

SELDOM SEEN ACRES CONDO ASSOCIATION



NEWSLETTER

FOURTH 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

Happy New Year to all residents of Seldom Seen Acres! We hope you are enjoying the holiday season. Looking back on 2021, it was certainly a mixed bag of events in the world. The Board would once again like to take this opportunity to thank everyone who volunteered, managed projects, attended events or participated in any way in the life of our community. Having folks take an interest is one of the things that makes this a great place to live.

Changes have already taken place on the corner of Seldom Seen Rd and Sawmill Parkway as Sheetz has begun preparing the site for construction of their new location. A representative told Cheryl in an email that they anticipate completion by June 2022. We asked Sheetz to consider a group made up of a few residents from SSACA and a person or two from their company who could talk on a regular basis as construction goes on. The person who responded said there was no one available from Sheetz to participate in this effort. So, if we have issues, we will do our best to collaborate with the individual for whom we have contact information. Please send an email to cherylsinden@gmail.com if you have construction concerns.

With the start of construction and as we enter the new year, the Board will be discussing community security, including the gates at Seldom Seen Rd. Your input will be requested, so stay tuned for an opportunity to provide your thoughts.

The Board will also be revising our community Handbook to reflect changes made in the past few years. Please let us know if you have something you feel needs to be updated.

It's never too early to think about serving on the Board of the HOA. Please reach out to a Board member (Cheryl Sinden, Jim Cash, John Dunn, Nancy Wollenberg or Gloria Brubaker) if you would like to learn more.

Happy New Year again! Stay safe, stay healthy and let us know if you have questions.

CHANGE MANAGEMENT ADMINISTRATION (CMA) update

Seasonal decorations (excluding wreaths) must be removed by January 21st.

Please be sure to submit any proposed Spring landscaping plans for 2022 to CPS as soon as possible so you can get approval early in the year.

Exterior Modification 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.

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 condominium or attach to the exterior walls of the building.

Mulch bed size or shape changes require Board approval.

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

UPCOMING MAINTENANCE

Painting Phase III

As a means of keeping the community informed, we are repeating some of the information from the 3rd quarter report with the newest information at the end of this segment.

As with Phase II, the colors to be used for Phase III will come from the color palette used from the previous painting of the units with a slight modification. We switched to a satin Sherwin Williams "super paint" formula that should provide us with longer wear with less fading and increased durability.

We are planning for Phase III of the painting project to kick off in the 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. The team will also be coordinating the timing of the painting project with the upcoming street repair and condominium siding and trim repair (Cooper Services) so that we do not have multiple projects occurring at the same time.

If you are interested in participating in the SSACA paint project next year, Nancy Wollenberg will post signup information in early 2022.

Paving Project

Tony Sutor and Kevin Conrad have been working with Andy Halter of NRC Consulting (hired as outside project manager) to develop an engineering estimate of the project for budgetary purposes. This will likely be one of the largest projects undertaken by SSACA and we are trying to get as much expertise in line to help the board evaluate the costs associated with the project.

NRC has begun developing the engineering estimate for our project as well as putting together the bid specifications. Tony, Kevin and Andy discussed splitting the install schedule to allow for continued access for residents during the work. There will be a need to park cars away from the streets that have work being done and we are working to identify the locations that affected residents will need to park. The parking arrangements will be similar to those used when the "slurry" coat was applied about 5 years ago. Once identified, the community will be notified.

Included in the bid package will be an allowance for curbing and driveway apron (concrete) repair. We will be working with the contractor to identify units that are in need of repair.

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 2022.

Driveway Replacement and Sealing

Duraseal replaced four driveways in 2021 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 in the Spring to evaluate the dozen drives on our "watch" list and to identify if we have any new additions to the list for replacement. We are once again planning to replace the worst four or five drives.

In addition, the four drives that were replaced in 2020 were sealed in 2021. In 2022, we will be sealing the drives that were installed in 2021.

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.

Homeowners are **NOT** to apply their own sealant coat to the drives for the reason stated above. While that new black sealant might look good, our sealant contractor has stated that over sealing is detrimental to the overall driveway condition and may cause premature replacement costing the association money.

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 has been forwarded to Cooper Services to get a price from them on making repairs. Cooper has done quite a bit of this type of repair work in the community.

WELCOME COMMITTEE update

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

Deborah Compson	3878 Coral Creek
Diane & William Ritterspach	3658 Foresta Grand
Anna Starr	3882 Coral Creek

SOCIAL COMMITTEE update

Our annual Holiday Party was held on Saturday, December 11th. Donations to the Social Committee generated from our pancake breakfast fundraisers, 50/50 raffle drawings and other voluntary contributions throughout the year allow us to pay for this party WITHOUT using any funds from the HOA dues we all pay.

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

- BYOB and \$1.00 towards prize money (snack to share is optional)

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!**

