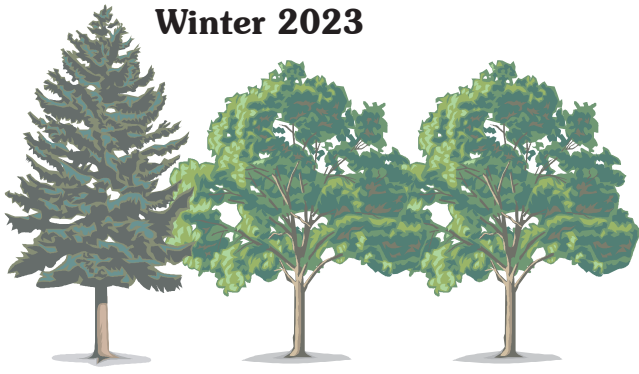


Winter 2023



www.gb3hoa.org

# GreenBelt 3 Association

## GB3 Helping Nearby HOA Reorganization

Last fall, GB3's neighboring HOA, the GreenBelt 2 Association, began reorganizing as a means to better protect their property values and improve maintenance of their common areas. GB2 represents the interests of 32 property owners on Grandwoods Circle, slightly larger than GB3's property ownership.

After holding its first meeting to officially reorganize, GB2's secretary contacted GB3 President Steve Storts to enlist his help in matters of governing documents and developing a functional Website. After hiring GB3's legal counsel upon Storts' recommendation, GB2's desire was to emulate (clone) GB3's primary governing documents: *Articles of*

*Incorporation, Code of Regulations, and Declaration of Covenants, Easements, Restrictions, and Assessment Lien.* GB3's fourth governing document, a leasing restriction, was an amendment to the *Declaration of CERAL* and cannot be modified for GB2 use at this time.

At GB2's request, Storts adapted all three documents for GB2's use, and they have been submitted to the attorney for review, input, changes, etc. Once finalized, probably in January 2023, the proposed amended documents will be voted on by the GB2 membership at large. All that is occurring "next door" is of value to Talbrock Circle because *any* improvement of the surrounding community,

small or large, benefits all property owners in the immediate vicinity.

GB2 is off to a good start. It has five new directors, a secretary/treasurer, and a president. The association also has a working Website and is currently addressing the delinquency of assessment payments among its membership.

### Info Center

#### GB3 Governing Board

The association appreciates those who participated in the election of their GB3 Board of Directors.

The votes were counted and recorded at the 2022 Annual Meeting of Members on December 7. The following directors were elected or re-elected for 2023:

- Steve Storts, President (2985)
- Vicki Mahaffey (2951)
- Nick Spridgeon (2955)

Storts will also continue to serve as treasurer, and Spridgeon will serve as vice president; Karen Weldon (2977) will continue as secretary and serve as the assistant treasurer.

#### 2023 Assessment Schedule

There will be no increase of basic assessments for 2023. However, special assessments for both private driveway repairs and tree services will appear on your February and August invoices, respectively. An assessment increase is set for 2024.

## 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.

A new asphalt resurfer made by RapidSet will be used in targeted areas of the driveways, particularly close to the street curbs. This cost-effective concrete-like repair material was successfully tested out last year on the common area parking pavements.

The cost of the repair materials varies among each building unit and its property owners and will be assessed accordingly via the "special assessment" listed

on your upcoming February invoice. Fewer repairs are necessary for Bldgs. 1, 3, and 5; the 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).

Additionally, there's a need for small repairs along the driveway curbs, mostly around the joints. These repairs are relatively minor and can be completed a few at a time within a few hours using quick-set concrete. However, some repairs may require more extensive work using a normal concrete mixture, which calls for overnight drying.

## Columbus Rotating Refuse Collection Schedule

Friday, January 6	Monday, February 13	Tuesday, March 28	Tuesday, May 9	Monday, September 11
Friday, January 13	Tuesday, February 21	Tuesday, April 4	Tuesday, May 16	Monday, September 18
No Weekly Collection	Tuesday, February 28	Tuesday, April 11	Tuesday, May 23	Monday, September 25
Monday, January 23	Tuesday, March 7	Tuesday, April 18	Wednesday, May 31	Monday, October 2
Monday, January 30	Tuesday, March 14	Tuesday, April 25	Wednesday, June 7	Monday, October 9
Monday, February 6	Tuesday, March 21	Tuesday, May 2	Wednesday, June 14	Monday, October 16
			Thursday, June 22	Monday, October 23
			Thursday, June 29	Monday, October 30
			Friday, July 7	Monday, November 6
			Friday, July 14	Tuesday, November 14
			Friday, July 21	Tuesday, November 21
			Friday, July 28	Wednesday, November 29
			Friday, August 4	Wednesday, December 6
			Friday, August 11	Wednesday, December 13
			Friday, August 18	Wednesday, December 20
			Friday, August 25	Thursday, December 28
			Friday, September 1	Friday, January 5
			No Weekly Collection	

## Recycling, Yard Waste Schedule

Monday, January 9	Monday, May 15	Monday, September 18
Monday, January 23	Tuesday, May 30	Monday, October 2
Monday, February 6	Monday, June 12	Monday, October 16
Monday, February 20	Monday, June 26	Monday, October 30
Monday, March 6	Monday, July 10	Monday, November 13
Monday, March 20	Monday, July 24	Monday, November 27
Monday, April 3	Monday, August 7	Monday, December 11
Monday, April 17	Monday, August 21	Tuesday, December 26
Monday, May 1	Tuesday, September 5	Monday, January 8

