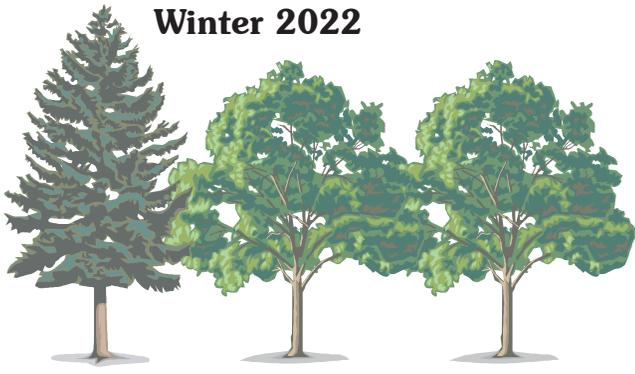


Winter 2022



www.gb3hoa.org

GreenBelt 3 Association

Special Funding Strategy for Tree Services

Years ago, the term “sticker shock” was usually reserved for new vehicle buyers visiting their local dealers. Not anymore! For many consumers, sticker shock now encompasses new or used home sales, appliances, furniture, and even some grocery items. GB3 encountered sticker shock this past summer when it had two dead trees removed from one of the common areas, plus some targeted pruning on a third tree.

The tree service’s price tag started out just below \$3,000. After a little negotiation and some applied discounts as a new customer, the price dropped below \$1,700, still high when compared to past projects. Dead trees can become a liability

for potential property damage if not addressed properly. Unfortunately, for GB3 with its limited financial resources, tree removal is now the highest ticket item, surpassing grass maintenance and pavement repair costs on a volume basis.

To keep pace with the rising costs of tree services, GB3 approved a special assessment of \$50 at its annual meeting to specifically address tree removal and pruning. This \$50 special assessment will be applied later this year on your August invoice, bringing the total to \$165. The special assessment will continue annually for the next several years as GB3 targets dead or dying trees in the common areas that pose a risk to person-

al property. When that objective has been satisfied, the special assessment will be lifted.

Meanwhile, GB3 will seek out tree services with more competitive pricing and will continue on a voluntary basis to do its own tree pruning where possible (up to 20 feet from ground level).

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 2021 Annual Meeting of Members on December 20. The following directors were re-elected for 2022:

- 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.

2022 Assessment Schedule

There is no scheduled increase of basic assessments for the first half of 2022. However, a special assessment will appear on your invoice in August for annual funding of tree removal/pruning services (*see related article on this page*).

Parking Pavement, Concrete Repairs

Every two years, asphalt pavement maintenance and repairs are done on all five common parking areas across the street from your residences. Scheduled for spring/summer 2022, this work is similar to that performed on your private driveways, but on a smaller scale.

For the most part, the bulk of the maintenance work will be done without causing inconvenience to anyone. Occasionally, though, you may be asked to park your vehicle(s) elsewhere for short periods or overnight. The cost for all maintenance and repairs is allocated under GB3’s annual budget. No special assessments are necessary.

On a related matter, last year’s private driveway maintenance revealed a necessity for small repairs (concrete spalling around the joints) along the street curbs.

Most of the repairs are relatively minor and can be completed individually within a few hours using quick-set concrete. However, a few may require more extensive work using a normal concrete mixture, which calls for overnight drying.

This work is vital because it helps prevent asphalt deterioration toward the bottom of the private driveways. In fact, one 6-foot street curb section had to be first repaired in order to complete the driveway asphalt repairs in Bldg. 2 last summer.

Additionally, there are some sidewalks in need of edge repairs, particularly in Bldgs. 1, 2 and 3. Some repairs are minor and can be addressed by GB3; others are more extensive and may require a contractor’s expertise.

Columbus Rotating Refuse Collection Schedule

Friday, January 7	Monday, February 14	Tuesday, March 29	Tuesday, May 10	Monday, September 12
Friday, January 14	Tuesday, February 22	Tuesday, April 5	Tuesday, May 17	Monday, September 19
No Weekly Collection	Tuesday, March 1	Tuesday, April 12	Tuesday, May 24	Monday, September 26
Monday, January 24	Tuesday, March 8	Tuesday, April 19	Wednesday, June 1	Monday, October 3
Monday, January 31	Tuesday, March 15	Tuesday, April 26	Wednesday, June 8	Monday, October 10
Monday, February 7	Tuesday, March 22	Tuesday, May 3	Wednesday, June 15	Monday, October 17
			Thursday, June 23	Monday, October 24
			Thursday, June 30	Monday, October 31
			Friday, July 8	Monday, November 7
			Friday, July 15	Tuesday, November 15
			Friday, July 22	Tuesday, November 22
			Friday, July 29	Wednesday, November 30
			Friday, August 5	Wednesday, December 7
			Friday, August 12	Wednesday, December 14
			Friday, August 19	Wednesday, December 21
			Friday, August 26	Thursday, December 29
			Friday, September 2	Friday, January 6
			No Weekly Collection	

Recycling, Yard Waste Schedule

Monday, January 10	Monday, May 16	Monday, September 19
Monday, January 24	Tuesday, May 31	Monday, October 3
Monday, February 7	Monday, June 13	Monday, October 17
Tuesday, February 22	Monday, June 27	Monday, October 31
Monday, March 7	Monday, July 11	Monday, November 14
Monday, March 21	Monday, July 25	Monday, November 28
Monday, April 4	Monday, August 8	Monday, December 12
Monday, April 18	Monday, August 22	Monday, December 26
Monday, May 2	Tuesday, September 6	Monday, January 9

