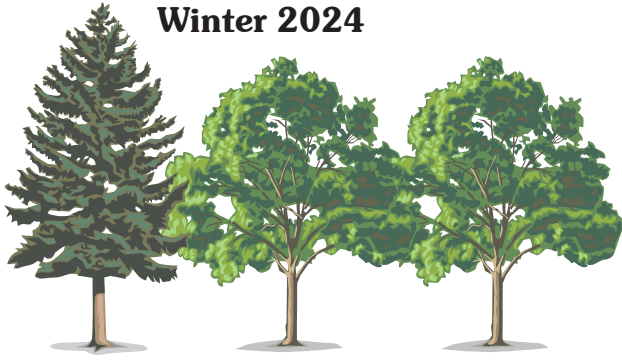


Winter 2024



www.gb3hoa.org

GreenBelt3 Association

2024 Assessment Increase

AN ANNUAL assessment increase of \$20 was approved at the recent GB3 Annual Meeting of Members on December 12. This modest increase falls under the 10 percent ceiling restriction authorized by the association's governing documents. The \$20 will be divided between the two assessment billing periods in February and August (\$10 per half year).

There has been no change in annual assessments since 2011, so the increase is definitely overdue, particularly in light of high inflation over the last three years. Special assessments for annual tree services and driveway repairs (every two years) will continue as scheduled. Your upcoming February assessment invoice will be \$125.

Property Foreclosure

One property on Talbrock Circle (2949) is under a foreclosure claim, with the final judgment expected in early January. The current debt owed to GB3 is \$5,370, which includes overdue assessments, late fees, penalties, and legal fees. The final debt could increase, but it's not projected to be higher than \$6,000.

The association's legal costs for this action have exceeded \$2,800, so GB3 is anxious to recover these expenses to help balance the budget. Unfortunately, some of these recovered funds will have to be earmarked for federal taxes in 2025. *Financial information regarding this matter can be found in the 2023 financial summary and 2024 annual budget on the next page.*

Generally, once a foreclosure judgment is rendered, the next move is to proceed to a public sale of the property. However, under foreclosure regulations in Ohio, a property owner can still pay off his/her debt before the actual sale of the property. To that end, the association has engaged in constructive discussions with this Talbrock Circle property owner and, hopefully, it is expected that his debt to GB3 will be paid in full.

Vehicle Parking Overview

Also at the recent December annual meeting, attendees discussed the vehicle parking capacity in the five common area lots. GB3's general vehicle policy is addressed in Section 5.f of the *Declaration of Covenants, Easements, Restrictions, and Assessment Lien* and applies to the use of vehicles in both

the private driveways and the common areas. Please read that documentation at your convenience. And always keep your vehicles properly maintained and operable (no flat tires), with current license tags/registration.

The acceptable number of parked vehicles per household is four (two in the private driveways and two in the common areas). This limitation is set forth to deter the storage of additional vehicles, a practice not permitted under association rules (*see related article on Page 3*).

Annual meeting attendees reaffirmed the current four-vehicle limitation standard, noting that additional vehicles need to be parked elsewhere, not in the common areas. One option with ample parking is Royalwood Drive at the top of Talbrock Circle.

Volunteerism Important

Other than contracted grass mowing, trimming, and tree services, much of the general maintenance in the common areas is done through volunteer efforts. *GB3 does not have a property manager*, although residents sometimes mistake GB3 President Steve Storts as such. When available, he volunteers time to help maintain the common areas, in addition to repairing private driveway pavements and sidewalk edges.

More volunteers are always welcome, even if it's just for a few hours here and there. Contact any of GB3's directors or officers if you are interested.

Key GB3 Highlights of 2023

ONE of the more important highlights for GB3 in 2023 was the sale of the last remaining rental property on Talbrock Circle (2971). This action leaves all properties 100 percent owner occupied, achieving an objective that began in 2009 with the passage of GB3's leasing restriction.

