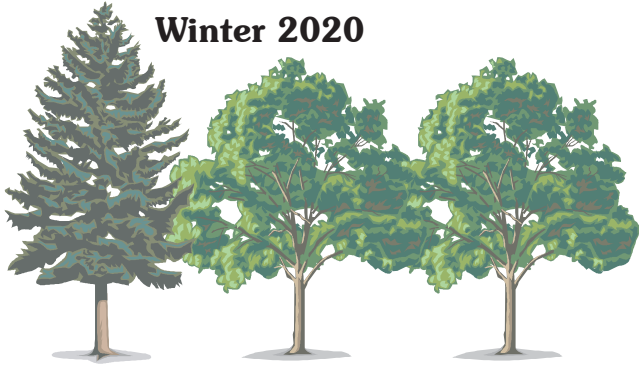


Winter 2020



www.gb3hoa.org

# GreenBelt3 Association

## Legal Resolutions a 2020 Priority for GB3

Serving as a director for the Green Belt 3 Association is both an informative and rewarding experience. If you are called upon to serve or would like to voluntarily serve on the GB3 Board of Directors, please don't hesitate to submit your nomination. The time commitment is minimal. In fact, the board only holds two or three meetings annually. Most of its official business is conducted via e-mail or text messaging — and only when necessary.

Because most property owners on Talbrock Circle follow GB3's rules of self-governance, the directors' role is generally routine. Occasionally though, there are property owners that stray from their contractual HOA responsibilities. These situations, when not resolved sensibly through cooperation with board requests, eventually escalate into matters for GB3's legal counsel. There are three property owner infractions currently under legal purview or soon will be.

### Property Foreclosure

Two years ago, a Talbrock Circle property was abandoned by its owner, which was not entirely unexpected. In prior years, she often had failed to pay her assessments and properly maintain her residence, resulting in penalties, liens, and eventually collection claims. Last spring, after two years of GB3 maintaining her property to minimum standards, the association and its legal counsel decided to file a foreclosure suit, thereby effecting a change in property ownership. That legal action is well underway, although the final court ruling

is not expected until late spring or early summer. Following the court judgment, the property will be auctioned by county sheriff personnel.

The final legal expense for this foreclosure, including the property auction, will range from \$2,500 to \$3,000. This price tag will temporarily exhaust most of GB3's legal and reserve funds, but this action is absolutely necessary. On the upside, though, all legal costs and additional monies (unpaid assessments, late fees, penalties, maintenance expenditures, etc., as approved by the court) will be recovered via the property's sale.

### Leasing Restriction Violation

Last September, a property was purchased through a private sale in which the buyer was made aware by several parties that the house must be owner occupied. After several months of casual observance, GB3 determined that the property owner is not occupying the property nor has any *believable* intent to do so. In fact, his recorded primary residence is on the west side of Dublin. Meanwhile, a female occupant (or tenant) who holds no title to or financial interest in his Talbrock Circle property now occupies the house.

Without question, this is a willful violation of GB3's leasing restriction. A property owner *must occupy* his/her Talbrock Circle property regardless of who else shares residence in the same household. To date, he is not cooperating with any of GB3's requests to resolve his violation. The occupant/tenant is not cooperating, either, even though she and

her family are at risk for possible eviction. The property owner himself could be subject to maximum penalties (\$230 monthly) and/or all legal costs associated with eviction in the form of a property lien, which is then subject to later foreclosure, if necessary. GB3's legal counsel will soon be apprised of this matter and will address the property owner directly regarding his violation.

### Impending Collection Claim

Although somewhat a lower priority compared to the preceding violations, a Talbrock Circle property owner has accrued a substantial HOA assessment debt spanning many years. Occasionally, he paid his assessments and late fees at regular intervals, avoiding legal action (collection claim), but most of the time he fell short in his commitments. In response, GB3 placed a lien on his property several years ago for nearly \$700.

Earlier last year, he again agreed to a debt payoff plan, with no late fees attached as long as he remained committed to paying down his debt. However, in August he defaulted on that agreement, again placing GB3's collection claim back on the attorney's desk for action this year. Late fees have also been reinstated, now totaling \$30 monthly. When GB3's legal claim is eventually filed in Franklin County Municipal Court, it could total more than \$2,000. Following the court ruling, GB3's attorney will file for bank and/or employer wage garnishment to regularly collect monies owed by the property owner.



