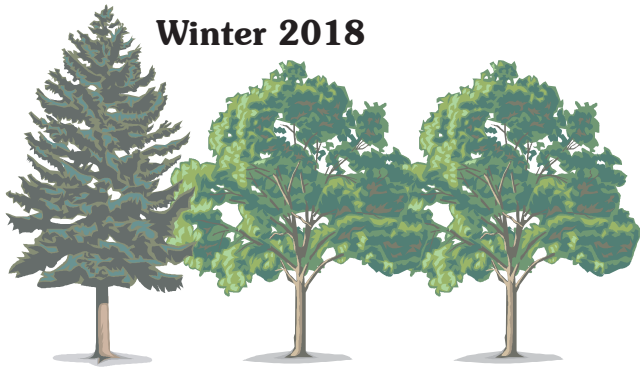


Winter 2018



www.gb3hoa.org

GreenBelt 3 Association

Annual Summary for 2017

The GreenBelt 3 Association logged a quiet but generally successful 2017, resulting in fewer problems or issues for the governing board to address. Also notable, the end-of-the year payment of assessments was just over 90 percent, not perfect, but still considered excellent for HOAs. Likewise, GB3's end-of-the-year line item expenses were within the approved 2017 budget. Both benchmarks will assist GB3 in maintaining its reserve fund, while addressing its financial responsibilities.

Other 2017 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 deck and patio structures and exterior color changes were approved, in addition to the approval of color changes for the roof-

ing/siding on a house that sustained fire/water damage in early spring.

- All private driveway pavements were successfully repaired ahead of schedule and resealed by early fall.
- Five large pine trees (dead or dying) were removed in the common area between Bldgs. 2 and 3; some tree pruning is planned for 2018.
- The filling of the sinkhole in the center common area near Royalwood Drive is nearly completed; grass recovery will be started in 2018.
- Some weed/shrubbery control still remains in the city park's small drainage culvert behind Bldg. 2, but the random litter cleanup has improved in the area.
- Minor reseeding of grassy areas (bare or thinning) in the center common area was initiated in the spring and will need continued and expanded in 2018 and following years where excessive shade, tree roots, and "recreational traffic" are not too dominant.

A Note on Columbus Bulk Collection

As a reminder for all residents on Talbrock Circle, only the items you schedule online or by phone will be collected via the City of Columbus' bulk collection service.

Call COC at 614-645-3111 or go online to www.311.columbus.gov at least two days prior to the regular trash collection date to schedule a bulk pickup. General appliances (no refrigerated appliances, though), water heaters, furniture, carpet, mattresses, and household

items are usually accepted by city bulk collection services. Items disclaimed for city pickup include household hazardous waste materials, auto parts and vehicle waste, building and home improvement materials, furnace equipment, and anything cast iron.

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

Info Center

GB3 Governing Board

GB3 appreciates everyone who took the time to complete their 2018 GB3 Board of Directors' election ballot and return it. The votes were counted and recorded at the 2017 Annual Meeting of Members, December 12, with the following directors re-elected for 2018:

- 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 continue serving as the assistant treasurer.

2018 Assessment Schedule

There is no scheduled assessment increase for the first half of 2018. If you do not owe any back assessments or late fees, your upcoming February invoice will be \$115.

Metal Recycling Contact

If you have anything made of metal (in whole or in part) that you would like to recycle, call Jeff Zidar (The Metal Guy) at 614-551-6226 or e-mail nbremodel@gmail.com. He will come to your residence and pick it up at no cost. He accepts all types of appliances (including refrigerated ones), vehicle parts, computer components, sinks, tubs, cast iron tools, equipment, chairs, cabinets, gutters and down spouts, yard ornaments, etc.

