

Winter 2026



[www.gb3hoa.org](http://www.gb3hoa.org)

# GreenBelt 3 Association

## Late Assessment Concerns

ON a concerning note, the collection of GB3 assessments in 2025 was disappointing when compared to previous years. Hopefully, 2026 will be better, but for now, four Talbrock Circle property owners owe nearly \$900 in back assessments from last year. That's a significant negative figure when you consider the shoestring operating budget of GB3.

It's not unusual for one or two property owners to be delinquent in their annual assessment payments. Those situations are generally resolved within a

## Accessing Columbus Services to Replace Refuse Containers

NEED a new green refuse container, one that has a functional (not missing) lid and workable wheels? Some property owners on Talbrock Circle can definitely use an upgrade! For most users, there is no charge from Columbus city services for a 90-gallon container replacement if the damage is due to normal wear-and-tear.

To obtain a new refuse container, a telephone request might be the quickest approach if the customer service lines are fully manned. Simply call (614) 645-3111 weekdays between 7:00 a.m. and 6:00 p.m. and make your request. Be sure to provide any necessary details, including your address and the issue at hand (broken wheel/axle, missing lid, damaged lid, etc.). The service representative will process your request and schedule a delivery date for your new container.

Occasionally, customer service lines can be inundated with callers, resulting in long waiting times for a response. As an alternative, you might want to consider accessing the online Columbus service center at [www.columbus.gov/311-Customer-Service-Center](http://www.columbus.gov/311-Customer-Service-Center). There, you can select a link that says "Submit Request" or "Download the Mobile App," the latter of which is available for both iPhones and Android devices. Accessing the on-line service center does require a standard sign-up process.

If you are submitting your request via the online service, you'll need to provide the same information or details as if calling-in your request. The online request page is easy to follow, with the usual check-off boxes or links and space for providing additional details.

few months. As an example, at the end of 2024, not one property owner was delinquent in assessment payments, a notable accomplishment! Around February 20, invoices for the first half of 2026 will be distributed. Each of the current delinquent property owners will owe a minimum of \$300, more if late fees are assessed.

If there are difficulties in paying assessments, GB3 will (and does) work with property owners to resolve these matters, whether it be an adjusted payment schedule or installment payment. Over the years, GB3 has received assessment payments semi-annually, quarterly, and even monthly. The key is communication and cooperation in making a viable installment payment schedule, if that is what's necessary to resolve debt issues. Having an e-mail address on record with GB3 is very helpful, too. Assessment invoices can be e-mailed rather than mailed through the postal service. Additionally, payment reminders can be sent more easily to those needing assistance, without the added expense of envelopes and stamps, plus time delays.

If assessments are not paid in some timely manner, delinquent property owners will eventually enter the "red zone," where liens may be placed on properties for nonpayment of assessments. Property owners are responsible for all legal costs regarding liens, which can range from \$200 to \$300. Once a property lien is placed, a collection claim can then be filed with the Franklin County Municipal Court. These court costs, too, are charged off to property owners, and in the past, have been a minimum of \$600. It's easy to see how a collection claim can total \$1,000 or more in a very short time.

Generally, GB3 goes the distance to avoid legalities when it comes to late or nonpayment of assessments. Rather, it tries to appeal to a sense of fairness and cooperation among all property owners on Talbrock Circle. A homeowner association is only as strong as its individual members, those who share the responsibility of assessment payments and abide by a contracted set of rules and standards.

As a basic policy, GB3 does not place liens on properties that are one assessment behind, even though the association's governing documents provide that option. Two or more delinquent assessments, however, will draw the attention of the GB3 Board of Directors if ignored or if no explanation is provided.

## 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 2025 Annual Meeting of Members on December 10. The following directors were elected for 2026:

Steve Storts, President (2985)

Andrew Peddicord (3007)

Karen Weldon (2977)

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

### 2026 Assessment Schedule

This year, your general assessment amount remains unchanged at \$125 semi-annually. Your annual \$50 special assessment for tree services will appear on your August invoice for the second half of 2026. In summary, your February invoice will be \$125, and your August invoice will be \$175.

