

SELDOM SEEN ACRES CONDO ASSOCIATION



NEWSLETTER

Second QUARTER 2019

<p><u>Property Management Company</u></p> <p>Capital Property Solutions Arnold Barzak, Property Manager 614-4814411</p> <p><u>Board of Directors</u></p> <p>Tony Sutor, President Kevin Conrad, Vice President John Skidmore, Treasurer Anita Smith, Secretary lou DeMarco, Director</p>	<p><u>Social Committee</u></p> <p>lou DeMarco, Chairman Dave Hiss, Social Media Wilma Hiss Lorraine Fusco Linda Wacker Pam Friend Nancy Wollenberg (Lead)</p>
<p><u>ARC & Landscape Committee</u></p> <p>Tony Sutor, Chairman Terry Beekman (Lead) Mark Gicale Jim Bruce Loren Phelps Suzanne Bailey Bonnie Milam Joy Cowgill Phyllis Prats</p>	<p><u>Upcoming Social Events</u></p> <p>All events are posted on our website:</p> <p>www.seldomseenacres.com</p> <p>or</p> <p>The Nextdoor app</p>



This is the second quarter newsletter for 2019. You should receive the next newsletter in October 2019.

A Message From The Board

Summer is upon us and after some brutal heat and many rainy days, the skies are finally smiling upon us. So far the pool is getting a workout so please take note of the new pool rules listed here later in the newsletter. We will determine later in the summer as to when the pool will close for the season. Until then get over there and swim!!

We want to thank the Social committee, especially Dave Hiss, for planting all the beautiful flowers at both entrances. We also completed the install of some additional sprinklers in the entrance beds so that the flowers are watered on a regular basis and will keep our landscaping fresh and looking beautiful all summer long and into the fall.

Lots of activities coming up to talk about, so please stay up to date by visiting Next Door and the Seldom Seen Acres Facebook page.

SOCIAL COMMITTEE Update

The annual Summer picnic was held this month with a record crowd coming out to enjoy good food, great neighbors and camaraderie. The Social committee also raised some funds for future events by holding a 50/50 raffle! It was another great time!

The Social Committee has been very active these past few months with many well attended events. Our Saturday morning gatherings (coffee and donuts) has been very well attended of recent. It is a get to know your neighbor event and the coffee and donuts are free (donated by the Social committee). Our happy hours are also very popular and it is a byob event (including apps if you wish) that everyone truly looks forward too. You should stop by the next time (August 9th) as that should be a very

special night. We will be having a Luau with cocktails being served by the Committee but you can always bring your own beverage and if you wish an appetizer!

Future events will be a Tailgate party on September 7th as OSU plays Cincinnati and a pancake fundraiser on Saturday October 5th. Look for details soon!

We continue to hold Bunco night...and book club...as well as Men's breakfast every month. So take advantage of all we offer and get to know your neighbors! All events are posted on Next Door and our facebook page.

Welcome Committee:

The team continues to deliver small gift baskets with goodies and reading material to those new neighbors to Seldom Seen Acres. Please do your best to make welcome our new neighbors when you see and or meet them; This quarter we welcome:

Monika Torrence 3804 Foresta Grand
Amanda Gettman 3862 Foresta Grand
Jennifer Weiner 3797 Sunshine Court
Rochelle Underhill 3751 Echo Place

Other NEWS

We are always looking for "new blood" to help with our two committees. Please attend one of our meetings (Social or ARC) and get a taste of what each committee does...and if the feeling is right please join up. The more hands the better!! And we are always looking for new and creative ideas for events!!

POOL USE and updated RULES: Here are some rules to keep in mind when utilizing out pool facilities. While not an all-encompassing list, there are a few highlighted here for you to consider.

- Unit owners are allowed up to 4 guests in the pool area at any one time. All guests must be accompanied by a unit owner.
- Pets are not allowed in the pool area.
- Children 12 years of age and under must be accompanied and supervised by an adult at all times when in the pool area.
- Swimming diapers are required for any incontinent person utilizing the pool.
- Do not use the Clubhouse as an entrance to the pool area.

- The pool is closed at 11PM every night. Keep in mind that we have a camera security system and violators will be identified and penalties may be enforced.

Please see our Seldom Seen Acres website for a complete list of all rules and regulations concerning the pool, clubhouse and fitness facilities. The Board considers the safety of our residents to be very important and requests that any resident noticing any violation of the rules be reported to CPS so that the appropriate penalties can be implemented.

Clubhouse use: The Clubhouse is only to be used when a unit owner rents the building for a specific event or a sanctioned event is held by the Association. Currently, the only other sanctioned use of the facilities is for residents using the pool or fitness facility to access the restroom facilities or the phone in the event of an emergency.

The Board will be establishing a policy to address the use of our clubhouse, fitness room and pool facilities, including protocols for addressing unauthorized use of those facilities. Residents will be notified when the policy is available and in effect.

Pet Waste: If you have a pet, you **MUST CARRY APPROPRIATE CLEANUP** tools such as baggies so you can immediately take care of the business! You should also be keeping your patio and any common areas around your patios that your pet might use clean from waste as well.

Board Communication: Look for all info such as Board minutes, updated and changed policies and all rules and regulations on our website www.seldomseenacres.com the password is Sunshine

Marc Gicale is in the process of updating and remodeling the information included on our website to make finding the information you seek more intuitive. This process will be completed over the next few months.

The ARC committee has recently created a new Exterior Modification form and modification process to streamline the time and effort it takes to respond to your modification requests. The process will include a face-to-face meeting with the unit owner so that the information included on the modification form meets our requirements before sending to the board for final approval. The new form can also be found on our website.

We are close to contracting a company to do some road repair and sealing work on the Epcon side of the community. There will be some parking issues during this time and we will notify all residents as to when this will occur; how and where to park during the road work; and how long the work may take.



Reminders

Parking in the street is not allowed. This is a Liberty Township Fire Code, not a SSACA rule. The fire department needs to be able to get their trucks through the community in the event of a fire. Park in driveways and garage and leave the overflow parking on Samari, Latherous and the Clubhouse for your guests.

The SPEED LIMIT in the neighborhood is **14mph** . SLOW DOWN and please be careful while driving in the neighborhood as there are children playing and many people are walking for exercise and walking their dogs.

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 the website.



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 great, 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 one of your board members or committee members.

