



Winter/Spring 2008

GreenBelt 3 Association

Some GB3 Spring Potpourri

With good weather just around the corner, Talbrock Circle residents will soon begin doing outdoor repairs and maintenance on their homes and possibly planning exterior modifications.

Some property owners will have to level or restore their sunken front porch structures, a problem that can be solved with little labor and expense. Others will have to be more diligent in keeping vegetation from sprouting up in their parking pavements along the sidewalks and street curbs.

This summer, the association will be repairing and resealing the common parking areas. Please be prepared to move your overflow vehicles when necessary. The repairs will be done gradually over a few months, but the resealing is planned for completion in one day by a professional contractor.

Treasurer's Alert!

If you left your association assessment in the mailbox of GB3 Treasurer Steve Storts on Monday, March 31, be assured that he never received it. A property owner witnessed the mailman picking up two assessment envelopes without postage (and most likely without return addresses).

One of the two missing assessments has been identified. If yours is the other

one in question, please contact Steve to make arrangements for repayment. As a point of information, no one can cash assessment checks, not even the GB3 treasurer; they can only be deposited. Consequently, "stop payment" actions aren't necessary.

In the future, it might be best to mail your assessment payment or personally deliver it to Steve or GB3 Secretary Karen Weldon (2977). If you want to leave your payment in the mailbox, please only do so AFTER the mail has been delivered that day.

Moving Forward on New Policy

The GB3 Board of Directors is moving ahead with a proposal for resealing all private parking areas next year using funds generated by the annual assessments. Finalizing this action would, of course, require some language modifications to the association's governing documents, but the board doesn't expect any opposition on a matter that will benefit all property owners.

At this time, the board is budgeting for this proposal without an increase in the assessments. However, things could change next year. GB3, which expects to deal with fuel surcharges and some inflation in operating expenses this year, is closely monitoring its financial base.

Info Center

GB3 Election Results

The following directors were elected for the 2008 calendar year at last year's fall meeting, October 23:

Bob Luce, President (2947)
Linda Bettac, Vice President (2997)
Debbie Croft (2973)

The following incumbent officers were re-elected for 2008:

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

New Reference Document

Attached to this newsletter is an information document that was originally prepared for new owners. However, when completed, it was deemed as something that all property owners could use as a reference source for self-governance. Also, if you plan on selling your house, it would be worthwhile to forward this information to your realtor. At the very least, the document contains approval forms for any exterior changes you have planned for your home (doors, trim, siding, windows, shutters, sheds, fences, painting, landscaping, satellite dishes, etc.).

Home Radon Levels Always Worth Checking

Homeowners in the central Ohio area are blitzed from time to time with news reports about radon. And why not? Ohio ranks high among Midwest states in significant concentrations of the naturally occurring substance, a radioactive gas that is colorless, odorless, and tasteless.

The U.S. Surgeon General warns that radon is the second leading cause of lung cancer, just behind smoking. Estimates of annual deaths caused by radon have been as high as 20,000. The fact that radon can enter any abode from the surrounding soil is noteworthy because Ohio's soils contain high concentrations of naturally decaying uranium and radium, which supply a constant source of radon. The gas typically moves up through the ground to the air above and into a home through cracks and other holes in the foundation. The radon then becomes trapped inside where it can build up.

Any house may have a potential radon problem. This means new and old homes, well-sealed and drafty homes, and homes with or without basements. In fact, nearly one out of every 15 homes in the U.S. is estimated to have elevated radon levels, according to the U.S. Environmental Protection Agency.

So, what is a high level of radon? The EPA considers four or more picoCuries of radiation per liter of air (pCi/l) to be above the safe level. Closer to home in Franklin County, random

radon testing has revealed a median concentration of six pCi/l. In some instances, there have been zero levels of radon, while other tests have indicated levels as high as 417.7 pCi/l.

The good news about radon is that it is relatively easy to control. In many cases, the radon threat is preventable with some basic steps. In existing homes, families can begin protecting themselves by purchasing an easy-to-use radon test kit to determine if a high level exists. If so, an unsafe level might be lowered simply by installing an elementary radon venting system, in addition to sealing off radon entry points where possible. When needed, licensed radon mitigation contractors can be found in the *Yellow Pages*. In new homes, builders can economically include radon-resistant features during construction.

A short-term (three to seven days) home radon test kit can be purchased from Air Chek for only \$5.95 through its Web site, <http://ohio.radon.com>, or by calling toll-free 800-247-2435. Ohio homeowners may purchase up to three short-term test kits for additional verification. Long-term (90 days to a year) test kits are also available for \$19.95 each. Shipping costs, return postage, Air Chek's analysis, and the report of the test results are all included in the price. With its response, Air Chek will also include information regarding corrective measures to lower radon levels, if necessary.

FINANCIAL SUMMARY

January 1, 2007 to December 31, 2007

ITEM	INCOME	EXPENSE
BEGINNING BALANCE	\$ 623.77	
Assessments and miscellaneous (late fees and penalties)	5,555.00	
Insurance refund	28.72	
Refund of assessments (private owner)		\$ 40.50
Pavement resealing (private owner)		35.00
Maintenance of common areas:		
• Grass mowing/lawn care		2,053.25
• Tree trimming/stump removal		00.00
• Parking area surface reconditioning (materials)		40.57
• Parking area surface reconditioning (labor)		00.00
• Mailbox repair/replacement and structural repairs		00.00
Snow removal (optional)		150.00
Liability insurance		433.22
Bank fees and check printing		29.95
Postage and office supplies		153.25
Printing		00.00
Legal and maintenance funds (escrow)		2,000.00
TOTALS	\$ 6,207.49	(\$ 4,935.74)
ENDING BALANCE	\$ 1,271.75	

ANNUAL BUDGET

January 1, 2008 to December 31, 2008

ITEM	INCOME	EXPENSE
BEGINNING BALANCE	\$ 1,271.75	
Assessments (projected)	5,000.00	
Escrow funds (carryover from 2007)	2,000.00	
Legal services		\$ 200.00
Liability insurance		450.00
Maintenance of common areas:		
• Grass mowing/lawn care		3,200.00
• Tree trimming/stump removal		800.00
• Common parking area surface repairs		500.00
• Common parking area reconditioning		900.00
• Mailbox repair/replacement and structural repairs		200.00
Snow removal (optional)		300.00
Printing		75.00
Postage and office supplies		75.75
Miscellaneous services		200.00
Legal and maintenance funds (escrow)		1,371.00
TOTALS	\$ 8,271.75	(\$ 8,271.75)