## Yard Waste Pickup Forecast, Reminders

ON Page 3 of this newsletter, you'll find the 2026 schedule for collection of recyclables and yard waste. Keep in mind, though, yard waste pickup is "unofficial" because Columbus no longer includes Talbrock Circle on its schedule. This was explained in a letter sent to all GB3 members last spring.

Fortunately, city contractor Rumpke still collects yard waste for other residents on Royalwood Drive and Emberwood Road. Last year, several Talbrock Circle homeowners used these streets as drop points for their yard waste bags, which were collected. Hopefully, this will continue in 2026 and beyond.

As a reminder, do not place anything on the street corners or at the top of the center common area. Placement of the from the street corners seems to work well without drawing any special attention from city eyes.

About 50 percent of the yard waste generated from GB3's common areas (mostly leaves) was dropped off at Ohio Mulch (located at 4120 Roberts Road just off Old Dublin Road) this past fall and will continue in early spring.

## FINANCIAL SUMMARY

January 1, 2025 to December 31, 2025

ITEM	INCOME	EXPENSE
<b>BEGINNING ACCOUNT BALANCE</b>	\$ 1,754.10	
Assessments, special fees, late fees & penalties	8,670.00	
Transfer from reserve/savings	1,400.00	
Legal services		\$ 110.00
Liability insurance		573.50
Maintenance of common areas:		
• Grass mowing/trimming, fertilizing & seeding		2,225.73
• Tree removal/pruning/stump removal		1,800.00
• Mailbox structure/mailbox replacement		338.33
• Debris cleanup, general maintenance & other		410.85
Private driveway pavement repairs		2,117.76
Private driveway pavement resealing		1,462.99
Publishing & printing		150.00
Postage & office supplies		116.05
2024 IRS Form 1120-H tax payment		1,046.00
Administrative & miscellaneous services		379.20
<b>TOTALS</b>	<b>\$ 11,824.10</b>	<b>\$ 10,730.41</b>
<b>CHECKING ACCOUNT BALANCE</b>	<b>\$ 1,093.69</b>	
<b>RESERVE FUND (SAVINGS) BALANCE</b>	<b>\$ 5,207.55</b>	

## ANNUAL BUDGET

January 1, 2026 to December 31, 2026

ITEM	INCOME	EXPENSE
<b>BEGINNING ACCOUNT BALANCE</b>	\$ 1,093.69	
Assessments, late fees & penalties	7,885.00	
Special assessment ( <i>tree services</i> )	1,400.00	
Transfer from reserve fund/savings	1,271.31	
Legal services		\$ 1,000.00
Liability insurance		535.00
Maintenance of common areas:		
• Grass mowing/trimming, fertilizing & seeding		2,600.00
• Tree removal/pruning/stump removal		2,200.00
• Mailbox structure/mailbox replacement		650.00
• Common parking area pavement repairs		1,800.00
• Common parking area pavement resealing		1,500.00
• Debris cleanup, general maintenance & other		700.00
Publishing & printing		200.00
Postage & office supplies		150.00
Administrative & miscellaneous services		315.00
<b>TOTALS</b>	<b>\$ 11,650.00</b>	<b>\$ 11,650.00</b>
<b>RESERVE FUND (SAVINGS)</b>	<b>\$ 3,936.24</b>	

# Columbus Rotating Trash Collection Schedule

<i>No Weekly Collection</i>	Wednesday, March 18	Thursday, June 4	Monday, August 17	Wednesday, November 4
Monday, January 5	Wednesday, March 25	Thursday, June 11	Monday, August 24	Thursday, November 12
Monday, January 12	Wednesday, April 1	Thursday, June 18	Monday, August 31	Thursday, November 19
Tuesday, January 20	Wednesday, April 8	Friday, June 26	Tuesday, September 8	Friday, November 27
Tuesday, January 27	Wednesday, April 15	<i>No Weekly Collection</i>	Tuesday, September 15	Friday, December 4
Tuesday, February 3	Wednesday, April 22	Monday, July 6	Tuesday, September 22	Friday, December 11
Tuesday, February 10	Wednesday, April 29	Monday, July 13	Tuesday, September 29	Friday, December 18
Wednesday, February 18	Wednesday, May 6	Monday, July 20	Tuesday, October 6	<i>No Weekly Collection</i>
Wednesday, February 25	Wednesday, May 13	Monday, July 27	Wednesday, October 14	Monday, December 28
Wednesday, March 4	Wednesday, May 20	Monday, August 3	Wednesday, October 21	Tuesday, January 5
Wednesday, March 11	Thursday, May 28	Monday, August 10	Wednesday, October 28	■ ■ ■

