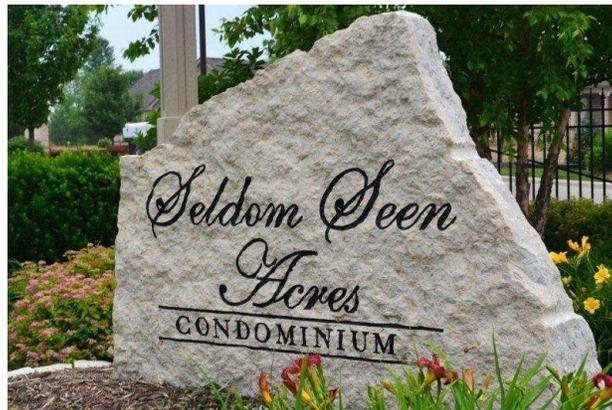


SELDOM SEEN ACRES CONDO ASSOCIATION



NEWSLETTER FIRST QUARTER 2021

<p><u>Property Management Company</u></p> <p>Capital Property Solutions Derek Shank, Property Manager 614-481-4411</p> <p><u>Board of Directors</u></p> <p>Cheryl Sinden, President vacant, Vice President Ron Steer, Treasurer Nancy Wollenberg, Secretary / Communications Tony Sutor, Director at Large</p>	<p><u>Social Committee</u></p> <p>Nancy Wollenberg, Chairman Dave Hiss, Social Media Wilma Hiss Pam Friend Monika Torrence Gloria Brubaker</p>
<p><u>Change Management Administration (CMA)</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.org or www.Nextdoor.com</p>



MESSAGE FROM THE BOARD

We are already at the end of the first quarter of 2021! We've made it through winter, had some amazing warm spring days, and are looking forward to trees and flowers blooming and increasingly longer periods of daylight!

With those warmer temperatures and longer days, we're seeing the impact of winter on landscaping, downspouts/gutters, roads, sidewalks and driveways. Information can be found elsewhere in the newsletter about some upcoming projects taking place in the next couple of months, as well as work being planned for over the summer.

As a reminder, if you have a maintenance request or an issue needing to be addressed, please reach out first to CPS. They will contact us about the concern so we can determine if it can be handled locally or if we need to schedule it to be repaired. By contacting CPS, it allows us to track all the work orders and also see if we are having common issues throughout the development. Thank you for your help with this!

Our annual Board meeting will be held on May 6, 2021 at 6:00pm in the parking lot outside the clubhouse. Bring a chair if you would like to sit down. At this time, with some of the ongoing pandemic restrictions, we are unable to schedule an inside venue. The meeting will be relatively brief, with a few comments and the election of Board members. At this time, we have three seats on the Board needing filled and three people interested in filling them. If you or someone you know would like to put your hat in the ring, please reach out immediately to Cheryl Sinden at cherylsinden@gmail.com or Nancy Wollenberg at nancy.wollenberg@gmail.com and let us know.

SHEETZ UPDATE: At this time, there is no new information on the Sheetz development. Cheryl Sinden has reached out to them for an update, and we will publish something on www.nextdoor.com if/when we hear back from them. We have asked if they are willing to establish a joint "task force" for the purpose of constructive, two-way conversation throughout the course of construction, up to opening and potentially beyond. If you would be interested in serving on this group, should it be established, please let Cheryl know at the e-mail address above.

There are opportunities for residents to be involved in helping with projects and we would welcome your participation. If you would like to help with something and don't know what's available, contact Cheryl or Nancy and we can help find something that matches your interests!

Thanks to everyone for helping to make our community a great place to live. Look forward to seeing you at the annual meeting on May 6!

CHANGE MANAGEMENT ADMINISTRATION (CMA) update

Landscaping Rules (from the handbook)

Borders/edging requires Board approval and cannot be greater than 6 inches in height. It may not be constructed of aluminum, metal, wire, plastic, rubber, painted stone, or wood.

Flowers may only be planted in the mulched Limited Common Elements immediately adjacent to the owner's unit or patio and in the mulched elements around Common Element trees. All items must be removed when dead or by October 31st.

Flowers may be planted in free-standing pots or stands constructed of natural or natural-appearing materials and can be displayed on patios, porches, and patio/porch steps. Item size and number must be appropriate to the surroundings and must be stored after October 31st.