■ Another positive outcome was the repair and resealing of all private driveway pavements before the end of September. A new cost-effective concrete-like material was used, specifically designed for asphalt maintenance. While pavement repairs are always a necessity every few years, the complexity of these repairs is steadily decreasing.

■ In the center common area, two dead trees were removed, and some targeted

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 2023 Annual Meeting of Members on December 12. The following directors were elected for 2024:

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.

2024 Assessment Schedule

Beginning this year, your general assessment will increase \$20 (additional \$10 per half year). The only special assessment scheduled for 2024 is the annual \$50 for tree services, which will appear on your August invoice. In summary, your February invoice will be \$125, and your August invoice will be \$175.

Trash, Recycling, Yard Waste

The weekly collection of trash and recyclables continues in 2024, along with yard waste pickup. *See the schedules on Page 3.* Please note that yard waste is collected with recyclables, but only biweekly (every two weeks).

pruning of trees was done near the roofs/gutters of two private properties in Bldg. 5.

■ Although it should be the responsibility of city services, GB3 repaired some street curbs and will continue this maintenance in 2024. Some sidewalk edge repairs, usually the responsibility of the property owner, were done by GB3 to help complete driveway repairs. This project could continue in 2024 on a priority basis.

■ On the negative side, some noncompliant vehicle issues (violations of GB3 vehicle policy) arose late in 2023 with one property owner. These matters will be addressed via a compliance notice, followed by enforcement actions, if necessary (penalties, towing, etc.).

FINANCIAL SUMMARY

January 1, 2023 to December 31, 2023

ITEM	INCOME	EXPENSE
BEGINNING ACCOUNT BALANCE	\$ 4,665.10	
Assessments, special fees, late fees & penalties	8,505.09	
Legal services		\$ 2,875.50
Liability insurance		612.00
Maintenance of common areas:		
• Grass mowing/trimming/fertilizing & seeding		1,720.52
• Tree removal/pruning/stump removal		1,128.75
• Mailbox structure maintenance & repairs		00.00
• Debris cleanup, general maintenance & other		344.92
Private driveway repairs		1,986.50
Private driveway resealing		1,313.91
Publishing & printing		100.00
Postage & office supplies		105.53
Amended 2021 IRS Tax Form 1120-H		1,595.46
Administrative & miscellaneous services		309.07
TOTALS	\$ 13,170.19	\$ 12,092.16
CHECKING ACCOUNT BALANCE	\$ 1,078.03	
RESERVE FUND (SAVINGS) BALANCE	\$ 1,554.71	

ANNUAL BUDGET

January 1, 2024 to December 31, 2024

ITEM	INCOME	EXPENSE
BEGINNING ACCOUNT BALANCE (estimated)	\$ 1,000.00	
Assessments (<i>projected</i>)	7,000.00	
Foreclosure proceeds (2949 Talbrock Circle)	5,370.00	
Special assessments (<i>tree services</i>)	1,400.00	
Legal services		\$ 1,500.00
Liability insurance		612.00
Maintenance of common areas:		
• Grass mowing/trimming/fertilizing & seeding		3,500.00
• Tree removal/pruning/stump removal		2,800.00
• Mailbox structure maintenance & repairs		600.00
• Common parking area pavement repairs		2,200.00
• Common parking area pavement resealing		1,200.00
• Debris cleanup, general maintenance & other		400.00
Publishing & printing		200.00
Postage & office supplies		150.00
2024 IRS Tax Form 1120-H		822.00
Transfer to reserve fund (savings)		436.00
Administrative & miscellaneous services		350.00
TOTALS	\$ 14,770.00	\$ 14,770.00
RESERVE FUND (SAVINGS)	\$ 2,812.72	

