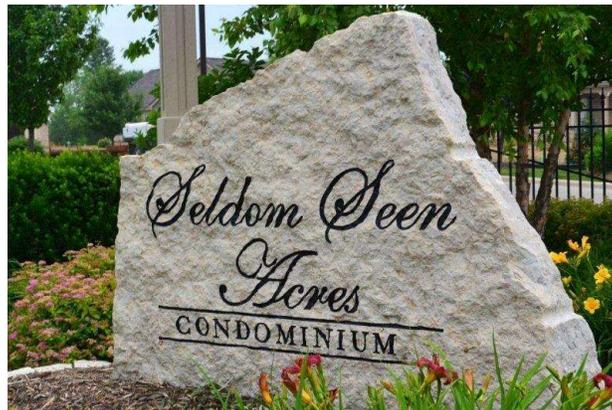


SELDOM SEEN ACRES CONDO ASSOCIATION



NEWSLETTER

SECOND 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 John Dunn, Treasurer Nancy Wollenberg, Secretary / Communications Jim Cash & Gloria Brubaker TBD, Vice President TBD, Director at Large</p>	<p><u>Social Committee</u></p> <p>Nancy Wollenberg, Chairman Dave Hiss, Social Media Pam Friend Monika Torrence Gloria Brubaker Phyllis Prats Michelle Ramsey</p>
<p><u>Change Management Administration (CMA)</u></p> <p>TBD, Chairman Terry Beekman (Lead) Mark Gicale Tony Sutor Joy Cowgill Bonnie Milam Vicki Potter Phyllis Prats Jim Bruce Suzanne Bailey Loren Phelps</p>	<p><u>Upcoming Social Events</u></p> <p>All events are posted on our website: www.seldomseenacres.org or www.nextdoor.com</p>



MESSAGE FROM THE BOARD

Hard to believe it's the end of June and summer is upon us! I'm personally a fan of warm weather, but I know not everyone shares my view. Thankfully, we were able to open the pool this year to provide a little relief from the heat.

The Board would like to THANK THE VOLUNTEERS who continue to give tirelessly of their time and energy in various ways. Their work saves the community many dollars over the course of a year and allows us to keep the homeowner's association dues as low as possible.

Here is a list of folks and the work they have done. Please thank them if you see them! If you would like to volunteer for a committee or participate in any of the activities listed here, please reach out to any member of the Board.

Chuck Potter handles a few areas, including working with the irrigation company, our gate maintenance company, the company that is responsible for the pond maintenance, pond walls and drainage issue projects.

Kevin Conrad reviews maintenance requests submitted by homeowners to CPS to determine the best course of action to accomplish the repair. The goal is to better track requests and make sure association funds are being used in the best way possible in repair any issues.

Dave Hiss serves as Clubhouse, Fitness Room and Pool Manager. Dave purchases sanitizers, soaps, paper towel, and any needed supplies. If you notice supplies running low, please contact Dave at 614-787-2808 or email him at dhiss@columbus.rr.com

Bonnie Milam oversees the contract with Joseph Tree and the landscaping within the community.

Jose Prats created and maintains our new www.seldomseenacres.org website. Be sure to visit the site and create your own login by clicking “sign in” in the upper right-hand corner and following the instructions to create your own personal login.

Kevin Conrad and **Tony Sutor** continually assess the roads, driveways, patios, front sidewalks and steps.

Dave Hiss, Nancy Wollenberg, Vicki Potter & Bonnie Milam plant the flowers at both entrances as well as the planters by the pool.

Suzanne Bailey, Bonnie Milam & Kevin Conrad for stepping up to help neighbors with various outdoor landscape touch-ups when Pinnacle is not scheduled to come out.

A very special thank you to **PATTY MOTIL** for her SEVEN YEARS of managing clubhouse rentals and purchasing supplies for the clubhouse!

The Board would like to hear from you about our **WEBSITE**. Jose Prats completely revised our website several months ago and we are extremely grateful for his work! Now that it’s been live for a while, we’d like to know: What do you like, not like? Is it easy to use? If not, what would make it easier? Can you find what you’re looking for? Is there information missing from the website that you would find helpful? Please send an e-mail to cherylsinden@gmail.com or nancy.wollenberg@gmail.com if you have feedback or input. Thank you in advance!

I hope everyone enjoys the summer. Don’t hesitate to reach out to a Board member if you have any questions or suggestions about the community.

CHANGE MANAGEMENT ADMINISTRATION (CMA) update

Hopefully, you have noticed the NEW landscaping around our pond. **Bonnie Milam** (landscape Project Manager) personally worked with Pinnacle to design and implement this design to help beautify the pond area!

The boxwoods were planted in the shape of “SS” (to signify Seldom Seen.)

On the opposite end (behind the mailboxes) there is ground cover planted in front of the ferns that will continue to spread and will eventually flower throughout the Spring & Summer seasons!

Bonnie Milam & her crew also removed & replaced 16 dead bushes throughout the neighborhood. Special thanks to the neighbors who volunteered to help (**Dave Hiss, Jim Bruce, Nancy Wollenberg & Kristie Conrad!**)

This effort saved thousands of dollars not having to hire a company to do this work.

