

SELDOM SEEN ACRES CONDO ASSOCIATION



NEWSLETTER

Second 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 John Skidmore, Treasurer lou DeMarco, Director Chuck Potter, Acting Director Jim Bruce, Acting 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 Vicki Potter</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 **Covid-19**, the SSACA Board of Directors and the various committees are following appropriate guidelines supplied by the State of Ohio, the Delaware General Health District and advice of our counsel Kaman & Cusimano in determining the course of all future events sponsored by the Board and held within Seldom Seen Acres. While we have been able to hold some events, such as the Happy Hours, we have followed protocols for social distancing. We hope to do additional outdoor activities in the near future as the guidelines permit.

The Board has taken a conservative approach to dealing with the guidelines as we want to be very careful as to what we promote in our community. The Board's position has been to put the SSACA resident's safety foremost in our decision-making processes.

As the summer progresses, please respect each other's space while walking your dog or when on your own walk. We want all of us to stay safe and to respect social distancing. Follow the guidelines as established by our Governor and Delaware county, which includes wearing a mask if mandatory. We will cont

inue to keep you updated on the COVID-19 guidelines that pertain to our community.

Pool/Fitness Room and Clubhouse

Here is the most recent update concerning our Pool, Fitness Room and Clubhouse:

The Board of Directors of Seldom Seen Acres and CPS have been monitoring the State of Ohio, Delaware County General Health District and Kaman & Cusimano websites for any modifications to the restrictions put in place by these governing

agencies with regards to pool and fitness center opening, currently shut down due to COVID19.

As of July 19th, the state and county requirements have not changed (in place since late May) and are still far too restrictive for an association to operate a pool or fitness center without the added expense of hiring on-site employees. These employees would be required to implement the protocols necessary to assure compliance with the state and county mandatory requirements. This unbudgeted expense to bring the facilities into compliance (estimated at nearly \$20-25,000) is too onerous for the residents of the community to bear in this budget cycle. Additionally, our attorney has provided guidance that if the association cannot meet all of the requirements necessary to be in compliance, the facilities should remain closed. Finally, the Board must provide for the safety of all of the residents of Seldom Seen Acres as a top priority.

CPS and the Board will remain in close contact with County representatives (CPS is calling Delaware County General Health District at least once per week) to monitor any changes in the requirements for opening the pool and fitness center facilities. If the requirements are lifted, the pool is ready to be open within a few days of the changes. As part of a best practices maintenance program, the Board has worked with Endless Summer to go through their pool pre-opening procedure that checks the working order of all components and verifies operation of pumps and motors. This pre-opening procedure allows Endless Summer to address any maintenance issues.

If you should see that the requirements change, please know that CPS and the Board are aware and a communication notice is likely to follow.

The Board is also reaching out to our neighboring condo communities to check on the status of their facilities.

**The Board of Directors
Seldom Seen Acres Condominium Association**

Noteworthy News

Kevin Conrad's term as VP and board member came to an end this May and decided to step down prior to our annual meeting, which has been delayed. Kevin served on the board for 6 years and has always been an upstanding community member and board member. His overall expertise will surely be missed. He is being replaced on an interim basis by **Jim Bruce**. On another note, **John Skidmore** has tendered his resignation as of July 31st from the board due to personal reasons. We must thank John for his diligence with our finances, future projects, on-going projects and being the guy on the ground during all of our current projects. **Dana Hutchinson** has been tabbed as his interim replacement until the next annual meeting.

MAINTENANCE ISSUES:

Irrigation System

Our new Irrigation Company (Green Touch) has been addressing maintenance issues with our entire irrigation system. In addition to the normal annual replacement of failing parts and checking for leaks, they discovered that our main controller was hit by lightning and the controller board was destroyed. They have replaced the controller board and are in the process of trying to get the decoding units (they decode the open/close signals throughout the system) to communicate with the new controller. Needless to say, this has been frustrating for Green Touch, the Board and the residents. Green Touch is working with the controller manufacturer to find a solution to the issue.

Community Painting Project

The first phase of a 3 years of painting project for Seldom Seen Acres is now complete. After a rocky start, including a lot of rainy weather, the Epcon side of the community has been completed. The next two phases, including the clubhouse, will be started next spring. The Board intends to provide samples of paint schemes for the R&H residents to consider before we begin the next phase of the painting project.

Window and Roof Leak Projects

A significant number of water leakage issues, particularly during storms coming out of the north, are being addressed on the R&H side of the community. Painting of the areas that have been repaired will occur during the next few weeks.

Entrance Pillars/Lights

New gate pillars at both the Sawmill Circle and Seldom Seen Road entrances have been installed. The new pillars, which are stone and masonry, will address two areas of concern. The old pillars were rotting and collapsing, and the new pillar construction should last indefinitely due to the stone construction. In addition, the new pillars will have lighting on top of them which will provide additional dawn-to-dusk lights at our entrances. providing more spruced up by removing the old wooden Pillars and replaced with the brick pillars and lights.

Patio, Sidewalk Stabilization Project

Numerous patios, sidewalks and curbing throughout the community have had some work done this spring to correct some issues with sagging slabs and foundations. This stabilization program filled voids and lifted slabs, providing a safer, more secure foundation for the concrete work. In the long run, this project will save the community money as the cost to stabilize the concrete fixtures was about \$300 per patio, whereas replacing patios due to cracking and heaving can be in excess of \$3-4000 per patio.

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 (open to all) 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:

Chance & Leslie Witzel 9034 Latherous
Joyce Herr 9037 Courtside

ARC COMMITTEE Update

The ARC has been diligently responding to modification requests, which includes landscaping changes. Please read your Homeowner's Guide on resident responsibilities with regards to ANY item planned to be installed outside of your condo. ANY modification request MUST be sent to CPS who will then forward the request to the ARC for review and recommendation.

Other NEWS

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 to be determined. We will give the community enough notice so that if you want to run for the board you can notify CPS prior to the meeting to be included on the ballot. The Board is evaluating several meeting and voting possibilities, including electronic meetings through some type of medium such as ZOOM or Webex, as well as electronic voting. These changes may require a community vote as it will require an amendment to the current Declarations. The Board will keep you updated on this progress.

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. You are now invited to listen in on the meeting. You will be notified of the next meeting. IF YOU HAVE A SPECIFIC CONCERN OR ISSUE PLEASE NOTIFY CPS AND WE WILL PUT IT ON THE AGENDA.

Clubhouse Use

The Clubhouse is closed because of COVID-19 and will reopen when State and County guidelines for operating these facilities are modified. At that time, we will also change the code on the door and notify all current owners of the new code.

Some Safety reminders:

Dryer cleaning: This is the time to have someone come in and clean your clothes dryer of all lint etc. This is not just a clean the filter and it is okay. The tubing to the outside should be cleaned on a regular basis by a professional. Now is the time to do it!

Sump Pumps: A 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 correctly.

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. **All pets must be on a leash when out walking!**

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 management team walks the premises and make a list of those in violation of our by-laws and guidelines. They will then send notices to the offending party as a reminder of our rules, which are there to maintain the look of the community. If the party continues to violate the by-laws fines can be levied. Please check the Rules and Regulations (The Handbook).

FOR CORONAVIRUS updates as it pertains to Seldom Seen Acres Condominiums 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