Columbus Rotating Trash Collection Schedule

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

Columbus Recycling, Yard Waste Collection Schedules

Thursday, January 4*	Wednesday, May 8*	Wednesday, September 11*
Wednesday, January 10	Wednesday, May 15	Wednesday, September 18
Wednesday, January 17*	Wednesday, May 22*	Wednesday, September 25*
Wednesday, January 24	Thursday, May 30	Wednesday, October 2
Wednesday, January 31*	Wednesday, June 5*	Wednesday, October 9*
Wednesday, February 7	Wednesday, June 12	Wednesday, October 16
Wednesday, February 14*	Wednesday, June 19*	Wednesday, October 23*
Wednesday, February 21	Wednesday, June 26	Wednesday, October 30
Wednesday, February 28*	Wednesday, July 3*	Wednesday, November 6*
Wednesday, March 6	Wednesday, July 10	Wednesday, November 13
Wednesday, March 13*	Wednesday, July 17*	Wednesday, November 20*
Wednesday, March 20	Wednesday, July 24	Wednesday, November 27
Wednesday, March 27*	Wednesday, July 31*	Wednesday, December 4*
Wednesday, April 3	Wednesday, August 7	Wednesday, December 11
Wednesday, April 10*	Wednesday, August 14*	Wednesday, December 18*
Wednesday, April 17	Wednesday, August 21	Thursday, December 26
Wednesday, April 24*	Wednesday, August 28*	Thursday, January 2*
Wednesday, May 1	Thursday, September 5	■ ■ ■

* Both recyclables AND yard waste are collected these days.

General Info Regarding Bulk Item Pickups

FOR most Talbrock Circle property owners, the City of Columbus bulk collection process has become more streamlined, yet still restrictive at times. 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 schedule online at the Web address www.311.columbus.gov at least six days prior to the regular trash collection date to schedule a bulk pickup. All glass should be removed from certain bulk items, placed in a box, taped, and marked "glass."

Refrigerated 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 substances (paint, thinners, pesticides, and cleansers), auto parts and vehicle waste (tires, batteries, and motor oil), 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.

■ ■ ■

Vehicle Parking Limitations, No Storage

GB3 periodically reviews vehicle parking capacity in the five common area lots, trying to assure that ample parking is available for property owners and their families or occupants. Temporary vehicle parking is excluded in this review process.

The association's general vehicle policy addresses vehicle use in both the private driveways and common areas. Generally, GB3 focuses more on the common parking areas.

Vehicle capacity in the common parking areas fluctuates, depending on the frequency of house sales on Talbrock Circle and their projected occupancies. The acceptable number of parked vehicles per household is currently four (two in the private driveways and two in the common areas). There are only two or three households on Talbrock Circle that fall under the four-vehicle

limitation, so overflow parking is readily available.

Should future parking capacities dramatically decrease, additional vehicles may have to be parked elsewhere, not in the common areas. A simple option is Royalwood Drive, which has ample parking at the top of Talbrock Circle.

Vehicle storage has also been a topic of discussion for GB3's governing board. Although the word "storage" is referenced in the association's general vehicle policy, it's not defined specifically nor even broadly. Because storage can be a subjective concept, GB3 must look at storage in terms of time/duration, where a vehicle is located, and its operating condition.

For instance, several Talbrock Circle property owners work from home, and their vehicles often remain in one place for extended periods of time. Is this storage?

Some vehicle owners park across the street on a regular basis, leaving one of their private parking spaces open. Is that space in the common area being used for storage?

Some vehicles are left in overflow lots for months while their owners are away attending school, working remotely, or traveling. Is this storage?

For GB3 purposes, the answer to all of these previous scenarios is probably no as long as you do not exceed the four-vehicle limitation standard and your vehicle(s) display current license tags.

Amid these storage scenarios, do keep in mind that if a vehicle parked in the common area remains stationary or not driven within a 30-day period, GB3 may contact the property owner regarding the vehicle in question. *This is neither a compliance request nor a penalty, just a simple inquiry as to the status of a vehicle.*



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 _____