## Columbus Rotating Refuse Collection Schedule

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

## Recycling, Yard Waste Schedule

Monday, January 13	Monday, May 18	Monday, September 21
Monday, January 27	Monday, June 1	Monday, October 5
Monday, February 10	Monday, June 15	Monday, October 19
Monday, February 24	Monday, June 29	Monday, November 2
Monday, March 9	Monday, July 13	Monday, November 16
Monday, March 23	Monday, July 27	Monday, November 30
Monday, April 6	Monday, August 10	Monday, December 14
Monday, April 20	Monday, August 24	Monday, December 28
Monday, May 4	Tuesday, September 8	Monday, January 11

## FINANCIAL SUMMARY

January 1, 2019 to December 31, 2019

ITEM	INCOME	EXPENSE
<b>BEGINNING ACCOUNT BALANCE</b>	\$ 1,852.63	
Assessments, special fees, late fees, penalties, etc.	7,515.00	
Reserve fund deposits/transfers	1,000.00	
Legal services		\$ 1,644.00
Liability insurance		612.00
Maintenance of common areas:		
• Grass mowing/lawn care, fertilizing & seeding		1,460.52
• Tree trimming/stump removal		00.00
• Mailbox structure repairs/mailbox replacement		00.00
• Debris cleanup, general maintenance & other improvements		285.09
Private driveway pavement repairs ( <i>labor &amp; materials</i> )		2,293.97
Private driveway pavement resealing ( <i>labor &amp; materials</i> )		1,186.54
Snow removal on Talbrock Circle ( <i>optional</i> )		00.00
Publishing & printing		50.00
Postage & office supplies		92.46
Miscellaneous & administrative services		160.41
Reserve fund deposits/transfers		330.00
<b>TOTALS</b>	<b>\$ 10,367.63</b>	<b>\$ 8,114.99</b>
<b>ENDING ACCOUNT BALANCE</b>	<b>\$ 2,252.64</b>	
<b>RESERVE FUND</b>	<b>\$ 1,728.31</b>	

## ANNUAL BUDGET

January 1, 2020 to December 31, 2020

ITEM	INCOME	EXPENSE
<b>BEGINNING ACCOUNT BALANCE (<i>estimated</i>)</b>	\$ 2,200.00	
Assessments, late fees, penalties, etc. ( <i>projected</i> )	5,980.00	
Reserve fund deposits/transfers	900.00	
Legal services		\$ 870.00
Liability insurance		612.00
Maintenance of common areas:		
• Grass mowing/lawn care, fertilizing & seeding		2,200.00
• Tree trimming/stump removal		400.00
• Mailbox structure repairs/mailbox replacement		100.00
• Common parking pavement repairs ( <i>labor &amp; materials</i> )		2,000.00
• Common parking pavement resealing ( <i>labor &amp; materials</i> )		1,000.00
• Debris cleanup, general maintenance & other improvements		300.00
Snow removal on Talbrock Circle ( <i>optional</i> )		300.00
Publishing & printing		100.00
Postage & office supplies		100.00
Miscellaneous & administrative services		198.00
Reserve fund deposits/transfers		900.00
<b>TOTALS</b>	<b>\$ 9,080.00</b>	<b>\$ 9,080.00</b>
<b>RESERVE FUND</b>	<b>\$ 2,500.00</b>	

# Frequently Asked Questions for GB3

## ***Are there any governing documents for GB3?***

Yes. GB3's three contractually binding documents for property owners on Talbrock Circle include the *Articles of Incorporation*, the *Code of Regulations*, and the *Declaration of Covenants, Easements, Restrictions, and Assessment Lien*. The *Declaration of CERAL*, known commonly as the "deed restrictions," is the document that affects homeowners the most, particularly Sections 2, 5, 6, and 10.

## ***Can property owners install satellite dishes?***

Yes. Satellite dishes and other communication devices are permitted as long as they don't exceed 24 inches in height or diameter. They must be concealed from public view whenever possible and be located within the backyard but not on the building structure itself.

## ***How much of the driveway pavement am I personally responsible for?***

You are personally responsible for all the driveway area that extends from your front sidewalk down to the street curb and between your two side property boundaries. This requires the regular repairing of any cracks or holes that may

appear, in addition to the removal of weeds, grasses, leaves and other debris from the driveway surface. Because your pavement is shared with that of your adjacent neighbors, it is imperative that you protect and maintain the integrity of your pavement. To help with this responsibility, every two years GB3 engages in the asphalt repairs of all private driveways. Special assessments help fund this maintenance project.

## ***How many vehicles am I allowed to own or park on Talbrock Circle?***

There is no limit to the number of vehicles you may own. Additional parking is available in the center common areas for your vehicles and those of your guests. All vehicles parked on private and/or common property must be owned or leased by property owners or their tenants, have valid license and registration, and be properly maintained and in operable condition. Storage is not allowed, and recreational vehicles, boats, trailers, and commercial vehicles are prohibited.

