. Use the street or driveway pavements instead.

## FINANCIAL SUMMARY

January 1, 2015 to December 31, 2015

ITEM	INCOME	EXPENSE
<b>CHECKING ACCOUNT BALANCE (2014)</b>	\$ 2,164.60	
Assessments, late fees, penalties & legal claims	8,494.29	
Reserve funds ( <i>carryover from 2014</i> )	2,500.00	
Legal services		\$ 1,126.37
Liability insurance		612.00
Maintenance of common areas:		
• Grass mowing/lawn care, fertilizing & seeding		2,101.64
• Tree trimming/stump removal		500.00
• Mailbox housing structure(s) repairs		39.71
• Debris cleanup, general repairs & other		233.48
Private driveway pavement repairs ( <i>association subsidized</i> )		1,247.92
Private driveway pavement repairs ( <i>owner subsidized</i> )		262.65
Private driveway pavement resealing		1,578.27
Snow removal on Talbrock Circle ( <i>optional</i> )		00.00
Publishing & printing		75.00
Postage & office supplies		66.95
Administrative services & miscellaneous		116.06
Transfer to First Merchants Bank savings/reserve account		605.00
<b>TOTALS</b>	<b>\$ 13,158.89</b>	<b>\$ 8,565.05</b>
<b>CHECKING ACCOUNT BALANCE</b>	<b>\$ 2,693.84</b>	
<b>RESERVE FUND</b>	<b>\$ 2,500.00</b>	

## ANNUAL BUDGET

January 1, 2016 to December 31, 2016

ITEM	INCOME	EXPENSE
<b>CHECKING ACCOUNT BALANCE (2015)</b>	\$ 2,693.84	
Assessments, special fees, & other ( <i>projected</i> )	6,875.00	
Legal services		\$ 1,000.00
Liability insurance		612.00
Maintenance of common areas:		
• Grass mowing/lawn care, fertilizing & seeding		2,800.00
• Tree trimming/stump removal		700.00
• Mailbox replacements/housing structure(s) repairs		600.00
• Parking pavement repairs ( <i>labor &amp; materials</i> )		1,500.00
• Parking pavement resealing ( <i>contractor services</i> )		1,100.00
• Debris cleanup, general maintenance & other		300.00
Snow removal on Talbrock Circle ( <i>optional</i> )		400.00
Publishing & printing		150.00
Postage & office supplies		150.00
Administrative services & miscellaneous		256.84
<b>TOTALS</b>	<b>\$ 9,568.84</b>	<b>\$ 9,568.84</b>
<b>RESERVE FUND</b>	<b>\$ 2,500.00</b>	