

SELDOM SEEN ACRES CONDO ASSOCIATION



NEWSLETTER

THIRD QUARTER 2021

Property Management Company

Capital Property Solutions
Derek Shank, Property Manager
614-481-4411

Board of Directors

Cheryl Sinden, President
Jim Cash, Vice President
John Dunn, Treasurer
Nancy Wollenberg, Secretary / Communications
Gloria Brubaker, Director at Large

Social Committee

Nancy Wollenberg, Chairman
Dave Hiss, Social Media
Monika Torrence
Gloria Brubaker
Bonnie Milam

Change Management Administration (CMA)

Cheryl Sinden, Chairman
Terry Beekman (Lead)
Mark Gicale
Tony Sutor
Joy Cowgill
Bonnie Milam
Vicki Potter
Phyllis Prats
Jim Bruce
Suzanne Bailey
Loren Phelps

Upcoming Social Events

All events are posted on our website:

www.seldomseenacres.org

or

www.nextdoor.com



MESSAGE FROM THE BOARD

It's fall! The weather has been wonderful this past week and I'm really enjoying the cooler temperatures and sunshine!

With fall upon us, we'll be shutting down the irrigation system in the next couple of weeks. Mowing will continue for another month or so, most likely.

With regret, the Board received notice from Chuck Potter that he would no longer be serving as our volunteer project manager for gates, ponds, and irrigation. We are grateful to Chuck for all the work on our irrigation system and the multiple attempts to get both entrance/exit gates working correctly. Both of these have been constantly difficult. Great progress was made on irrigation, although we know a few issues remain. Thank you, Chuck, for everything! If you are interested in taking on project management of irrigation or gates, please let me or Nancy Wollenberg know.

The Board is working on our budget for 2022, working to balance the rising costs of everything with reasonable HOA dues. More to come on this, as the budget will need to be approved by the end of October. We will share details when it is complete.

There is no news about Sheetz and whether they intend to begin building in the next couple of months or not. We will let you know if we hear anything.

I hope you are staying well and have an opportunity to enjoy the fall season!

If you have any questions or concerns, please contact CPS at 614-481-4411. CPS will document your concern and forward the information to the appropriate party (maintenance, project managers, CMA, board, etc.)

CHANGE MANAGEMENT ADMINISTRATION (CMA) update

Bonnie Milam (Project Manager) recently walked the neighborhood with Dave Cornet, our tree expert from Joseph Tree. Many of our Linden and Maple trees that were not thriving are now looking much better. They were covered with too much mulch and many of the trees still had the cages on them. The mulch has been reduced and the cages removed. The trees have been treated and now look so much healthier.

In November seven new trees will be planted. These will replace the seven trees that were taken out over the past few months. Pruning was done in September, and this will be an ongoing project - usually two times a year. We are very pleased with the progress we have made with our trees here in Seldom Seen Acres!

As a reminder, planted flowers, flowers in free-standing pots and decorative/landscape items on the drive or walkways all must be removed in their entirety by October 31st.

Seasonal decorations (excluding wreaths) may be displayed on patios, porches, trees, and shrubs from **November 1st to January 21st** providing no damage is done to the Common or Limited Common Elements. Such damage will be repaired by the Association and billed to the owner.

UPCOMING MAINTENANCE

Painting Phase II

Phase II of the Seldom Seen Acres painting project, which included R&H units that have never been repainted, has been completed. 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.

In addition to the painting, Pure Property Solutions identified all of the downspouts that needed extensions or collars and has completed these installations.

Phase III of the painting project will kick off next spring for the rest of the units (the original R&H 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.

Paving Project

The board has approved hiring an "outside" project manager who will help oversee our paving project now planned for 2022. Tony Sutor and Kevin Conrad worked with Andy Halter of NRC Consulting who provided SSACA with some insight into the report results from Geotechnical Consultants (they did a core sample and overall evaluation of the roadways), 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.

NRC will begin developing an engineering estimate for our project (to allow the board to begin the process of evaluating our finances) as well as providing SSACA with bid specifications. SSACA needs to develop the bid package in the next few months so that we can get on the schedule for the winning contractor for next year.

Driveway Replacement and Sealing

Duraseal replaced four driveways that were identified as in the worst condition from our list of driveways that we are watching. Our annual driveway evaluation will be done again next spring to evaluate the dozen drives on our “watch” list and to identify if we have any new additions to the list for replacement.

In addition, the four drives that were replaced last year (2020) 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. Our initial date for sealing was rained out, but we expect them to be done in mid-October.

General Maintenance

Kevin Conrad and Tony Sutor have completed their maintenance evaluation walkabout of the entire community. They are assessing the condition of the patios, front sidewalks and steps, downspouts, and trim condition. This information is being sent to Cooper to get a price from them on making repairs. The board will be able to determine if this work can be completed this year or if it needs to be pushed to next year.

WELCOME COMMITTEE update

Please do your best to welcome the following new neighbors who moved in since the last quarterly newsletter!

Jim & Sue Finnicum	3857 Foresta Grand
Bob & Susan Burckle	3741 Echo Place
Theresa Diserio	3893 Coral Creek
James & Nancy Simon	3664 Foresta Grand

SOCIAL COMMITTEE update

We would officially like to welcome **Bonnie Milam** to our committee!

Do you enjoy attending Donuts & Coffee the 1st Saturday of every month and Happy Hour the 2nd Friday of every month? If so, you might want to consider joining the SSA Social Committee! We meet the 2nd Tuesday of every month at 6:00pm at the clubhouse. Each social committee member has a responsibility to host Donuts & Coffee and/or Happy Hour every couple of months. Please contact Nancy Wollenberg at nancy.wollenberg@gmail.com to learn more about being a member of the social committee! This is a wonderful way to meet people and welcome new neighbors!

If you have any suggestions on activities you would like to attend, please don't hesitate to reach out to any social committee member or simply send an email to nancy.wollenberg@gmail.com

The following is our normal monthly schedule:

Ladies Breakfast 1st Thursday of the month 9:30am at Scramblers in Powell
Board of Director Meeting 1st Thursday of the month 4:00pm at the clubhouse
Donuts and Coffee 1st Saturday of the month 9:00am to 10:30am at the clubhouse
Men's Breakfast 2nd Tuesday of the month 8:30am at Scramblers in Powell
Social Committee 2nd Tuesday of the month 6:00pm at the Clubhouse
Happy Hour 2nd Friday of the month 5:30pm at the clubhouse
▪ BYOB and appetizer/snack to share (appetizer/snack is optional)
Game Night 3rd Thursday of the month 6:30pm at the clubhouse
CMA (Change Management Administration) 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!**

