

SELDOM SEEN ACRES CONDO ASSOCIATION



NEWSLETTER

Fourth QUARTER 2019

<p><u>Property Management Company</u></p> <p>Capital Property Solutions Debbie Procko, Property Manager 614-481-4411</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 Nancy Wollenberg (Lead) Dave Hiss, Social Media Wilma Hiss Loraine Fusco Linda Wacker Pam Friend Monika Torrence</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 fourth quarter newsletter for 2019. You should receive the next newsletter in April 2020.

A Message From Treasurer John Skidmore

The following report details our 2019 financial results.

SSACA - Financial Report 2019

Includes Reserves	Budget	Actual	Variance
Total Income	\$ 641,048	\$ 668,026	\$ 26,978
Total Cost	\$ 471,545	\$ 528,725	\$ (57,180)
Net Income	\$ 169,503	\$ 139,301	\$ (30,202)
Operating Only			
Operating Income	\$ 492,068	\$ 506,118	\$ 14,050
Operating Cost	\$ 471,545	\$ 509,090	\$ (37,545)
Net Income	\$ 20,523	\$ (2,972)	\$ (23,495)

Income was over budget due to higher than expected dues contributions. Costs were over budget for primarily three reasons:

- A \$22,000 invoice paid in early 2019 that should have been paid in late 2018, caused by the transition from our old Property Management company to CPS;
- Higher than budgeted maintenance costs due to the aging of our buildings;
- Higher than budgeted irrigation costs due to extensive repairs needed.

A more comprehensive report will be provided at the annual meeting in May.

HOLIDAY PARTY

On December 14th with the Clubhouse decorated beautifully and the weather milder than normal we celebrated this holiday season! Over 50 of us enjoyed a lovely meal catered by City BBQ and provided by the Social Committee through unit owner participation in our fund raisers and the wonderful donations provided by all of you our fellow owners. Most of those in attendance participated in the always fun and sometimes hilarious gift exchange. It was a great time to celebrate the holiday with our fellow neighbors as we all look forward to a grander 2020! Thank you to the committee who donated time and made cookies and of course Dave Hiss who MC'd the gift exchange! Did anyone get summer sausage?

WEATHER

This season certainly has been mild to date saving the board some funds as we did not need any snow removal services in the 4th quarter of 2019. Fingers crossed for 2020! Keep in mind to check the Next Door and SSACA websites for weather updates.

SOCIAL COMMITTEE Update

Monthly events:

Board of Director Meeting (open to all) 1st Thursday of the month 4PM
Happy Hour 2nd Friday of the month 5:30PM (BYOB and App if you like)
Donuts and Coffee 1st Saturday of the month 9AM to 10:30AM meet the neighbors!
Men's Breakfast 2nd Tuesday of the month 8:30AM at Scramblers on Sawmill
Social Committee 2nd Tuesday of the month at 6PM at the Clubhouse
BUNCO 3rd Thursday of the month 7PM BYOB and snack and \$1 for prize money
(RSVP on Next Door)
Chick Flick Last Sunday of the month 7PM (BYOB and snack)
ARC Committee last Wednesday of the month 6:30PM

ARC COMMITTEE Update

Hand Railings are IN!! After much discussion as to safety, design and proper placement, the decision was made by the board to approve installation of hand rails as a standard modification. At least 8 hand rails have been installed around the community. Here is a photo of one....if you would like to have one installed at your unit please go to the SSACA website and complete the proper modification request form and submit to the ARC committee. We would like to thank Jose Prats for heading the committee on this project!



The ARC committee is also looking at replacing the wooden arches that are part of our entrances at both the Sawmill circle and Seldom Seen Road. They are currently evaluating designs and materials and will hopefully present the plans to the board within the next few months. If you have any thoughts, please share your thoughts with the ARC committee.

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:

Nai and Tracy Fei	9039 Samari Place
William Stokes	3876 Coral Creek
Trudy Suddes	3714 Foresta Grand

Other NEWS

The SSACA Annual Meeting will be held on May 7th at the Liberty Township Fire Station. The time for the meeting is to be determined (check the SSACA website and Next Door in April for further details). There will be voting for one Board of Directors position, as well as a recap of the community finances for 2019. The Board will also provide an overview of several major projects undertaken during the year.

All Board meetings are open to all owners and take place on the first Thursday of the month at 4PM.

Joseph Trees-Community Tree Management

We have hired Joseph Trees to manage the trimming, pruning and fertilization of the deciduous trees in our community. They are working with our Landscape Committee and developing and implementing a Community Plan for the betterment of the tree population within SSACA. There are specific guidelines in our contract regarding pruning, fertilization and overall care of the trees (including replacement) and as such, the unit owners should not address tree care of trees near your unit as this may affect any warranties that Joseph provides for trees under their care. If you have a tree issue that you need addressed, please contact CPS or the ARC Landscape Committee in order to have your issue considered. One thing to keep in mind, having a tree removed does not guarantee replacement of that tree with another tree. The Landscape Committee will evaluate the situation and determine the adherence to the Community planting plan.

We appreciate your assistance in following these rules for the betterment of our tree population.

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 non-sanctioned use of the facilities is for residents using the pool or fitness facility. Residents may access the restroom facilities or the phone (located in the kitchen area) 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. Failure to comply with this rule could result in a fine levied against the unit owner.

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.



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 of Directors invites all residents to consider participating in any of the community committees or on the board. If interested, check the calendar for dates and times that the committees meet and let the appropriate chairman or lead know of your interest. **ALL ARE WELCOME TO PARTICIPATE IN THIS SATISFYING AND MEANINGFUL SERVICE TO THE COMMUNITY.**

