

SELDOM SEEN ACRES CONDO ASSOCIATION



THIRD QUARTER 2018 NEWS LETTER

Property Management Company

Capital Property Solutions
Arnold Barzak, Property Manager
614-481-4411

(As Of November 1, 2018)

Board of Directors

Michael Sherrow, President
Tony Sutor, Vice President
Greg Ramsey, Treasurer
lou DeMarco, Secretary
Kevin Conrad, Director

Social Committee

Tony Sutor, Chairman
Kara Butler, Social Media

Dalena Cupp
Beth Sutor
Linda Wacker
Dave Hiss
Wilma Hiss

Frank Loula
Loraine Fusco
Phyllis Prats
lou DeMarco
Nancy Wollenberg

ARC & Landscape Committee

Michael Sherrow, Chairman
Terry Beekman
Mark Gicale
Jim Bruce
Loren Phelps
Ed Odorizzi
Joy Cowgill

Upcoming Social Events

All events are posted on our website:

www.seldomseenacres.com

or

The Nextdoor app



This is the third quarter newsletter for 2018. You should receive the next newsletter in January 2019.

A Message From The President

This newsletter brings some exciting new changes for our association. The Board of Directors made a decision this summer to interview Property Management Companies, as we felt that changes were necessary for the betterment of our association in the future. We had interviews with five different companies and decided in September to choose Capital Property Solutions, who will take over as of November 1, 2018. Until November 1st you continue directing all questions to Towne Properties (Kandace Watkins 614-781-0055). On November 1st all future communications will be sent directly to Capital Property Solutions, 614-481-4411. Our new Property Manager will be Arnold Barzak. We feel the new company will bring new innovative ideas and be much more responsive to our owners, when it comes to issues that need to be addressed. We are looking forward to get started with them and their ideas to help us better manage our community. So that all owners understand, in the future all questions or comments must be only communicated to Capital Property Solutions, not the Board members. The Board members will not respond to any telephone calls, emails, text or any other means of communication, unless there is an emergency. All issues must go through CPS. All questions will be addressed at our next regular scheduled board meeting or handled by CPS. Board meetings are every month on the first Thursday of the month at 6:30 pm at our clubhouse, except for December when no meeting will be held.

POND RETAINING WALL

This summer has been very busy for the Board, having projects completed and many maintenance items repaired. The new retaining wall in the pond at the Seldom Seen Road entrance was completely rebuilt, new landscaping was added and our sign was moved out in the front of the bed, so it could be seen.



EGRESS WELL GRATES

We had twenty-four egress window wells that had never been covered. We felt it was necessary to have them made and installed, in an effort to limit the associations liability, in case someone would fall into one of those wells and hurt themselves or something worse. The Board has been told by several owners that they feel the grates are too heavy for a young or older person to lift out, so we are looking into several ways to eliminate the problem.

MAIN WATER VALVES

We also had an issue of not being able to locate all of the main water valves in front of the units. These would need to be available if at sometime a unit had a major water leak, so the water to the unit could be turned off. We had to hire a contractor to come in and locate all the ones we could not find, as they were below ground and could not be seen. We also had to have them extend the riser to ground level so they could be found if needed. There were several rises that were not installed over the valve and we could not get a valve key on the valve to turn it on or off. Those had to be dug up and relocated over the valves so they could be used. So each owner needs to understand that a valve key and wrench are located in the furnace room in the Fitness Center to be used if necessary to turn off the water before a plumber arrives.



BRADFORD PEAR TREES

We had an unfortunate issue arise this summer with some of our Bradford Pear Trees. Many of our pear trees developed a Fire Blight disease that if not treated would result in the loss of the trees. It was found that there were five that had the disease so bad they needed to be removed. They were along Seldom Seen Road and at the entrance on Chasticy. The rest of the trees were treated this summer and will be again in the upcoming spring. We are hoping that the treatment will allow the trees to recover and not need removed this spring.

LAWNS

We had seven areas with lawn issues that were in very poor condition. The Board struggled with this early on and our best attempts did not work out. Our last attempt seems to be working and now grass is growing and starting to look good. We will keep our eye on these areas and do whatever is necessary in the spring to have good looking lawns as they should be.