## Columbus Recycling, Yard Waste Collection Schedules

Wednesday, January 7	Wednesday, May 13	Wednesday, September 16
Wednesday, January 14*	Wednesday, May 20*	Wednesday, September 23*
Wednesday, January 21	Thursday, May 28	Wednesday, September 30
Wednesday, January 28*	Wednesday, June 3*	Wednesday, October 7*
Wednesday, February 4	Wednesday, June 10	Wednesday, October 14
Wednesday, February 11*	Wednesday, June 17*	Wednesday, October 21*
Wednesday, February 18	Wednesday, June 24	Wednesday, October 28
Wednesday, February 25*	Wednesday, July 1*	Wednesday, November 4*
Wednesday, March 4	Wednesday, July 8	Wednesday, November 11
Wednesday, March 11*	Wednesday, July 15*	Wednesday, November 18*
Wednesday, March 18	Wednesday, July 22	Wednesday, November 25
Wednesday, March 25*	Wednesday, July 29*	Wednesday, December 2*
Wednesday, April 1	Wednesday, August 5	Wednesday, December 9
Wednesday, April 8*	Wednesday, August 12*	Wednesday, December 16*
Wednesday, April 15	Wednesday, August 19	Wednesday, December 23
Wednesday, April 22*	Wednesday, August 26*	Wednesday, December 30*
Wednesday, April 29	Wednesday, September 2	Wednesday, January 6
Wednesday, May 6*	Thursday, September 10*	Wednesday, January 13*

\* Both recyclables AND yard waste are collected these days.

## General Info Regarding Bulk Item Pickups

GB3 would like to thank all property owners for keeping Talbrock Circle clean in 2025. Part of that continuing effort is knowing how Columbus bulk collection works and how to access it.

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 that is sometimes at the discretion of the collectors.

General appliances, water heaters, furniture, carpet, mattresses, and household items are usually accepted by city bulk collection services.

Call city services at 614-645-3111 or schedule online at the Web address [www.columbus.gov/311](http://www.columbus.gov/311) at least six days prior to the regular trash collection date to schedule a bulk pick-up. 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, toilets, 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.

## Recap of the Highs and Lows of 2025

PERHAPS the best highlight for GB3 in 2025 was finding a new liability insurance carrier, Auto-Owners Insurance, at an annual savings of \$77. The previous carrier terminated its liability un-

derwriting services last July for commercial customers.

■ End-of-the-year payment of assessments was not as good as the previous year's perfect compliance rate, down nearly 15 percent overall.

■ Yard waste collection on Talbrock Circle was terminated by city services, but collection remains in effect for adjacent streets, which some property owners are utilizing as an alternative.

■ Due to excessive rain (and later the excessive heat) in the spring and early summer, construction of the two remaining mailbox housing structures (large versions) could not be started as planned. Those will be addressed in 2026.

■ One large dying tree was removed in the common area adjacent to Bldg. 2, along with another dying tree in the common area between Bldgs. 4 and 5. Pruning of low-hanging branches and/or removal of tree limbs in the small common areas were continued.

■ All private asphalt driveways were repaired and resealed by early October, using new cost-effective materials designed specifically for asphalt maintenance.

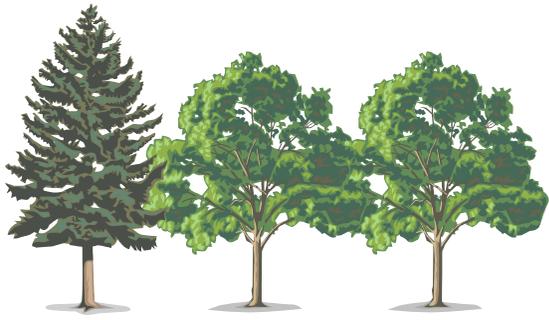
## GB3 Governance Needs You!

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.



# 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).

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Approved by:

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Director

Director

Director

Date \_\_\_\_\_