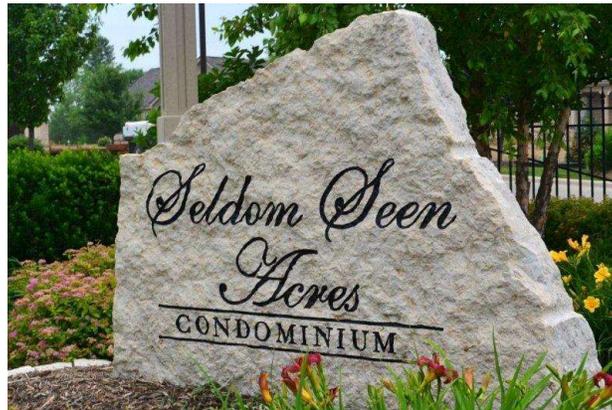


SELDOM SEEN ACRES CONDO ASSOCIATION



NEWSLETTER FIRST QUARTER 2022

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 Spring, everyone! I know the weather doesn't really feel like spring, at least not consistently, but the little green plants pushing their way out of the ground and the buds on the trees give me hope that warmer weather is on the way.

With warmer weather conditions come thoughts of outdoor improvements. Please see the notes later in this newsletter for a reminder of the process to get any exterior changes approved. That approval must be obtained PRIOR to beginning any work. Thank you in advance for your attention to this!

Sheetz construction is obviously moving right along. According to the Sheetz representative, construction should be complete on or about May 24, with an opening scheduled for June 21. We will be asking for more details as the time gets closer and decide if we need to have traffic control for the community on Seldom Seen Road during the first few days of opening.

Speaking of control...we had a new company look at the Seldom Seen Road gates and they may have found the issue. We're waiting on a quote to get them fixed. With our road-paving project coming up in the May/June timeframe (most likely), replacing gates or sensors in the road right now wouldn't be cost-effective. We will hopefully be able to get them to operate properly in the near future.

Keep your eyes peeled for information about the road replacement project mentioned above. It will be a major disruption on the R&H side of the community and for the folks on the Epcon side as well during part of the work. We'll be communicating via multiple channels, but we'll need your help to make sure everyone stays informed. More to come!

Our annual meeting will most likely be coming up in May. If you have any interest in serving on the Board, please reach out now to a Board member (Cheryl Sinden, Jim Cash, John Dunn, Nancy Wollenberg or Gloria Brubaker) and let us know of your interest. More information on the annual meeting to come after our April Board meeting, which will be held in person at the clubhouse on April 7th.

UPCOMING MAINTENANCE

Trim & Siding Repair

Maintenance of our buildings is ongoing. One of the results of the “community walkabout” done last year was the identification of maintenance associated with the exterior trim and siding. In some cases, we are seeing the trim boards beginning to fail and rot, as well as general items associated with the siding.

Trim & siding repair work will begin in April of this year, with a priority of repairing units that are scheduled to be painted as part of our Phase III painting project. Cooper's has been hired (they have done previous work for SSACA) and understand the issues that they will be repairing.

Paving Project

After developing our bid package and sending out invitations to bid to five paving contractors, the paving project team evaluated responses and made a recommendation to the board of the contractor that will be doing this project for our community.

Hill's Blacktop & Paving was the winning bidder and will be doing the paving work for SSACA. As described in earlier updates, the paving project will consist of:

- replacement of the paving on the R&H side of the community. This paving, for the most part, is up to 17 years old and has passed the critical stage of failure as we are seeing spider webbing cracks and potholes in the road surface.
- a number of catch basins that were not previously re-worked, will be repaired
- driveway aprons and curbing will be repaired/replaced. This includes a number of driveway aprons on the EPCON side of the community.

Tony Sutor, Kevin Conrad and Andy Halter of NRC Consulting will be meeting with Hill's in early April to begin development of scheduling of the work, logistics for allowing residents to traverse in and out of the community, parking, logistics for garbage pickup, package delivery (UPS, Amazon, Fedex) and mail. The current plan is to do the work in the May/June period. Initial indicators is that the project may take 2-3 weeks to complete. The paving project team is hoping to arrange as little disruption of normal community activity as possible. The work will be loud and you may be inconvenienced a little, but we are trying to keep disruption to a minimum.

More details on the project will be coming your way via regular mail once the project work and timing has been determined.

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.

Similar to 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 later this summer (July) for the units (the original R&H units) that haven't been painted as part of Phase I & II, 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.

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 (mid-April) 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.

We will be sealing the four drives that were installed in 2021.

Last year Duraseal 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. We will be evaluating drives again to see if sealing should be considered. 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 will once again be doing their annual maintenance evaluation walkabout of the entire community, likely mid to late April. We are assessing the condition of the patios, front sidewalks and steps, downspouts, and trim condition. This information will be forwarded to the appropriate contractor to get a price from them on making repairs.

If you have an exterior maintenance concern, please notify CPS as soon as possible so that we can address during this process.

CHANGE MANAGEMENT ADMINISTRATION (CMA) update

Exterior Modification Process

Any and all exterior modifications REQUIRE board approval. This includes all landscaping and patio modifications.

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.

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.

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.

Any forms or background material (policy explanation, declarations info, resident guideline info, etc.) will be provided at this time.

The PM will then assist the resident in the completion of the forms necessary to be prepared for board approval.

The PM is responsible for tracking the project through the approval process.

Upon receiving board approval, CPS will notify the resident, in writing, of the approval and any terms of the approval.

NO WORK IS TO BEGIN PRIOR TO RECEIVING BOARD 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 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.

WELCOME COMMITTEE update

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

Dana & Richard Flenner, Jr.

9162 Courtside Lane

Deanna & Mark Breeding

3880 Foresta Grand

SOCIAL COMMITTEE update

We took a little break from social activities in January & February due to rising Covid numbers. Once March rolled around, we decided to open things back up and we had a fantastic turnout for Donuts & Coffee, Happy Hour and Game Night! Thank you to everyone who came out!

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!**