Flowers may be planted in hanging pots and displayed on porches. Item size and number must be appropriate to the surroundings and must be stored after October 31st. A maximum of 2 hanging baskets may be hung on the front porch overhang.

Herbs may be planted in free-standing pots or stands constructed of natural or natural-appearing materials and located on patios. Item size and number must be appropriate to the surroundings and must be stored after October 31st.

Landscaping additions or changes beyond the standard builder package must be approved by the Board.

Sunflowers (in the ground, pots, or containers) are prohibited.

Vegetable gardens are prohibited. Two (2) pots of vegetables are permitted on patios (pots may not exceed 24" in diameter).

Vines (clinging or climbing) such as clematis or ivy are permitted on a trellis. The trellis must be free-standing so that vines cannot grow up the exterior of the condo or attach to the exterior walls of the building.

Mulch bed size or shape changes require Board approval.

Shepherd hooks are permitted in the back of the unit around patios.

Exterior Modification Process

There have been many concerns expressed about the process in making a request for modification, exterior construction such as patios and landscaping being two of the more popular, and the CMA is undertaking a more personal approach on these requests. Hopefully, this will eliminate any incorrect interpretation of specifications, requirements, adherence to community declarations or resident guidelines and provide the resident with the correct and current information for completion of their project. In addition, they are making changes so that we can maintain a record of the request for potential future use. Here is how they envision these changes working for ANY modification request.

CMA is addressing the need to maintain the flow of the request process.

1. The initial requests from the resident are processed through CPS. The resident can send an email or phone call to CPS asking about ANY exterior change they want to implement.
2. CPS then documents the receipt of the request and forwards the information to CMA. In that way SSACA has documented a receipt date which is being recorded.
3. After CMA receives the request, it is assigned to a project manager (PM) for follow-up with the resident. The PM will contact the resident directly and discuss the project with the resident.
4. Any forms or background material (policy explanation, declarations info, resident guideline info, etc.) will be provided at this time.
5. The PM will then assist the resident in the completion of the forms necessary to be prepared for board approval.
6. The PM is responsible for tracking the project through the approval process.
7. Upon receiving board approval, CPS will notify the resident, in writing, of the approval and any terms of the approval.

If you are interested in being part of the activities of the Change Management Administration Team your participation is welcomed. The change in our structure allows people to be involved in our month-to-month work or in ad hoc projects that impact the entire community. You can express your interest by sending an email to ssa.ext.modification.request@gmail.com

UPCOMING MAINTENENCE

Green Touch Irrigation will be performing preseason work on our irrigation system. This includes a blowout of the system and leak detection. There are a few areas (Chastity Place and Foresta Grand) that need to be addressed as carryover work from last year.

Ditch work at our main pond - will be having some work done on our ditches as they exit the main pond (west-near the Seldom Seen gate and east behind the units on Echo Place) by the clubhouse. The ditches are over-grown, and the area is very swampy. This presents problems when cutting the grass and allowing water to exit the ponds when rain raises the level of the pond.

Fix the wall on the east side of the Seldom Seen gate -The wall has been sliding down into the ditch along Seldom Seen.

Painting project (second Phase of three) We are beginning planning for the second phase of our painting project. The board will be seeking residents to participate on the project team. If you are interested in helping, send a note to Nancy at nancy.wollenberg@gmail.com

Kevin Conrad and Tony Sutor will be doing a walkabout throughout the community this spring to assess the driveways, patios, front sidewalks and steps, downspouts and trim condition. The results of this assessment will be noted and help the board in their decision-making process on additional maintenance work this year.

Landscaping - Bonnie Milam and her team will be addressing several landscaping projects this year including cleanup and planting in several areas around the pond. Other potential projects include landscaping work around the gates.