2018 Columbus Rotating Refuse Collection Schedule

Thursday , January 4	Friday , February 16	Monday , March 26	Monday , May 7	Thursday , September 6
Thursday , January 11	<i>No Weekly Collection</i>	Monday , April 2	Monday , May 14	Thursday , September 13
Friday , January 19	Monday , February 26	Monday , April 9	Monday , May 21	Thursday , September 20
Friday , January 26	Monday , March 5	Monday , April 16	Tuesday , May 29	Thursday , September 27
Friday , February 2	Monday , March 12	Monday , April 23	Tuesday , June 5	Thursday , October 4
Friday , February 9	Monday , March 19	Monday , April 30	Tuesday , June 12	Thursday , October 11

Recycling, Yard Waste Schedules

Tuesday , January 2	Monday , May 7	Monday , September 10	Monday , May 7	Thursday , September 6
Tuesday , January 16	Monday , May 21	Monday , September 24	Monday , May 14	Thursday , September 13
Monday , January 29	Monday , June 4	Monday , October 8	Monday , May 21	Thursday , September 20
Monday , February 12	Monday , June 18	Monday , October 22	Tuesday , May 29	Thursday , September 27
Monday , February 26	Monday , July 2	Monday , November 5	Tuesday , June 5	Thursday , October 4
Monday , March 12	Monday , July 16	Monday , November 19	Tuesday , June 12	Thursday , October 11
Monday , March 26	Monday , July 30	Monday , December 3	Tuesday , June 19	Thursday , October 18
Monday , April 9	Monday , August 13	Monday , December 17	Tuesday , June 26	Thursday , October 25
Monday , April 23	Monday , August 27	Monday , December 31	Tuesday , July 3	Thursday , November 1
			Wednesday , July 11	Thursday , November 8
			Wednesday , July 18	Friday , November 16
			Wednesday , July 25	<i>No Weekly Collection</i>
			Wednesday , August 1	Monday , November 26
			Wednesday , August 8	Monday , December 3
			Wednesday , August 15	Monday , December 10
			Wednesday , August 22	Monday , December 17
			Wednesday , August 29	Monday , December 24

FINANCIAL SUMMARY

January 1, 2017 to December 31, 2017

ITEM	INCOME	EXPENSE
BEGINNING ACCOUNT BALANCE	\$ 2,127.45	
Assessments, special fees, late fees, penalties, etc.	7,230.00	
Legal services		\$ 00.00
Liability insurance		612.00
Maintenance of common areas:		
• Grass mowing/lawn care, fertilizing & seeding		2,015.90
• Tree trimming/stump removal		750.00
• Mailbox structure repairs/mailbox replacement		00.00
• Debris cleanup, general maintenance & other improvements		275.24
Private driveway pavement repairs (<i>labor & materials</i>)		1,708.91
Private driveway pavement resealing (<i>labor & materials</i>)		1,433.03
Snow removal on Talbrock Circle (<i>optional</i>)		00.00
Publishing & printing		75.00
Postage & office supplies		82.66
Miscellaneous & administrative services		104.32
TOTALS	\$ 9,357.45	\$ 7,057.06
ENDING ACCOUNT BALANCE	\$ 2,300.39	
RESERVE FUND	\$ 2,496.01	

ANNUAL BUDGET

January 1, 2018 to December 31, 2018

ITEM	INCOME	EXPENSE
BEGINNING ACCOUNT BALANCE	\$ 2,300.39	
Assessments, late fees, penalties, etc. (<i>projected</i>)	6,440.00	
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 repair/replacement & mailbox structure repairs		100.00
• Debris cleanup, general maintenance & other improvements		350.00
• Common parking pavement repairs (<i>labor & materials</i>)		2,000.00
• Common parking pavement resealing (<i>labor & materials</i>)		1,000.00
Snow removal on Talbrock Circle (<i>optional</i>)		400.00
Publishing & printing		150.00
Postage & office supplies		150.00
Miscellaneous & administrative services		278.39
TOTALS	\$ 8,740.39	\$ 8,740.39
RESERVE FUND	\$ 2,500.00	