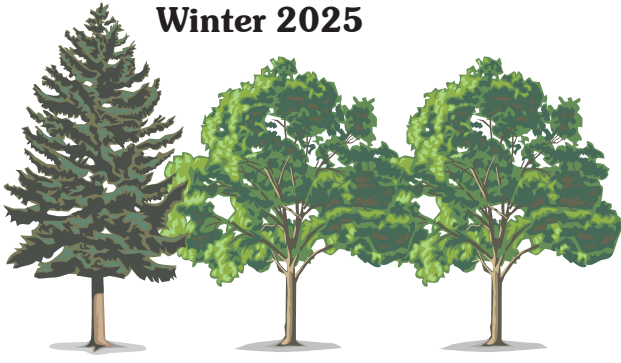


Winter 2025



www.gb3hoa.org

GreenBelt 3 Association

2025 Financial Assessment

UP until recently, GB3's financial base had been anything but solid, dating as far back as 2019. Back-to-back property foreclosures, compounded by high inflation and delinquent or nonpayment of homeowner assessments, created financial havoc.

For several years, the only solutions were careful budgeting and constant monitoring of expenses, along with a small assessment increase. Special assessments for tree services and private driveway pavement maintenance also helped. The major financial hurdles for GB3 were the two property foreclosures, each requiring large outlays of funds (thousands of dollars) to engage in necessary legal enforcement.

Equally concerning, Franklin County court hearings were interrupted by the COVID-19 pandemic, causing numerous delays. It took nearly three years from 2019 to 2021 to finalize the first foreclosure case! And even after all legal expenses were eventually recovered, GB3 had to pay federal taxes (30 percent) on those legal reimbursements because they were not considered "exempt function" income by the IRS. Recovered legal funds from the second foreclosure in 2024 will also be taxed.

And Now the Good News!

Moving forward in 2025, GB3 is now back on solid financial ground, finally unburdened from what has been. The association's reserve fund is projected to be more than \$3,500, a viable figure;

HOA reserve funds are required by state law. As budgeted, all planned projects (new mailbox houses and private driveway maintenance) will be addressed, and there is no expected increase in GB3's base annual assessment (\$125). Modest special assessments, of course, will continue as before. Also, the final IRS tax payment will be made this year.

There is one unknown variable in this year's budget, however. GB3's long-time affordable insurance carrier, State Auto, will no longer be underwriting liability insurance coverage after July; a new company will need to be retained.

Scheduled Improvements

You'll note at the bottom of this page a photo collage of the new mailbox housing structure, the smaller 6-unit version. The two larger ones (8-unit version) will be constructed and installed later this summer. The standout features of the new structures are their lightweight design and concrete-block support pillars.

This spring and summer, your asphalt private driveways will receive their two-year repairs and resealing. The modest cost (special assessment) for the materials is only \$40 per homeowner, even for those properties with older pavements. For the past two years, an asphalt repair material made by Rapid Set has been successfully tested and used on both the common area and private driveway pavements. The concrete-like material supports heavy vehicle weights, the primary cause of pavement failure.

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 2024 Annual Meeting of Members on December 11. The following directors were elected for 2025:

Steve Storts, President (2985)
Karen Weldon (2977)
Andrew Peddicord (3007)

Storts will also continue as treasurer, and Peddicord will serve as vice president; Weldon will continue as secretary and serve as the assistant treasurer.

2025 Assessment Schedule

Beginning this year, your general assessment will remain (\$125), plus the special assessment for private driveway repairs (\$40). The other special assessment, the annual \$50 for tree services, will appear on your August invoice. In summary, your February invoice will be \$165, and your August invoice will be \$175.

Trash, Recycling, Yard Waste

The weekly collection of trash and recyclables continues in 2025, 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).



Contemporary lightweight design allows better airflow for less wood deterioration. Concrete pillars create a low-maintenance support structure.

Mailbox Housing Upgrade Underway



FINANCIAL SUMMARY

January 1, 2024 to December 31, 2024

ITEM	INCOME	EXPENSE
BEGINNING ACCOUNT BALANCE	\$ 1,078.03	
Assessments, special fees, late fees & penalties	8,535.00	
Foreclosure proceeds (2949 Talbrock Circle)	6,215.00	
Legal services		\$ 850.00
Liability insurance		612.00
Maintenance of common areas:		
• Grass mowing/trimming, fertilizing & seeding		1,594.84
• Tree services (removal/pruning)		1,612.50
• Mailbox housing structure replacements		638.72
• Common parking area repairs		2,173.44
• Common parking area resealing		925.16
• Debris cleanup, general maintenance & other		325.36
Publishing & printing		125.00
Postage & office supplies		136.43
Administrative & miscellaneous services		80.48
Transfer to reserve fund/savings (temporary)		5,000.00
TOTALS	\$ 15,828.03	\$ 14,073.93
CHECKING ACCOUNT BALANCE	\$ 1,754.10	
RESERVE FUND (SAVINGS) BALANCE	\$ 6,606.94	

