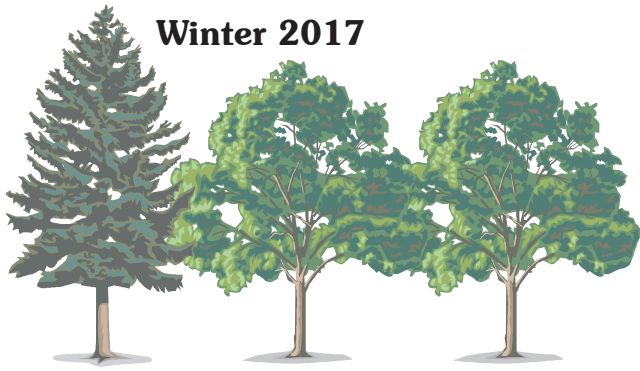


Winter 2017



www.gb3hoa.org

GreenBelt 3 Association

Annual Summary for 2016

The GreenBelt 3 Association logged end-of-the year payment of assessments at 95 percent, which is considered excellent for HOAs. Likewise, end-of-the-year line item expenses (95 percent) were within the approved 2016 budget, and all expenses as a total were within budget. Both benchmarks will assist GB3 in maintaining its reserve fund, while addressing its financial responsibilities.

Other 2016 summary highlights include the following:

- NO collection claims had to be filed through the Franklin County Municipal Court.
- All major property owner noncompliance issues were addressed and resolved satisfactorily; several fence structures and exterior color changes were approved with minor changes.
- New mailboxes were successfully installed; some minor structural maintenance work may still be necessary.

■ Common parking areas were repaired and resealed using some experimental materials and methods; follow-up work and/or repairs will continue.

■ Two large pine trees (dead) were removed in the smaller common areas as well as several termite-infested stumps; additional tree pruning and/or removal will continue in 2017.

■ Sidewalk leveling in the center common area along Royalwood Drive was completed, compliments of the City of Columbus, in addition to a landscape wall upgrade; some minor sinkhole filling remains near the sign post area.

■ Some weed/shrubbery control still remains near a drainage culvert behind Bldg. 2.

■ Some reseeding 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.



Upcoming Asphalt Driveway Repairs

The asphalt pavement maintenance work that was done on your private driveways two years ago will be repeated this spring/summer. These repairs are generally easier to complete than those on the common parking areas because the private driveway surfaces are in better overall condition, having been recapped once (except Bldg. 4).

The cost of the repair materials varies among each building unit and its property owners and are assessed accordingly

via the "special assessment" listed on your February invoice. Less repairs are necessary for Bldgs. 1, 3, and 5; more difficult or time-consuming repairs are required for Bldgs. 2 (addresses 2959 through 2965) and 4 (addresses 2983 through 2989).

The approved repair material cost schedule is as follows: Bldgs. 1, 3 and 5 (\$25 per property owner); Bldg. 2 (\$45 per property owner); and Bldg. 4 (\$35 per property owner).

Info Center

GB3 Governing Board

GB3 appreciates everyone who took the time to complete their 2017 GB3 Board of Directors' election ballot and return it. The voting response was just under 50 percent, similar to other GB3 elections of recent years.

The votes were counted and recorded at the 2016 Annual Meeting of Members, December 12, at the nearby Wendy's on Rt. 161 near the Dublin roundabout. The following directors were re-elected for 2017:

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

Steve will also continue to serve as treasurer; Karen Weldon (2977) will remain as secretary; and Tom Diehl (2943) will serve as the new assistant treasurer.

2016 Assessment Schedule

There is no scheduled increase of basic assessments for the first half of 2016. However, a special one-time assessment will appear on your upcoming invoice in late February for private driveway pavement repairs (*see related article on this page*). Special assessments, such as the mailbox replacement expense last summer, are occasionally used to offset costs for general maintenance or improvements to the common areas and/or as necessary expenses to maintain standard compliance among all property owners.

