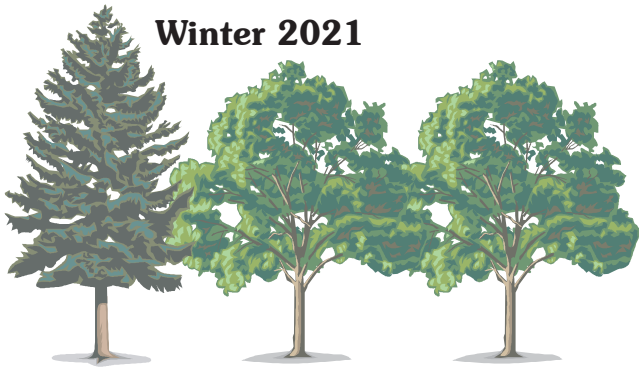


Winter 2021



www.gb3hoa.org

GreenBelt 3 Association

GB3 Ready for Upcoming Foreclosure Sale

In last year's January newsletter, it was reported in detail that the GreenBelt 3 Association was legally engaged in a property foreclosure action. In late October 2020, the Franklin County Common Pleas Court ruled in favor of GB3's foreclosure claim and authorized an upcoming sheriff's sale (auction) of 2997 Talbrock Circle. The date of the sale is set for January 8, and bidding will remain open for a minimum of seven days. The opening bid price is \$102,000.

Because GB3's foreclosure claim is nearly \$6,000 (mostly legal costs), the association is anxious to see the sale of this property move forward. Proceeds from the sale will replenish GB3's legal and reserve funds that have been exhausted over the last year-and-a-half.

On other pages of this newsletter, you will note that two 2021 budgets have been published. One is an interim budget for the next few months, based solely on GB3's available funds

and assessments for 2021. The other budget is a projection of GB3's income and expenditures for 2021 based on the recovery of all legal and reserve funds from the foreclosed property sale.

Leasing Restriction Violation

It was also reported last year that a new property owner on Talbrock Circle was in violation of GB3's leasing restriction statute, requiring all properties to be owner occupied, not rented or leased. A six-month exemption was granted to the occupant/tenant of the property so her children could finish out the school year, after which, she must vacate the premises.

The property owner, who had not cooperated with any of GB3's requests to resolve his violation, eventually faced impending legal action — tenant eviction. However, just days before GB3 was to file for eviction, the property owner at his own expense issued an eviction notice to his tenant. Less than 10 days later, she vacated the property.

Impending Collection Claim

GB3 expects to recover its legal and reserve funds within the next few months. Once it does, it will file a collection claim in Franklin County Municipal Court against a residing Talbrock Circle property owner who owes a substantial debt to GB3 spanning several years.

Info Center

GB3 Governing Board

GB3 appreciates everyone who took the time to complete their GB3 Board of Directors' election ballot and return it.

The votes were counted and recorded at the 2020 Annual Meeting of Members on December 15. The following directors were re-elected for 2021:

- Steve Storts, President (2985)
- Karen Weldon (2977)
- Debbie Croft (2973)

Storts will also continue to serve as treasurer; and Weldon will remain as secretary and serve as the assistant treasurer.

2021 Assessment Schedule

There is no scheduled increase of basic assessments for the first half of 2021. 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*).

Scheduled 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 will be assessed accord-

ingly via the "special assessment" listed on your upcoming February invoice. Fewer 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 (\$35 per property owner); Bldg. 2 (\$55 per property owner); and Bldg. 4 (\$45 per property owner).

Columbus Rotating Refuse Collection Schedule

Monday, January 4	Wednesday, February 17	Wednesday, March 31	Wednesday, May 12	Monday, September 13
Monday, January 11	Wednesday, February 24	Wednesday, April 7	Wednesday, May 19	Monday, September 20
Tuesday, January 19	Wednesday, March 3	Wednesday, April 14	Wednesday, May 26	Monday, September 27
Tuesday, January 26	Wednesday, March 10	Wednesday, April 21	Thursday, June 3	Monday, October 4
Tuesday, February 2	Wednesday, March 17	Wednesday, April 28	Thursday, June 10	Monday, October 11
Tuesday, February 9	Wednesday, March 24	Wednesday, May 5	Thursday, June 17	Monday, October 18
			Thursday, June 24	Monday, October 25
			Thursday, July 1	Monday, November 1
			Friday, July 9	Monday, November 8
			Friday, July 16	Tuesday, November 16
			Friday, July 23	Tuesday, November 23
			Friday, July 30	Wednesday, December 1
			Friday, August 6	Wednesday, December 8
			Friday, August 13	Wednesday, December 15
			Friday, August 20	Wednesday, December 22
			Friday, August 27	Thursday, December 30
			Friday, September 3	Friday, January 7
			No Weekly Collection	

