

SELDOM SEEN ACRES CONDO ASSOCIATION



NEWSLETTER

First QUARTER 2020

<p><u>Property Management Company</u></p> <p>Capital Property Solutions Erika Beeler, Property Manager 614-481-4411</p> <p><u>Board of Directors</u></p> <p>Tony Sutor, President Kevin Conrad, Vice President John Skidmore, Treasurer Chuck Potter, Secretary lou DeMarco, Director</p>	<p><u>Social Committee</u></p> <p>lou DeMarco, Chairman Nancy Wollenberg (Lead) Dave Hiss, Social Media Wilma Hiss Lorraine Fusco 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>Nothing for the foreseeable future. Normally all events are posted on our website:</p> <p>www.seldomseenacres.com</p> <p>or</p> <p>The Nextdoor app</p>



A Message From The Board

Due to the **Coronavirus Covid-19** all future community events have been cancelled and will not be rescheduled until a clearer picture of what the State of Ohio will allow. **This also means the Clubhouse is also closed until further notice.** Please respect each other's space and practice appropriate social distancing while walking your dog or when on your own walk. This is very trying times and we want all of us to stay safe and to respect social distancing orders as described by Governor DeWine. We will do our best to keep you updated on what will be permitted to do within the Community as it pertains to Covid-19.

With regards to ongoing maintenance in the community, per guidance from our attorney Kaman & Cousimano, we are allowed to continue maintenance work as it is necessary for the upkeep and safety of the owners and the condos themselves. This work is considered essential. However, **PLEASE DO NOT APPROACH** any workers as they are doing their job and at the same time trying to keep social distance. If you have an issue or concern contact CPS. We will be getting indemnification letters from some other contracted vendors that they are following the proper COVID 19 protocols and will hold Seldom Seen Acres harmless from any action resulting from COVID 19 issues.

Landscaping is also considered essential for safety and therefore we will have our grass cut and other services completed.

There is a lot of information in this newsletter as it pertains to Coronavirus and Seldom Seen, so please keep the newsletter handy as a reminder.

Again, please keep safe. Maintain social distancing. If you need assistance in any form please contact CPS who will put you in touch with a board member. You should also

check in on your neighbors who may need assistance via phone and email. We hope to see all of you very soon.

The Board of Directors

On another note, **Anita Smith** has decided to leave the board in order to be more present as it pertains to family needs at this time. We can't thank Anita enough for her sound recommendations, knowledge of the issues, and overall excellent input and work as a board member. **Chuck Potter** will complete the remainder of her term until the next annual board of directors' election at our annual meeting.

MAINTENANCE:

The winter season certainly was mild which has saved the community a nice little chunk of change from the budget. Those funds will come in handy as we needed to correct some window issues we uncovered around the neighborhood. We will continue with that work as it is essential to the upkeep of the building and to prevent future water damage.

We are also replacing the street sign at Foresta Grande and Echo which has rotted at the bottom.

We are close to finalizing the design for the two entrances as both have deteriorated (wood rot) to the point of not representing the look that would be expected for a community of our status. We hope to finalize the design shortly and have the work done as soon as possible.

SOCIAL COMMITTEE Update

All events are cancelled until further notice. When we do return to action the following is the normal schedule.

Monthly events:

Board of Director Meeting (the monthly board meeting will be held via teleconferencing until further notice) 1st Thursday of the month 4PM

Happy Hour 2nd Friday of the month 5:30PM (BYOB and Ap 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

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 AFTER COVID-19 has been lifted; This quarter we welcome:

Amelia Bower 3849 Coral Creek

Bob and Laurie Grove 3891 Foresta Grand

If you are aware of new neighbors, please contact CPS and they can provide appropriate information to our welcome committee.

ARC COMMITTEE Update

We will be using a different mulch this year which has a more natural color than the black stained mulch we used in the past. The old mulch would bleed onto the siding which created problems as it is not easy to remove from some porous areas. Based on discussions with Pinnacle, our landscaping company, the SSA Landscaping Committee recommended a change to a different mulch mixture. The lighter colored, natural mulch will be used beginning this year. However, it may take a few applications until the two are blended and the lighter colored mulch becomes the dominant color.

Other NEWS

Due to the COVID 19 restrictions on the number of people that may gather at any time, The May Annual Meeting originally scheduled for May 7th at the Liberty Township Fire Station will now be POSTPONED until further notice. The date and time will be determined as the meeting restrictions are revised. We will give the community enough notice so that if you want to run for the board you can notify us in due time. There will be two board seats that will be open for election at the next annual meeting and CPS is currently accepting nominations.

All Board meetings are normally open to all owners and take place on the first Thursday of the month at 4PM. This is a time change for this year and the foreseeable future. Until further notice these meetings will be done virtually and closed to the public. **IF YOU HAVE A SPECIFIC CONCERN OR ISSUE PLEASE NOTIFY CPS AND WE WILL PUT IT ON THE AGENDA.** Community residents wanting information about the meetings are encouraged to review the minutes posted on the Seldom Seen Acres website until open meetings can resume.

Clubhouse use: Based on COVID-19 guidelines provided by our attorney, Kaman & Cousimano, the Clubhouse, gym and pool (Normally the pool is opened around Memorial Day) are closed and will reopen when the State of Ohio changes gathering restrictions. Once the restrictions are modified, the board will notify the community.

Clubhouse ACCESS CODE: Upon re-opening the clubhouse facilities, we will also be changing the code on the door. All current owners will be notified of the new code.

Some Safety reminders:

Dryer vent cleaning: This is the time to have someone come in and clean your clothes dryer of all lint etc. While it is important to clean the lint filter on the dryer itself, you must also consider the vent to the outside as part of your cleaning process. Many of our homes are now 10+ years old and if the vent to the outdoor has not been done yet, this important safety procedure should be done to eliminate a potential fire hazard. The venting to the outside should be cleaned on a regular basis by a professional. Now is the time to do it!

Sump Pumps: With the rain we have had this spring, you should have your sump pump checked to assure continued operation. The sump pump is a pump used to remove water that has accumulated in a water-collecting sump basin, commonly found in the basements of homes. The water may enter via the perimeter drains of a basement waterproofing system, funneling into the basin or because of rain or natural ground water, if the basement is below the water table level. Please make sure it is operating properly.

The Board is evaluating the possibility of opening the clubhouse for general use by all residents during times when the facility is not being rented or used for various board and committee functions. A policy will be developed to establish appropriate protocols and rules, including hours of availability. 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! Don't leave home

without them! Residents with pets, **MUST** also be keeping your patio and any common areas around your patios that your pet might use clean from waste as well. Residents not following these rules will be notified by letter and could include potential fines for not following the pet rules.

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.

Compliance Inspections and subsequent Violation letters: The CPS team has the responsibility to walk the premises and make a list of residents who are in violations of our declarations, by-laws and guidelines. If found in violation, CPS will send notices to the offending party including a reminder of our rules that have been found in violation. If the party continues to be in violation, further notices and potential fines could result. Please check the Rules and Regulations (The Handbook) as to what restrictions are in place.

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

FOR ADDITIONAL CORONAVIRUS updates and resourcecs go to:

Centers for Disease Control and Prevention:
<https://www.cdc.gov/coronavirus/2019-nCoV/index.html>

Ohio Department of Health: <https://odh.ohio.gov/wps/portal/gov/odh/home>

Nextdoor.com OR www.seldomseenacres.com

Seldom Seen Facebook

STAY SAFE; PRACTICE SOCIAL DISTANCING; WASH YOUR HANDS