## ***Do I need GB3 approval before making exterior changes to my house, such as changing the color or building a fence, shed, or deck?***

Yes. There is a simple approval form, which is published on the back page, that you must complete and submit to the GB3 Board of Directors prior to making any exterior changes to your property. An online fill-out form is also available at [www.gb3hoa.org](http://www.gb3hoa.org) ("GB3 Documents" link). If you follow the structural and color guidelines outlined in the *Declaration of CERAL*, there shouldn't be any problem in securing approval for your proposed changes. Association approval is not necessary for routine maintenance and repairs that don't alter the exterior appearance of your property.

## ***Am I allowed to rent out my house as investment property?***

No. A February 2009 amendment to the *Declaration of CERAL* requires all housing units on Talbrock Circle to be owner occupied, not leased to tenants. The amendment does have a "hardship" provision that grants temporary exemption to the leasing restriction due to special circumstances. This temporary exemption has been utilized successfully on several occasions for short durations. All exemptions must be approved by GB3's governing board.

## General Yard, Outdoor Cleanup List

To help property owners comply with general yard and outdoor cleanup policies, a brief list of guidelines (expectations) has been compiled:

- During spring, summer, and fall, grass height/length in all front and back yards should not exceed 4 inches.
- Excessive weeds, leaves, and debris must be removed from all front and back yards and disposed of properly. Additionally, weeds/grasses, leaves, and debris in all private parking areas should be removed regularly along the sidewalks and the street curb and disposed of properly to prevent asphalt spalling.
- All yard waste must be prepared properly (leaf bags, tied bundles, or yard waste receptacles) for disposal and placed directly in front of residences, the small triangular common areas between

building units, or at the top of Royalwood Drive along the street. ***Yard waste should not be placed on any common area grass, only pavement surfaces.***

- All trash receptacles and recycling containers are to be removed from Talbrock Circle within 48 hours following collection and placed in the rear of properties (or along the sides of properties that are end units of buildings).

Allowances are made during unusual, excessive, or abnormal weather conditions (heavy snowfall, consecutive daily rainfall, high wind storms, etc.). However, never assume anything regarding the easing of restrictions in terms of general outdoor property compliance.

## Election Results

GB3 thanks those association members who took the time to complete their 2020 GB3 Board of Directors' election ballot and return it. The votes were counted and recorded at the 2019 Annual Meeting of Members, December 12. The following directors were re-elected for 2020:

Steve Storts, President (2985)  
Debbie Croft (2973)  
Tom Diehl (2943)

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

## 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.

## Info 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. ***Avoid placing items on the grass in the common areas. Use the street or asphalt pavements instead.***





# Request for Approval Exterior Modifications to Property

Section 6 of the *Declaration of Covenants, Easements, Restrictions, and Assessment Lien* states that prior to making any addition, change, or alteration to the exterior of your property on Talbrock Circle, you must submit written plans and specifications to the GreenBelt 3 Association, which are then subject to the discretion and approval of the GB3 Board of Directors. Proposals for exterior modifications must show the nature, kind, shape, height, materials, color, and location in relation to your property. This form has been designed to help simplify that process.

Please note that the submission of this form, and subsequent approval, are not required for any regular maintenance activities on your property (examples: repainting faded trim, doors, or doorways in their current color; repairing rotted or damaged fence panels/planks with exact replacements; or replacing storm-damaged siding or gutters with materials of the same nature). Also, the submission of this form, and subsequent approval, are not required to restore your property to its original condition as built by the developer (examples: removal of trees, patio decks, fences, sheds, playground equipment, etc.). If you have any questions about a proposed modification to the exterior of your property, please ask a representative of GB3.

Name \_\_\_\_\_ of \_\_\_\_\_ Talbrock Circle  
is requesting approval from the GB3 Board of Directors for the following exterior modifications:

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Roofing             | <input type="checkbox"/> Doors/Doorways        | <input type="checkbox"/> Shed                               |
| <input type="checkbox"/> Siding              | <input type="checkbox"/> Windows               | <input type="checkbox"/> Playground/Recreation<br>Equipment |
| <input type="checkbox"/> Brick Facing        | <input type="checkbox"/> Window Boxes/Shutters | <input type="checkbox"/> Satellite Communications           |
| <input type="checkbox"/> Front Porch/Steps   | <input type="checkbox"/> Front/Back Trim       | <input type="checkbox"/> Other _____                        |
| <input type="checkbox"/> Gutters/Down Spouts | <input type="checkbox"/> Fence                 | _____   |
| <input type="checkbox"/> Fireplace/Chimney   | <input type="checkbox"/> Patio/Deck            | _____   |

Please write a brief description of any exterior modification(s) noted above, including size and shape dimensions (if applicable), materials, color, and location. You may also attach sketches, drawings, color samples, brochures, photos, etc., to help further describe your modification(s).

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Approved by:

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Director

Director

Director

Date \_\_\_\_\_