October will bring the removal of our fountains and Swans until next spring. The lawn sprinkler system will be shut down shortly for the winter until next May when we will start it up again.

FALL

SOCIAL COMMITTEE UPDATE

The Social Committee has been very active these past few months with many well attended events and a great Fund Raiser Pancake Breakfast which raised close to \$400 (including a 50/50). It was so successful that another Fundraiser is being planned for October 20th as part of our tailgate party. At this event we will be selling Meatball (homemade) subs with provolone cheese, chips, cupcakes etc. Please see our web site (www.seldomseenacres.com) for more details. The proceeds from these events will allow the Social Committee to fund future events such as our Holiday party in December.

Our Social Committee has developed a “Welcoming Committee” to welcome new owners to our neighborhood, provide them with information about our community and be sure they have our Rules and Regulations. We went back to the beginning of the year and provided this information to those new owners. If you have been missed please contact Lou DeMarco at litelou@gmail.com. The owners at that time will be able to ask questions and get answers, so they have a better understanding of what goes on here and when.

OTHER NEWS

Labor Day has brought the closing of the pool and patio at the clubhouse. The pool will be reopened Memorial Day next year for a summer of fun.

The ARC Committee is looking into having new benches on the grounds, where to place them and the cost to do this. Hopefully they could be in place in the spring.

In June we had a Reserve Study completed of our community, which we do every three years, to be sure we are reserving the correct amount of funds for the future and to be sure we are looking at the maintenance items required each year.

We are looking into the tree replacement and removal as part of our long term landscape plan.



Reminders

Parking in the street is not allowed. Park in driveways and garage and leave the overflow parking on Samari, Latherous and the Clubhouse for your guests.

It is getting better, but **DOG WASTE** must be picked up at the time it happens and disposed of at your condo. We are still continuing to see dog waste not being picked up as it should. Please keep the neighborhood as clean as possible. No tethering of dogs at any time.

Speeding in the neighborhood above **14mph** is not allowed. Please be careful while driving in the neighborhood as many people are walking for exercise and walking their dogs. **PLEASE SLOW DOWN!!!**

Any proposed work that you want to do to the outside of your condo must be submitted via an Exterior Modification Form from our Property Manager. All forms for your use are located on our website www.seldomseenacres.com.

The clubhouse can be rented for private parties. The cost between Labor Day and Memorial Day is \$25.00 and between Memorial Day and Labor Day is \$75.00. In either case there is a \$200.00 refundable deposit required. To schedule and reserve an event, contact Capital Property Solutions for details.

SAFETY RECOMMENDATIONS

As the season is changing and it is becoming dark much earlier, it would be nice if everyone would turn on their front porch and garage lights, to help light up our neighborhood. If the streets are well lit, it discourages outside people from coming into our neighborhood to commit crimes.

We will be changing our clocks back to Eastern Standard Time and that is a good reminder to change you batteries in your smoke detectors. It should be done once a year.

Once a year it is also recommended that owners should have their dryer vents cleaned to help prevent fires.

IMPORTANT UPCOMING DATES

October 4th, Board of Directors meeting. All owners are invited to the Clubhouse 6:30 p
October 6th, 9 am at the Clubhouse to meet and greet with Coffee and Donuts
October 9th, Men's breakfast club at 8:30 am Scrambler Maries
October 9th, Social Committee meeting 7 pm Clubhouse
October 12th, Happy Hour 5:30 pm Clubhouse
October 16th, Book Club 7 pm Clubhouse
October 20th, Meatball Sub Tailgate party, time TBA (based on the start time of the OSU Football game) at the Clubhouse



The Board would like to thank everyone in our neighborhood who has taken their time and effort to help the association keep and maintain our community and put programs together that allow all of us to meet and greet, enjoy each other and have fun. We hope to see more people become involved with their community as time goes on. We invite all owners to attend our clubhouse functions and meet their neighbors and enjoy the fun. If you are interested in becoming involved and want to be on a committee, please contact Capital Property Solutions, one of your board members or committee members.

In 2018 we have had many new residents moving into the community and the Board would like to welcome them. Please make a special effort to welcome all of the new residents to our community.