Columbus Rotating Refuse Collection Schedule

Friday, January 6	Monday, February 13	Tuesday, March 28	Tuesday, May 9	Friday, September 8
Friday, January 13	Tuesday, February 21	Tuesday, April 4	Tuesday, May 16	Friday, September 15
No Weekly Collection	Tuesday, February 28	Tuesday, April 11	Tuesday, May 23	Friday, September 22
Monday, January 23	Tuesday, March 7	Tuesday, April 18	Wednesday, May 31	Friday, September 29
Monday, January 30	Tuesday, March 14	Tuesday, April 25	Wednesday, June 7	Friday, October 6
Monday, February 6	Tuesday, March 21	Tuesday, May 2	Wednesday, June 14	No Weekly Collection
			Wednesday, June 21	Monday, October 16
			Wednesday, June 28	Monday, October 23
			Thursday, July 6	Monday, October 30
			Thursday, July 13	Monday, November 6
			Thursday, July 20	Monday, November 13
			Thursday, July 27	Monday, November 20
			Thursday, August 3	Tuesday, November 28
			Thursday, August 10	Tuesday, December 5
			Thursday, August 17	Tuesday, December 12
			Thursday, August 24	Tuesday, December 19
			Thursday, August 31	Wednesday, December 27

Recycling, Yard Waste Schedule

Tuesday, January 3	Monday, May 8	Monday, September 11
Tuesday, January 17	Monday, May 22	Monday, September 25
Monday, January 30	Monday, June 5	Tuesday, October 10
Monday, February 13	Monday, June 19	Monday, October 23
Monday, February 27	Monday, July 3	Monday, November 6
Monday, March 13	Monday, July 17	Monday, November 20
Monday, March 27	Monday, July 31	Monday, December 4
Monday, April 10	Monday, August 14	Monday, December 18
Monday, April 24	Monday, August 28	

FINANCIAL SUMMARY

January 1, 2016 to December 31, 2016

ITEM	INCOME	EXPENSE
BEGINNING ACCOUNT BALANCE	\$ 2,693.84	
Assessments, special fees, late fees, penalties, etc.	7,224.50	
Legal services		\$ 140.00
Liability insurance		612.00
Maintenance of common areas:		
• Grass mowing/lawn care, fertilizing & seeding		2,193.01
• Tree trimming/stump removal		520.00
• Mailbox structure repairs/mailbox replacement		475.51
• Common parking area repairs (<i>materials</i>)		1,565.56
• Common parking area repairs (<i>labor</i>)		500.00
• Common parking area resealing (<i>Charles Bros. Asphalt & Sealing</i>)		950.00
• Debris cleanup, general maintenance & other improvements		300.00
Snow removal on Talbrock Circle (<i>optional</i>)		00.00
Publishing & printing		150.00
Postage & office supplies		143.31
Miscellaneous & administrative services		241.50
TOTALS	\$ 9,918.34	\$ 7,790.89
ENDING ACCOUNT BALANCE	\$ 2,127.45	
RESERVE FUND	\$ 2,495.40	

ANNUAL BUDGET

January 1, 2017 to December 31, 2017

ITEM	INCOME	EXPENSE
BEGINNING ACCOUNT BALANCE	\$ 2,127.45	
Assessments, late fees, penalties, etc. (<i>projected</i>)	6,440.00	
Special assessments (<i>private pavement repairs</i>)	800.00	
Legal services		\$ 600.00
Liability insurance		612.00
Maintenance of common areas:		
• Grass mowing/lawn care, fertilizing & seeding		2,500.00
• Tree trimming/stump removal		600.00
• Mailbox structure(s) repairs and/or maintenance		100.00
• Debris cleanup, general maintenance & other improvements		400.00
Private driveway pavement repairs (<i>materials & labor</i>)		1,820.00
Private driveway pavement resealing (<i>contractor services</i>)		1,600.00
Snow removal on Talbrock Circle (<i>optional</i>)		400.00
Publishing & printing		150.00
Postage & office supplies		150.00
Miscellaneous & administrative services		335.45
TOTALS	\$ 9,367.45	\$ 9,367.45
RESERVE FUND	\$ 2,500.00	