



Winter/Spring 2007

GreenBelt 3 Association

Some Reminders for Spring

With the exception of a few property owners who are delinquent in payment of their assessments from 2006, the GreenBelt 3 Association is pleased to report that compliance infractions are at a minimum, and that overall maintenance of the common areas and private properties is holding steady.

Nevertheless, Talbrock Circle residents should still keep an eye on any visible items that need attention, such as fence deterioration, shed and deck structures, pavement maintenance, and other exterior modifications, including painting, structural repairs, and general maintenance.

Some property owners will have to address the "sunken nature" of their

front porch structures, a problem that can be solved with little labor and expense.

This spring, the association will conduct a full compliance review of all properties on Talbrock Circle, in accordance with GB3's *Declaration of Covenants, Easements, Restrictions, and Assessment Lien*. Homeowners will be notified if they need to address any compliance issues. Also, the resealing of the private parking areas, postponed from last October, will be revisited this spring.

As a point of information, copies of any of the association's governing documents or approval forms can be obtained from GB3 Secretary Karen Weldon (2977 Talbrock Circle).

Disposal of Yard Waste, Bulk Items

■ **Yard Waste:** Grass clippings, leaves, and other yard waste must be placed in biodegradable paper yard waste bags or in 32-gallon trash cans labeled as "yard waste." Branches and twigs must be bundled with twine and should not exceed 4 feet in length or 2 feet in diameter.

■ **General Appliances, Water Heaters, Furniture, Carpet, Mattresses, and Household Items:** Call City of Columbus at 645-8774 two days prior to regular trash collection date to request pickup.

■ **Refrigerators, Freezers, Air Conditioners, and Dehumidifiers:** Call the Bargain House at 348-3741 or an appliance salvaging company. Regular city services will not dispose of these items,

and there is generally a minimal charge for private disposal.

■ **Building or Construction Materials:** Regular city services will not pick up items such as closet doors, storm doors, windows, fencing (metal or wood), and decking materials. Contact a private waste collector or make arrangements for self-hauling with the City of Columbus Landfill (274-2565) or the Franklin County Landfill (871-9528). There is a minimal charge for disposal.

Please, do not place any items for disposal on the grass in the common areas. Use the street pavement or one of the overflow parking spaces.

For additional information, call 645-8774 or log on to the Web site, www.columbus.gov.

Info Center

GB3 Election Results

The following incumbent directors were re-elected for the 2007 calendar year at GB3's annual meeting, October 19:

Bob Luce, President (2947)
Linda Bettac, Vice President (2997)
Steve Storts (2985)

The following incumbent officers were also re-elected for successive terms:

Steve Storts, Treasurer (2985)
Karen Weldon, Secretary &
Assistant Treasurer (2977)

Because GB3's treasurer is also currently serving as a director, there is a vacancy for one of the director posts. No experience is necessary, and the time allotment is minimal.

Exterior Modifications

If you plan to do any exterior changes to your home (doors, trim, siding, windows, shutters, sheds, fences, painting, landscaping, satellite dishes, etc.), be sure to present your plan to the association for approval *in advance* before any work is done. Approval forms can be obtained from GB3 Secretary Karen Weldon (2977 Talbrock Circle).

Vehicle Compliance

As a reminder to property owners and tenants, please make sure all of your vehicles are in operable condition and have valid licenses. Storage of vehicles not registered to property owners/tenants is not permitted.

FINANCIAL SUMMARY

January 1, 2006 to December 31, 2006

ITEM	INCOME	EXPENSE
BEGINNING BALANCE	\$ 1,401.21	
Assessments and miscellaneous (late fees and penalties)	4,985.00	
Maintenance of common areas:		
• Grass mowing/lawn care		\$ 2,668.75
• Tree trimming/stump removal		1,400.00
• Parking area surface reconditioning (materials)		743.25
• Parking area surface reconditioning (labor)		500.00
Liability insurance		419.24
Postage and office supplies		31.20
Printing		<i>gratis</i>
TOTALS	\$ 6,386.21	(\$ 5,762.44)
ENDING BALANCE	\$ 623.77	

ANNUAL BUDGET

January 1, 2007 to December 31, 2007

ITEM	INCOME	EXPENSE
BEGINNING BALANCE	\$ 623.77	
Assessments (estimated)	5,400.00	
Legal services		\$ 200.00
Liability insurance		420.00
Maintenance of common areas:		
• Grass mowing/lawn care, fertilizing, and seeding		3,000.00
• Tree trimming/stump removal		200.00
• Parking area surface repairs and reconditioning		1,000.00
• Mailbox repair/replacement and structural repairs		100.00
Snow removal on Talbrock Circle (optional)		200.00
Printing		75.00
Postage and office supplies		55.00
Development of legal and/or maintenance funds (escrow)		773.77
TOTALS	\$ 6,023.77	(\$6,023.77)