FINANCIAL SUMMARY

January 1, 2021 to December 31, 2021

ITEM	INCOME	EXPENSE
BEGINNING ACCOUNT BALANCE	\$ 232.60	
Assessments, special fees, late fees, penalties, etc.	7,490.00	
Property foreclosure proceeds	7,138.30	
Transfer from reserve fund (<i>savings</i>)	1,000.00	
Property foreclosure maintenance costs (<i>2017-2020</i>)		\$ 1,500.00
Legal services		1,730.00
Liability insurance		612.00
Maintenance of common areas:		
• Grass mowing/trimming/fertilizing & seeding		1,943.28
• Tree removal/pruning/stump removal		1,605.00
• Mailbox structure repairs/mailbox replacement		00.00
• Debris cleanup, general maintenance & other		332.15
Private driveway pavement repairs		1,971.51
Private driveway pavement resealing		1,283.38
Publishing & printing		100.00
Postage & office supplies		95.43
Administrative & miscellaneous services		189.56
TOTALS	\$ 15,860.90	\$ 11,362.31
TRANSFER TO RESERVE FUND (SAVINGS)	\$ 1,300.00	
CHECKING ACCOUNT BALANCE	\$ 3,198.59	
RESERVE FUND (SAVINGS) BALANCE	\$ 1,518.77	

ANNUAL BUDGET

January 1, 2022 to December 31, 2022

ITEM	INCOME	EXPENSE
BEGINNING ACCOUNT BALANCE (estimated)	\$ 2,700.00	
Assessments, late fees, penalties, etc. (<i>projected</i>)	6,440.00	
Special assessments (<i>tree removal/pruning</i>)	1,400.00	
Legal services		\$ 1,500.00
Liability insurance		612.00
Maintenance of common areas:		
• Grass mowing/trimming/fertilizing & seeding		2,500.00
• Tree removal/pruning/stump removal		1,400.00
• Mailbox structure repair/mailbox replacement		200.00
• Common parking area pavement repairs		2,200.00
• Common parking area pavement resealing		1,100.00
• Debris cleanup, general maintenance & other		400.00
Publishing & printing		150.00
Postage & office supplies		150.00
Miscellaneous & administrative services		328.00
TOTALS	\$ 10,540.00	\$ 10,540.00
RESERVE FUND (SAVINGS)	\$ 2,000.00	

2021 GB3 Annual Highlights Summary

- All end-of-the-year expenses were within the approved 2021 budget, with some minor line item adjustments.
- End-of-the-year payment of assessments was reasonably good (93 percent compliance among all property owners); two property owners currently have delinquent assessment balances.
- A lower but still viable reserve fund of \$1,518.76 was maintained.
- All private driveway pavements were successfully repaired and resealed by the end of September with some new techniques deployed.
- No collection claims were filed in 2021; however, several property tax liens are on file in Franklin County for one property owner on Talbrock Circle.
- Foreclosed property (2997 Talbrock Circle) of late 2020 was auctioned in early January 2021 for \$155,500; property now under renovation but its planned use is not currently known.
- Violation of GB3's leasing restriction was resolved; property was sold to new owners in late October 2021.
- No major property owner noncompliance issues were addressed in 2021 amid the requests submitted for exterior

modifications; exterior siding color changes were approved for two houses and a few front doors.

- Two dead trees were removed (with substantial pruning on a third tree) from one of the smaller common areas between Bldgs. 2 and 3.
- Annual special assessment (\$50) was approved for funding future tree services.

At its annual meeting on December 20, 2021, the GB3 Board of Directors also reconfirmed raising the ceiling level for the reserve fund to no more than 35 percent.

This action is in accordance per the voting procedure of the *Code of Regulations*, Article II Directors (Section 4.a. Powers and Duties of Board). GB3's reserve fund is projected to be just under 20 percent for 2022.

Web Site Usage Info; Files Going Digital

GB3's Web site (www.gb3hoa.org) continues to be a useful tool for realtors, potential home buyers, and current property owners on Talbrock Circle. Surprisingly, too, there's a fair amount of global curiosity regarding GB3. According to analytics provided by Cloudflare, the Web domain host for GB3, the major online traffic comes from the United States, Netherlands, Saudi Arabia, Singapore, and the United Kingdom. This traffic includes real requests and visitors, crawlers, and threats. For instance, in a recent 30-day period, there were 1,480 unique visitors to GB3's Web site, ranging from 40 to 133 per day. And in that same 30-day period, there were 11,000 total data requests.

In a related e-communications move, GB3 has started phasing out its hard file information archive and replacing it with a digital archive. Over time, at least 75 percent of the hard files will be purged and/or digitized via current computer files and document scanning. The remaining hard files will consist primarily of legal correspondence and claims information and some older, historical documents. Most hard files before the year 2000 will be purged or reduced in number according to importance, usefulness, etc.

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." 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.**

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).

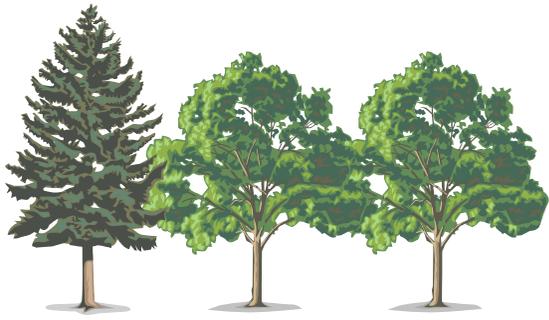
Allowances are made during unusual, excessive, or abnormal weather conditions (heavy snowfall, consecutive daily rainfall, high wind storms, etc.). However, never assume anything regarding the easing of restrictions in terms of general outdoor property compliance.

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, 50 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.



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 _____