

SELDOM SEEN ACRES CONDO ASSOCIATION



NEWSLETTER

SECOND 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)

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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 summer! Long days, warm nights, fireworks, grilling, pool time, sunshine...all signs that the season has changed once again. Here at Seldom Seen Acres, we've had a lot going on and there is more to come.

The Board thanks you for your patience and cooperation during the road replacement project on the Romanelli & Hughes side of our community. While the condition of the roads and uncooperative weather meant the project took longer than expected, we now have great new roads! Driveway aprons, basins and some concrete repair work are yet to be done. More on this and our upcoming painting project elsewhere in this newsletter.

Irrigation continues to be a challenge, but we have more optimism about it than in years past. Our new irrigation vendor, Rain One, is spending a lot of time here examining and working on the system, which has been cobbled together for years. They are separating the R&H and EPCON sides and working to replace defective sprinkler heads and other parts. The work is slow and tedious but should be done by the end of July. Anyone who observes issues with the irrigation should report them to Derek Shank at CPS (614) 481-4411 so that Rain One is aware of them.

The Board will meet in regular session on July 7, and we welcome our new member, Craig Kauderer. Thanks to Craig for his willingness to serve and much gratitude to Jim Cash for the year he spent with us. When we meet, we will discuss some revisions to the community Handbook that will update it, and have it match the reality of how things are done today. One of the things in our Handbook, which Kaman & Cusimano (our condo association attorneys) talked about in its newsletter this week, is a reminder that grills, and open flames must be kept at least 10 feet away from buildings when they are in use. This is Ohio Fire Code and if a fire is caused by a grill or open flame too close to a building, the person using the grill or flame is liable. Please protect yourself and others by following the fire code!

I hope everyone has a safe and happy fourth of July! Enjoy your summer and feel free to reach out to any member of the Board with questions or concerns.

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 this year began 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. Coopers has just about completed their work with only about a couple days of work left to project completion.

Paving Project

The street paving part of the paving project has been completed.

After taking the asphalt off the old roadway, there were substantial issues that needed to be corrected with the rolled, compacted concrete (RCC) base system. As many of you saw, some areas of the base had turned to gravel, most likely from water getting under the roadway and freezing/thawing during the winter. This base would provide little support for new pavement.

The paving construction team took a little time to properly evaluate the issues and looked at a number of alternatives to providing a better base. This included hauling in a few truckloads of 304 gravel (gravel with mixed components that would compact) and bringing the milling machine in for a second pass along the curb line to remove about 1.5-2.0 inches of RCC. This provided a better base surface and allowed Hill’s to put a full 2” of asphalt along the curb line whereas previously in some spots we had as little as a half inch or less of asphalt.

Work still to be done includes several street drainage basins and quite a number of driveway aprons, mostly on the EPCON side. Hill’s wants to wait about a month before bringing any heavy equipment onto the newly paved roadway.

This work will not disrupt the traffic flow quite as much as the roadway work, but we will be notifying the affected residents once a schedule is developed.

Thank you for your patience during this construction process.

Painting Phase III

The third phase of our painting project will get underway in mid-July. On July 7th, the painting committee will be meeting with Pure Property Solutions (PPS) to layout the project, identify the buildings to be painted and develop a schedule for completing the painting. The board will communicate to the community and the affected unit owners when their units will get painted.

Pinnacle will once again tie-back bushes and arborvitae in order to allow PPS have access to our siding and trim. Once complete, PPS will power spray each unit to be painted to remove any dirt or loose materials.

The painting process will be the same as last year. PPS will paint a few buildings and then our painting committee will inspect the buildings for any issues that need corrected.

We anticipate that it will take about a month to complete this painting, weather permitting.

If you are interested in participating in the SSACA paint project next year, contact Nancy Wollenberg (nancy.wollenberg@gmail.com) We need volunteers to help with the inspections.

WELCOME COMMITTEE update

Please do your best to make welcome our new neighbors when you see them! This quarter we welcome:

Heidi White	3901 Foresta Grand
Jamie Barbour	9037 Latherous Place
Jeff & Dixie Biehl	9038 Courtside Lane

SOCIAL COMMITTEE update

We have some exciting events to look forward to!

Saturday 7/16 (5:00-7:00pm) Summer cookout FUNDRAISER

- This helps to pay for the holiday party we host on 12/10/22
- \$5.00 per person
- Hotdogs, brats, hamburgers, chips, potato salad, coleslaw, desserts, etc.
- BYOB
- 50/50 Raffle

Friday 8/12 (5:30-7:30) Summer LUAU happy hour party

- Clubhouse will be decorated
- Sangria will be provided
- BYOB
- Bring an appetizer/snack/dessert to share (optional)

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!**