ANNUAL BUDGET

January 1, 2025 to December 31, 2025

ITEM	INCOME	EXPENSE
BEGINNING ACCOUNT BALANCE	\$ 1,754.10	
Assessments (<i>projected</i>)	7,000.00	
Special assessments (<i>private pavement repairs</i>)	1,120.00	
Special assessments (<i>tree services</i>)	1,400.00	
Transfer from reserve fund/savings	3,047.90	
Legal services		\$ 1,000.00
Liability insurance		612.00
Maintenance of common areas:		
• Grass mowing/trimming, fertilizing & seeding		3,300.00
• Tree services (removal/pruning)		2,600.00
• Mailbox housing structure replacements		1,000.00
• Debris cleanup, general maintenance & other		400.00
Private driveway pavement & curb repairs		2,140.00
Private driveway pavement resealing		1,400.00
Publishing & printing		220.00
Postage & office supplies		150.00
2024 IRS Tax Form 1120-H payment		1,100.00
Administrative & miscellaneous services		400.00
TOTALS	\$ 14,322.00	\$ 14,322.00
RESERVE FUND (SAVINGS)	\$ 3,559.04	

Columbus Rotating Trash Collection Schedule

Monday, January 6	Wednesday, March 26	Thursday, June 12	Monday, August 25	Thursday, November 13
Monday, January 13	Wednesday, April 2	Friday, June 20	Tuesday, September 2	Thursday, November 20
Tuesday, January 21	Wednesday, April 9	Friday, June 27	Tuesday, September 9	Friday, November 28
Tuesday, January 28	Wednesday, April 16	No Weekly Collection	Tuesday, September 16	Friday, December 5
Tuesday, February 4	Wednesday, April 23	Monday, July 7	Tuesday, September 23	Friday, December 12
Tuesday, February 11	Wednesday, April 30	Monday, July 14	Tuesday, September 30	Friday, December 19
Wednesday, February 19	Wednesday, May 7	Monday, July 21	Tuesday, October 7	No Weekly Collection
Wednesday, February 26	Wednesday, May 14	Monday, July 28	Wednesday, October 15	Monday, December 29
Wednesday, March 5	Wednesday, May 21	Monday, August 4	Wednesday, October 22	Tuesday, January 6
Wednesday, March 12	Thursday, May 29	Monday, August 11	Wednesday, October 29	Tuesday, January 13
Wednesday, March 19	Thursday, June 5	Monday, August 18	Wednesday, November 5	■ ■ ■

Columbus Recycling, Yard Waste Collection Schedules

Thursday, January 2*	Wednesday, May 7*	Wednesday, September 10*
Wednesday, January 8	Wednesday, May 14	Wednesday, September 17
Wednesday, January 15*	Wednesday, May 21*	Wednesday, September 24*
Wednesday, January 22	Thursday, May 29	Wednesday, October 1
Wednesday, January 29*	Wednesday, June 4*	Wednesday, October 8*
Wednesday, February 5	Wednesday, June 11	Wednesday, October 15
Wednesday, February 12*	Wednesday, June 18*	Wednesday, October 22*
Wednesday, February 19	Wednesday, June 25	Wednesday, October 29
Wednesday, February 26*	Wednesday, July 2*	Wednesday, November 5*
Wednesday, March 5	Wednesday, July 9	Wednesday, November 12
Wednesday, March 12*	Wednesday, July 16*	Wednesday, November 19*
Wednesday, March 19	Wednesday, July 23	Wednesday, November 26
Wednesday, March 26*	Wednesday, July 30*	Wednesday, December 3*
Wednesday, April 2	Wednesday, August 6	Wednesday, December 10
Wednesday, April 9*	Wednesday, August 13*	Wednesday, December 17*
Wednesday, April 16	Wednesday, August 20	Wednesday, December 24
Wednesday, April 23*	Wednesday, August 27*	Wednesday, December 31*
Wednesday, April 30	Thursday, September 4	Thursday, January 7

* Both recyclables AND yard waste are collected these days.

General Info Regarding Bulk Item Pickups

WITH five new property owners assuming residence on Talbrock Circle in 2024, it's always a good idea to revisit the Columbus bulk collection process.

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.columbus.gov/311 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.

Important GB3 Highlights of 2024

PERHAPS the most promising development for GB3 in 2024 was that the end-of-the-year payment of assessments was excellent (100 percent compliance among all homeowners).

■ Another positive outcome was the foreclosure finalization at 2949 Talbrock Circle. The property owner resolved his financial delinquency prior to any authorized sale/auction of his property.

■ Construction of two new mailbox housing structures (6-unit version) was completed. See the photos on Page 1. In 2025, construction of the two 8-unit versions is expected during the summer.

GB3 Governance Needs You!

THE GreenBelt 3 Association always welcomes volunteers who would like to serve as an annual director or officer. The time commitment is minimal and no experience is necessary.

Accepted nominations are for the one-year positions of director (three elected). The offices of president, vice president, secretary, and treasurer are appointed or elected positions by the directors only, but members at large can submit their names for consideration at any time. Voting is done through a confidential ballot process even if the current directors have no oppo-

sition and are simply seeking re-election. Interested candidates should submit their name to the GB3 secretary no later than October 15. Directors and officers assume their new positions on January 1 of the following calendar year.

As a reminder about elections, each property unit has one total vote only; multiple owners (married couples), for instance, have to jointly decide on their one vote. Ballots are prepared and distributed prior to the GB3 Annual Meeting of Members, usually held in late November or December.

■ Substantial cleanup of junk (metal racks and discarded tree stumps) and overgrowth of small trees, shrubs, and weeds behind Bldg. 2 (addresses 2959 thru 2965) was done. This cleanup will continue along the city park drainage area as time allows.

■ One large dying tree was removed in the common area adjacent to Bldg. 2, along with some extensive pruning of low-hanging tree branches in the center common area, particularly near overflow parking lots.

■ All common area parking pavements were repaired and resealed by the end of September, using new cost-effective materials designed for asphalt maintenance.



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 _____