Paving project - The board has been evaluating the conditions of the roads on the R&H side of the community. When R&H sold the last of their units in SSA, the board at that time negotiated to have a slurry product put on the roadway in an effort to delay road replacement. The slurry treatment enabled SSACA to delay road construction, but the roadway has degraded to a point that it must be repaired. The board recently had Geotechnical Consultants provide an engineering analysis of the streets on the R&H side of the community and the results indicated that the majority of the pavement is in fair to poor condition. You can see this if you are out walking. There is heavy weathering of the roadway, with multiple cracks of varying depth and size, occasional potholes and roadway that is falling apart at the curb lines. The consultant is recommending repair rather than full replacement of the road, but it will be an extensive repair project. We are working to get an outside individual to manage this work on our behalf as it will require much coordination and someone with expertise in the asphalt/road repair business. We will keep you posted as planning takes place.

WELCOME COMMITTEE update

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 them. This quarter we welcome:

Tony & Carol Patitu 9058 Latherous Place
Larry & Bonnie Crace 9007 Samari Place
Tom & Tami Gorman 3766 Echo Place

SOCIAL COMMITTEE update

We would officially like to welcome our newest member Gloria Brubaker!

Our neighboring community “The Orchards” has a FOOD TRUCK coming soon and they would like to invite the community of SSA over because we share a common entrance (Sawmill Circle) where the truck will be parked. **The date is Friday, May 21st from 5:00pm until 7:30pm.** The truck is from **Dos Hermanos** which has a space at the new North Market at Bridge Park in Dublin. See menu at www.StreetFoodFinder.com You can order ahead, and they text you when you can pick up. It works really well! This sounds like a WONDERFUL opportunity to get to know residents from The Orchards! Hope to see you there!

Please contact Nancy Wollenberg at nancy.wollenberg@gmail.com if you would be interested in being a part of the Social Committee.

All other SOCIAL EVENTS are cancelled until further notice.

When we do return to action the following is the normal schedule:

Board of Director Meeting (open to all) 1st Thursday of the month 4PM
Happy Hour 2nd Friday of the month 5:30PM - BYOB (and appetizer if you like)
Donuts and Coffee 1st Saturday of the month 9AM to 10:30AM (meet your neighbors!)
Men’s Breakfast 2nd Tuesday of the month 8:30AM at Scramblers on Sawmill Parkway
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
Change Management Administration “CMA” last Wednesday of the month 6:30PM

MISCELLANIOUS

(Clubhouse Workout Room) We have had over 500 people use our clubhouse workout room since we opened it about 3 months ago !!! Nothing has changed in the requirements for everyone. One thing we need to do better is everyone should BRING their own "Health Self-Assessment Questionnaire". You can print one off from Seldom Seen Acres website or take a blank one from the clubhouse and make your own copies. Thanks to everyone who are following the rules and bringing their copy with them.

(Recycling) While the Board appreciates the passion for recycling shown by some residents, we have decided NOT to pursue the effort at this time. For a program to be effective and sustainable, we've learned the decision really needs to be made on behalf of the entire community, not a percentage of us. The logistics of trying to keep track of who is participating and who isn't, as well as ensuring we have adequate participation (80 units is the bare minimum) in the program on an ongoing basis are complex and time-consuming. A while ago, there was a survey taken about the desire for recycling. The response rate was low (52 units or about 40%) and the results were largely NOT in favor of moving forward (22 units voted yes). While there are new residents since the survey, the Board doesn't feel there is enough support to implement recycling community-wide. For instance, we've heard from folks they don't want a dues increase to pay for it and/or they don't have room for another trash container in their garage.

You are encouraged to drop your recycling off at Wyandot Elementary School, 2800 Carriage Rd, Powell OH 43065. Recycle bins are located on the north side of the parking lot. Monday after 1:30pm is an ideal drop off time because the bins have just been emptied.

(Pet Waste) We seem to be having a lot of incidents of dog owners not picking up after their dogs. At this point we will charge a fine of \$50.00 for anyone caught not picking up after their dog. There are many residents out walking for enjoyment so consider "big brother" always watching (not to mention the many "Ring Doorbells" throughout the neighborhood that record EVERYTHING!) Thank you in advance for being a responsible dog owner.

(Spectrum Utilities WATER BILL name change)

In order to avoid confusion with Spectrum Cable, Spectrum Utilities changed their name to EDGE UTILITIES. Same company. New name.

You still make checks payable to "Seldom Seen Acres" PO Box 93003, Las Vegas, NV 89193



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. Overflow parking on Samari, Echo and at the Clubhouse is for GUEST PARKING ONLY.

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.

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!**