Recycling, Yard Waste Schedule

Monday, January 11	Monday, May 17	Monday, September 20
Monday, January 25	Tuesday, June 1	Monday, October 4
Monday, February 8	Monday, June 14	Monday, October 18
Monday, February 22	Monday, June 28	Monday, November 1
Monday, March 8	Monday, July 12	Monday, November 15
Monday, March 22	Monday, July 26	Monday, November 29
Monday, April 5	Monday, August 9	Monday, December 13
Monday, April 19	Monday, August 23	Monday, December 27
Monday, May 3	Tuesday, September 7	Monday, January 10

FINANCIAL SUMMARY

January 1, 2020 to December 31, 2020

ITEM	INCOME	EXPENSE
BEGINNING ACCOUNT BALANCE	\$ 2,252.64	
Assessments, special fees, late fees, penalties, etc.	6,000.00	
Transfer from reserve fund	500.00	
Legal services		\$ 2,041.50
Liability insurance		612.00
Maintenance of common areas:		
• Grass mowing/lawn care, fertilizing & seeding		1,675.84
• Tree trimming/stump removal		00.00
• Mailbox structure repairs/mailbox replacement		00.00
• Common parking area repairs		2,176.87
• Common parking area resealing		849.48
• Debris cleanup, general maintenance & other improvements		136.77
Property foreclosure/sheriff's sale/auction		844.60
Publishing & printing		50.00
Postage & office supplies		65.98
Miscellaneous & administrative services		67.00
TOTALS	\$ 8,752.64	\$ 8,520.04
ENDING ACCOUNT BALANCE	\$ 232.60	
RESERVE FUND	\$ 1,228.67	

ANNUAL BUDGET (Projected)

January 1, 2021 to December 31, 2021

ITEM	INCOME	EXPENSE
BEGINNING ACCOUNT BALANCE (estimated)	\$ 1,200.00	
Assessments, late fees, penalties, etc. <i>(projected)</i>	6,210.00	
Special assessments <i>(private pavement repairs)</i>	1,100.00	
Property foreclosure costs recovery	5,896.10	
Reimbursement/transfer to reserve fund		\$ 3,276.10
Property foreclosure maintenance costs <i>(2017-2020)</i>		1,420.00
Legal services		1,000.00
Liability insurance		612.00
Maintenance of common areas:		
• Grass mowing/lawn care, fertilizing & seeding		2,500.00
• Tree trimming/stump removal		1,400.00
• Mailbox structure repairs/mailbox replacement		200.00
• Debris cleanup, general maintenance & other improvements		300.00
Private driveway pavement repairs		1,980.00
Private driveway pavement resealing		1,300.00
Publishing & printing		130.00
Postage & office supplies		100.00
Miscellaneous & administrative services		188.00
TOTALS	\$ 14,406.10	\$ 14,406.10
RESERVE FUND	\$ 3,504.77	

ANNUAL BUDGET (Interim)

January 1, 2021 to December 31, 2021

ITEM	INCOME	EXPENSE
BEGINNING ACCOUNT BALANCE (estimated)	\$ 1,200.00	
Assessments, late fees, penalties, etc. (<i>projected</i>)	6,210.00	
Special assessments (<i>private pavement repairs</i>)	1,100.00	
Legal services		\$ 1,000.00
Liability insurance		612.00
Maintenance of common areas:		
• Grass mowing/lawn care, fertilizing & seeding		2,200.00
• Tree trimming/stump removal		600.00
• Mailbox structure repairs/mailbox replacement		100.00
• Debris cleanup, general maintenance & other improvements		300.00
Private driveway pavement repairs		1,980.00
Private driveway pavement resealing		1,300.00
Publishing & printing		130.00
Postage & office supplies		100.00
Miscellaneous & administrative services		188.00
TOTALS	\$ 8,510.00	\$ 8,510.00
RESERVE FUND	\$ 228.67	

General Information 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 at least six 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." Refrig-

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.***

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 Tal-

brock 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.

E-Communications Save Time, Money

For those without e-mail addresses on record with GB3, please e-mail your request to 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, about 60 percent of the GB3 membership receives e-communications.

Director Invitation

Serving as a director for the Green Belt 3 Association is 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 one or two meetings annually. Most of its official business is conducted via e-mail or text messaging.



GreenBelt 3 Association

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
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).

Approved by:

Director

Director

Director

Date _____