

SELDOM SEEN ACRES CONDO ASSOCIATION



NEWSLETTER

FOURTH QUARTER 2022

Property Management Company

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

Board of Directors

Cheryl Sinden, President
Craig Kauderer, 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
Nancy Simon

Change Management Administration (CMA)

Craig Kauderer, Chairman
Mark Gicale
Tony Sutor
Joy Cowgill
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



CLUBHOUSE NEWS

Everyone loves a surprise on Christmas morning, *right?* Not when you are notified at 7:00am that there is water pouring out of the clubhouse! The first problem occurred when the furnace stopped working and we could not get service on Christmas Eve. Despite placing space heaters in the clubhouse we still had a pipe burst. Thankfully, having drains in the restroom floors, kept the water accumulation to a few inches rather than a few feet. Nonetheless we have significant damage so the clubhouse will remain closed until further notice.

MESSAGE FROM THE BOARD

It's the end of 2022...how is that possible? Seems like not that long ago we were wishing each other a Happy New Year and now we're about to do that again!

It was a busy year in our community and several major projects were completed. Looking ahead to 2023, there is more to come...after we thaw and dig out from winter! None of what happens here would be possible without the work of dedicated volunteers. To my fellow Board members—thank you for your time and energy as we work together on behalf of the community. To the people who lead and serve on the CMA, social committee, landscaping and other committees/groups, as well as those who lead and help with major projects—THANK YOU! The work you do is valuable and deeply appreciated. Seldom Seen Acres is always looking for new faces to join these committees. If you have questions or are interested, please reach out to any of the Board members.

We've had an increase in the number of cats seen outside in the community by themselves (although I'm hoping none are out there today in the snow and bitter cold!). Please remember that ALL pets, including cats, need to be leashed if they are outdoors. This will help keep them safe and in compliance with HOA rules.

Speaking of rules...the holiday decorations are beautiful! They need to be taken down by January 21st, please.

In closing, I hope everyone has a happy and healthy new year! The Board and I look forward to 2023.

UPCOMING MAINTENANCE

Trim & Siding Repair

The trim & siding repair that was associated with the final phase of our painting project has been completed.

As part of our inspection of the painting, the team found some additional items that will be needing repair. We are compiling a list of issues to address and will be getting an estimate from our contractor to the board for consideration. If you have spotted anything that needs repaired, let Derek Shank at CPS know to have it evaluated and added to the list (614) 481-4411 dshank@cpscolumbus.com

Paving Project

The curbing, driveway apron, street basin and driveway apron concrete work has been completed. Maxima Concrete was able to finish up the concrete pouring and asphalt patching in the 4th quarter.

In the spring, we will take a look at several other driveway aprons to see how they fared after the winter. We also plan to evaluate several driveway aprons that didn't have straight, clean pours and/or required asphalt patching.

Thank you for your patience during this construction process.

Painting Phase III

The third phase of our painting project has been completed. We do have some paint remaining in the clubhouse for anyone that notices areas that may need touched up. In addition, if you would like your own paint, we can provide the "formula" so that you can purchase directly from Sherwin Williams.

Landscaping

November was a busy month for Joseph Tree here in Seldom Seen Acres. Five pear trees were removed and had their stumps ground. Thirteen new trees were planted. Eight of the trees were new plantings and five were replacements for trees that were not thriving. Our next project will be the removal of five evergreens behind Courtside that are diseased and dying, we are hoping to be able to replace these in the spring. A great big thank you to those of you who called or sent messages of thanks for the new trees in our community!
Bonnie Milam, Project Manager

WELCOME COMMITTEE update

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

Christine Fuller	3850 Coral Creek
John & Karen O'Renic	3880 Coral Creek

SOCIAL COMMITTEE

Sixty plus neighbors squeezed into the clubhouse for our annual Holiday Party on Saturday, December 10th. Everyone had wonderful time eating delicious food, visiting with neighbors and enjoying the gift exchange! Donations to the Social Committee generated from our summer picnic fundraiser, 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.

The following is our normal monthly schedule:

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 INCLUDING CATS must be on a leash when outside!**

QUESTIONS - contact Derek Shank, Capital Property Solutions at 614-481-4411.