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. You can express your interest by sending an email to ssa.ext.modification.request@gmail.com

UPCOMING MAINTENENCE

Painting Phase II

Phase II of the Seldom Seen Acres painting project, which included R&H units that have never been repainted, has just about come to an end. The colors from the original builder scheme were maintained with a slight modification as we switched to a satin Sherwin Williams "super paint" formula that should provide us with longer wear with less fading and increased durability.

Just a few items to be completed:

- We are working with Pure Property Solutions (PPS) to get a date to finish painting front doors (four units) for those that were unable to be at home during that initial process. If unable to be home on that date, Dave Hiss has agreed to apply his painting prowess and finish the front door painting.
- Downspout collars-PPS has identified all of the downspouts that need extensions or collars installed and is planning to schedule a day to finish these connections.

Phase III will be tackled next spring for the rest of the units that haven't been painted, as well as the Clubhouse and street signs. If you are interested in participating in the SSACA paint project next year, Nancy Wollenberg will post signup information early next year.

A special **THANK YOU** to our paint committee "leader" Tony Sutor and his "staff" Kevin Conrad, Nancy Wollenberg, Beth Sutor, Vicky Potter and Bonnie Milam for a job well done!

Paving Project

Kevin Conrad and Tony Sutor met with a potential "outside" project manager who will help oversee our paving project now planned for 2022. Andy Halter of NRC Consulting provided SSACA with some insight into the report results from Geotechnical Consultants, did a walkabout the community looking at the overall condition of the road on the R&H side and explained the reasons for deterioration of the paving.

Our issues of pavement cracking, heaving and crumbling have a root cause of:

- depth and condition of the base roadbed
- depth of asphalt-currently is only about 1.5 inches
- lack of "wear" surface - the asphalt should have been laid in two 1.5 -2-inch compacted layers. In that way, only the top layer of asphalt would need to be repaired every 12-15 years.
- water is intruding under the surface of the asphalt causing freezing and thawing which ultimately weakens and cracks the road surface - proper sealing of the road edges is a preventative measure.

Andy is in the process of providing SSACA with a quote to manage the project, as well as an estimate of the project cost for budgetary purposes.

Seldom Seen Entrance

Ditch work at our main pond has been completed. Chuck Potter worked with our contractor to clean out the ditch exiting the main pond on the western side of the pond along Seldom Seen Rd. Additional work was done by Liberty Township to allow clear flow under Seldom Seen to allow our pond water to drain during periods of excess rain. River rock was added to enhance the aesthetics of our Seldom Seen entrance.

The retaining wall on the east side of the Seldom Seen gate was also addressed as it was sliding down into the ditch along Seldom Seen Rd. The wall has been stabilized and power washed.

Driveway Replacement and Sealing

Duraseal will be out to replace four driveways that have been identified as the worst on our list of driveway conditions. In addition, the four drives that were replaced last year will need to be sealed. Duraseal has stated that we have been "over sealing" our drives and after a review of our driveways, did not recommend additional drives to be sealed at this time. Homeowners affected by these installations and sealing will be notified. We expect to have this work done in August.

Irrigation

Green Touch was able to do a thorough walk through on June 18th. They started on the zones controlled by the clubhouse controller, and they repaired problems including sprinklers, sprinkler heads and wiring issues. Further along in the inspection, they noticed a problem on the small controller located behind Foresta Grand. They are scheduled to come back out to locate a wiring problem that has been causing the zones on that controller to go into "alarm mode" preventing any sprinkling on the backside of Courtside and the south side of Foresta Grand all the way to the Sawmill gate. Once that work is done, we will be able to continue our walk through to find any further problems with the zones controlled by the small controller. If you notice a broken head or leakage, please contact CPS.

General Maintenance

Kevin Conrad and Tony Sutor have just about completed their walkabout of the R&H side of the community. They are assessing the condition of the patios, front sidewalks and steps, downspouts and trim condition. The result of the assessment will be noted and help the board in their decision-making process on additional maintenance this year. Once the R&H side is completed, they will take a look at the EPCON side for similar issues.

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:

Joe & Jodi Scruggs	9023 Samari Place
Michael McCullough	3695 Foresta Grand
Mike & Carol Starn	3806 Foresta Grand
Michelle Kinneer	3825 Sunshine Ct

SOCIAL COMMITTEE update

We would officially like to welcome two new members, **Phyllis Prats & Michelle Ramsey!**

Our clubhouse has finally opened up for social events! We had 18 neighbors come to Donuts & Coffee on Saturday, June 5th and 20 neighbors enjoyed Happy Hour on Friday, June 11th!

July Donuts & Coffee has been rescheduled to Saturday, July 10th due to the Independence Day holiday.

Please join us for “**Ladies Breakfast**” the FIRST THURSDAY of every month! We will always meet at 9:30am at Scramblers (3980 Presidential Parkway, Powell) It is not a problem for them to do separate checks for everyone.

Our first official breakfast will be Thursday, July 1st at 9:30am

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.

The following is our normal monthly schedule:

Ladies Breakfast 1st Thursday of the month 9:30am at Scramblers on Sawmill Parkway
Board of Director Meeting 1st Thursday of the month 4:00pm at the clubhouse
Happy Hour 2nd Friday of the month 5:30pm - BYOB (and appetizer if you like)
Donuts and Coffee 1st Saturday of the month 9:00am 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 6:00pm at the Clubhouse
Change Management Administration “CMA” last Wednesday of the month 6:30pm



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!**

