

SELDOM SEEN ACRES CONDO ASSOCIATION



2019 Third Quarter Newsletter

Property Management Company

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Board of Directors

Tony Sutor, President
Kevin Conrad, Vice President
John Skidmore, Treasurer
Anita Smith, Secretary
lou DeMarco, Director

Social Committee

lou DeMarco, Chairman
Nancy Wollenberg (Lead)
Dave Hiss, Social Media
Wilma Hiss
Lorraine Fusco
Linda Wacker
Pam Friend
Monica Torrence

ARC & Landscape Committee

Tony Sutor, Chairman
Terry Beekman (Lead)
Mark Gicale
Jim Bruce
Loren Phelps
Suzanne Bailey
Bonnie Milam
Joy Cowgill
Phyllis Prats

Upcoming Social Events

All events are posted on our website:

www.seldomseenacres.com

or

The Nextdoor app



This is the third quarter newsletter for 2019. You should receive the next newsletter in January 2020.

A Message from The Board

There has been plenty of talk about OSU football, the mild fall so far and the holidays around the corner. But the big news is the new shopping center and Assisted Living facility coming in the very near future. The Board did do an update meeting for the community in August and very little has changed since then, but here is what we know:

Liberty Township went back to the developers and requested some changes to the plans for the center due to requirements not being met. Although those changes have been made by the developer, we do not know how soon they will present their new request to the Township Board. Once that is determined we will notify all residents vis social media (Facebook, Next Door).

The Assisted Living facility across the circle from our entrance is moving forward with approvals coming this past week at the Township meeting. At this time, we are not sure how soon they will break ground and begin the process. Again, we will notify you of any pertinent updates via social media.

TREE MANAGEMENT PLAN

We have once again contracted with Joseph's Tree to manage our trees in and around Seldom Seen. We had a kickoff meeting with Joseph's Tree and members of our Landscaping committee, and Board of Directors. We discussed tree removals, site visits by the arborist, types of service which includes pruning, fertilization and additional services based on need such as storm damage, etc.

The Board will get monthly updates on activities and new findings. They will also work hand in hand with our lawn care company Pinnacle to identify any resident concerns etc. If you as a resident have a concern about a tree on, or near your property, please contact our Landscape committee (through ARC) who will communicate with Joseph's Tree.

PRUNING of trees will be done on Wednesday November 6th.

STREETS on the EPCON SIDE (and other road work)

This past September we had the streets resurfaced throughout the Epcon side of the development. And they do look great! They really needed it and this resurfacing should last us for a long period. We also replaced the two drains nearest to the Sawmill Circle entrance. They both needed it badly and they are now in much better shape. Not to worry we will be doing the other drains around the neighborhood in due time. And before you ask...the streets on the R&H side will be discussed during the first quarter as to when we will move forward with the work needed there.

SOCIAL COMMITTEE Update

We had a great summer all around with super events and great turnouts for all of them. Our summer cookout had over 55 attend the event that was completely funded by the Social committee!! Our Luau Happy Hour was another well attended event....and our Coffee and Donuts “meet the neighbors” continues to attract a nice crowd.

The Undefeated OSU football team was spurred on with our tailgate party on September 7th. At least 30 folks came over and shared in the festivities followed by another OSU win!

The Pancake breakfast was another hit as the weather cooperated and many folks joined in the great breakfast and 50/50. Lots of door prizes were given and we thank all those who donated the prizes.

Our Holiday party is scheduled for December 14 at the clubhouse. Last year was a blast with our largest turnout ever for a clubhouse event! We hope to duplicate that this year.

Please check out all social media for updates on time and menu for the evening and of course the present Pollyanna!

ARC COMMITTEE Update

The committee is working very hard on determining the best way to address the recent requests for Hand Railings by many owners. We are all working together (Committee, Board with input from our lawyers) to come to an agreement for the present owners and the future of the home and any issues later with step settlement that could impact the railing. We hope to resolve before too long and move forward with this key safety feature for the homeowners who are requesting it.

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:

Nick Reichert	3901 Foresta Grand
Lisa and John Dunn III	9044 Latherous
Jim & Jo Anne Cash	3815 Sunshine Ct
Miranda & Lee Kauderer	9054 Samari Pl
Feng Hong & Vicki Shao	3783 Foresta Grand

Other NEWS

“Fallback” is this coming Sunday night so don’t forget to turn back your clocks!!

Which reminds us to do those late night dogwalkers a favor by leaving your garage lights on and in Epcon your patio lights. Safety is a priority here so let’s all chip in and be helpful.

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 (and sub-committees) 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!!

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 info such as Board meeting minutes, up-to-date policies and all rules and regulations on our website: www.seldomseenacres.com the password is Sunshine



Reminders

Parking in the street is not allowed. This is a Liberty Township Fire Code, not a SSAC 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 Application Form submitted to CPS. All forms for your use are located on the website.