## FINANCIAL SUMMARY

January 1, 2022 to December 31, 2022

ITEM	INCOME	EXPENSE
<b>BEGINNING ACCOUNT BALANCE</b>	\$ 3,198.59	
Assessments, special fees, late fees, penalties, etc.	8,340.00	
Legal services		\$ 00.00
Liability insurance		612.00
Property compliance		175.01
Maintenance of common areas:		
• Grass mowing/trimming/fertilizing & seeding		2,042.96
• Tree removal/pruning/stump removal		00.00
• Mailbox structure repairs/mailbox replacement		131.87
• Common parking area repairs		2178.45
• Common parking area resealing		968.47
• Debris cleanup, general maintenance & other		299.41
Publishing & printing		100.00
Postage & office supplies		107.68
Administrative & miscellaneous services		257.64
<b>TOTALS</b>	<b>\$ 11,538.59</b>	<b>\$ 6,873.49</b>
<b>CHECKING ACCOUNT BALANCE</b>	<b>\$ 4,665.10</b>	
<b>RESERVE FUND (SAVINGS) BALANCE</b>	<b>\$ 1,518.89</b>	

## ANNUAL BUDGET

January 1, 2023 to December 31, 2023

ITEM	INCOME	EXPENSE
<b>BEGINNING ACCOUNT BALANCE</b>	\$ 4,665.10	
Assessments, late fees, penalties, etc. ( <i>projected</i> )	6,440.00	
Special assessments ( <i>private pavement repairs</i> )	1,100.00	
Special assessments ( <i>tree services</i> )	1,400.00	
Legal services		\$ 2,200.00
Liability insurance		612.00
Maintenance of common areas:		
• Grass mowing/trimming/fertilizing & seeding		2,500.00
• Tree removal/pruning/stump removal		2,900.00
• Mailbox structure repair/mailbox replacement		570.00
• Debris cleanup, general maintenance & other		400.00
Private driveway pavement repairs		2,000.00
Private driveway pavement resealing		1,400.00
Publishing & printing		150.00
Postage & office supplies		150.00
Miscellaneous & administrative services		373.10
<b>TOTALS</b>	<b>\$ 13,605.10</b>	<b>\$ 13,605.10</b>
<b>RESERVE FUND (SAVINGS)</b>	<b>\$ 1,500.00</b>	

# 2022 GB3 Annual Highlights Summary

- All end-of-the-year expenses were within the approved 2022 budget, with some minor line item adjustments.
- End-of-the-year payment of assessments was reasonably good (93 percent compliance among all property owners); one property owner currently has a delinquent assessment balance.
- A lower but still viable reserve fund of \$1,518.89 was maintained.
- All common area parking pavements were successfully repaired and resealed by the end of September; a new cost-effective concrete-like repair material was deployed as a test project.
- No collection claims were filed in 2022; however, several property tax liens are on file in Franklin County for one property owner on Talbrock Circle, in addition to an impending foreclosure claim authorized in 2023, if necessary.
- Renovations to the foreclosure property (2997 Talbrock Circle) are completed, but the new owner's planned use of the property is not currently known.
- A minor violation of GB3's leasing restriction was resolved via a short-term exemption, with the property being sold to new owners in late summer.

- No major property owner noncompliance issues were addressed in 2022 amid the usual requests for exterior modifications, including fence replacements, exterior siding color changes, and front door color changes.
- No dead trees had to be removed from the common areas; targeted pruning and some smaller tree removal are scheduled for 2023 once GB3's tree service(s) funding (annual \$50 special assessment) accumulates to a necessary level.

At its annual meeting on December 7, 2022, the GB3 Board of Directors also reconfirmed raising the reserve fund's current ceiling level of 10 percent 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 under 15 percent for 2023.



## GB3 and Its Website Increase Visibility

Both the number and popularity of HOAs have dramatically increased nationwide. On a smaller scale, GB3 has gained more visibility in the Riverside Green South subdivision over the last five years, based on the number of phone calls and e-mail inquiries the association receives annually. GB3's Website has also increased its exposure and continues to be useful for realtors, potential home buyers, and current property owners on Talbrock Circle. In fact, GB3's Web traffic has more than doubled, according to analytics provided by Cloudflare.

For instance in 2021, within a 30-day period, there were 1,480 unique visitors to the Website, with 11,000 total data requests. In 2022, there were 3,180 unique visitors within a recent 30-day period, with more than 23,000 total data requests. The major online traffic in 2022 originated from the United States, India, Germany, Singapore, and the Russian Federation. Minor traffic originated from the Philippines, China, the United Kingdom, and Canada. The top search engines and bots crawling GB3's Website are Google, Bing, Yandex, and Baidu. The latter two are based in Russia and China, respectively.

## 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](http://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](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, about 50 percent of the GB3 membership receives e-communications.

## Hard File Digitizing

The conversion of GB3's hard file archive to digital format is about 75 percent complete, with finalization expected in mid-2023. About 80 percent of the files will be digitized. The hard files retained will consist primarily of legal correspondence and court claims information, plus some older, historical documents. Most files before the year 2000 will be purged or reduced in number based on importance or usefulness.



# 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).

---

---

---

---

---

---

Approved by:

---

Director

Director

Director

Date \_\_\_\_\_