

# SELDOM SEEN ACRES CONDO ASSOCIATION



## NEWSLETTER

December 2023

### **Property Management Company**

Capital Property Solutions  
Jeff McCrobie, Property Manager  
614-481-4411

### **Board of Directors**

Gloria Brubaker, President  
Jim Bruce, Vice President  
Rich Flenner, Treasurer  
Nancy Wollenberg, Secretary / Communications  
Kevin Conrad, Director at Large

### **Social Committee**

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

### **Architectural Review Committee (ARC)**

Gloria Brubaker, co-Chairman  
Jim Bruce, co-Chairman  
Mark Gicale  
Tony Sutor  
Joy Cowgill  
Vicki Potter  
Suzanne Bailey

### **Upcoming Social Events**

All events are posted on our website:

[www.seldomseenacres.org](http://www.seldomseenacres.org)

or

[www.nextdoor.com](http://www.nextdoor.com)



## **MESSAGE FROM THE BOARD**

To promote better community transparency your Board of Directors is providing a monthly newsletter to all homeowners. We encourage community members to attend Board meetings to hear the issues confronting our Association and to ask questions.

As your Board, we want to keep owners informed. This month we added a few topics such as Insurance, Sump pump maintenance and Smoke Detectors which are owner's responsibilities to ensure you also have performed some due diligent tasks for your condo. Everyone has an investment in this community, and we as your elected representatives are trying to be as transparent as possible.

**PLEASE NOTE: The December Board meeting has been moved to Thursday, December 14<sup>th</sup> at 3PM.**

### **BUDGET**

As we finish out 2023 and enter 2024, there are some major maintenance items that will use reserve funds in 2024.

**ROOFS:** Six (6) roofs were replaced last year, currently five (5) are on the list for the coming year, with five (5) additional roofs to be replaced in 2025. The criteria for roof replacements includes the number of repairs made to the roofs in previous years and consideration if the repairs fixed the issue or if the roof continues to have problems in different areas. Final determination will be made this coming Spring depending on how roofs fare this winter.

**ROADS AND ASPHALT:** The roads throughout the community recently had road cracks sealed/patched and in the Spring six (6) driveways new in 2021 that should have been sealed in 2022 and were not, will be sealed. There are driveways with cold patches from 2022 that will be fixed, and several driveways will be replaced.

**CEMENT:** There are sidewalks with cracks to be leveled or replaced, and an evaluation of additional leveling dependent on the budget will be assessed.

**SUMP PUMPS, DOWNSPOUTS, GUTTERS, and DRAINAGE:** This community continues to have maintenance for downspouts, gutters, drains and sump pump lines due to tree roots and/or debris. The sump pump is the owner's responsibility.

***PLEASE READ: Some of the R&H condos built between 2005/2008 could face potential basement flooding if they have not replaced the original sump pump in their units. Even if you feel it is not necessary to replace your sump pump, may we suggest you have a plumber look at it to ensure it is still in good working order.***

**POOL:** The pool before it was winterized had four (4) leaks repaired and will need to be painted prior to filling for the summer swimming season.

## **INSURANCE**

Our Association's buildings, commonly owned contents and business liability are covered under a Master Policy. Building coverage includes the original condominium plans and specifications. The Master Policy does not insure personal property, furniture, additional living expenses and personal liability. Owners should have a Condominium Owners' Policy to cover these items.

When a claim involves our Association Master Policy, our policy has a \$10,000 per unit deductible. Whether the claim originates from your unit or affects your home, you may be responsible for this deductible. There are two coverage extensions which can eliminate this deductible:

(1). Ensure you have a "Special Form/HO-6" Condominium Owners' Policy.

AND

(2) Add a \$10,000 Loss Assessment Rider to your policy.

Please consult your local agent for further information.

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## **LANDSCAPE PLAN**

The Board would like to form an ad hoc Landscape committee to write a comprehensive community landscape plan. We anticipate the committee to meet during the winter and have the plan ready to share with the community in the Spring of 2024. Committees will

be ad hoc, meaning the timeframe will be pre-determined and have a specific task to complete. We hope this will enable volunteers to not be overtasked and the time frame short enough to encourage volunteers. We will use our expertise list to form the committee.

## **IRRIGATION**

Our irrigation system has been winterized. Next Spring Rain One will continue to work on those condos on Foresta Grand and Courtside Lane without water and will reduce the excessive water issues on the R&H side along Foresta Grand.

## **LANDSCAPING**

Pinnacle's contract ended November 30, 2023. Next Spring, we will welcome Cooper Lawn as our new landscape company. Some yards had grass damage late in the Fall when it was too late to plant grass, Cooper Lawn will handle those specific areas in the Spring once we have irrigation,

## **REMINDERS:**

- Disconnect your outdoor hoses in preparation for winter, to avoid frozen and/or broken pipes.
- All flowers and pumpkins should have been removed by Thursday, November 30<sup>th</sup>.
- Seasonal decorations, excluding wreaths, may be displayed on patios/courtyards, porches, trees, and shrubs from November 1st to January 21st providing there is no damage to the Common or Limited Common Elements. For example, nails may not be used, such damage will be repaired by the Association and billed to the owner.

## **TREES**

The fall pruning is complete. Joseph Tree pruned the trees encroaching on the eaves and roofs of the community as well as the trees that were blocking our streetlights. They recently removed stumps from trees that were removed earlier this year. They continue to evaluate the pear trees twice a year and are removing five (5) pear trees a year per their contract. When a pear tree is removed it will not necessarily be replaced.

Until we have a Landscape Plan, the planting of additional trees has been suspended.

## **SNOW REMOVAL**

Cooper Lawn will provide our snow removal this winter. We have a two-inch ceiling, so there will be no plowing unless there is a two-inch snowfall. **Sidewalks to be shoveled** are now **defined as the walkway from the front porch to the driveway**. Costs prohibit shoveling all the sidewalks in the community. Please do not ask the workers to do additional shoveling not covered in the contract. Should you ask for a small favor, the snow removal company will charge the HOA (providing the address and amount of time spent) that favor will be passed onto the resident's monthly assessment at \$58/hour with a one-hour minimum.

## **DRIVEWAYS and STREETS**

The Board received a late quote from Hills in October missing the window for driveway replacement and sealing. The Board will place the repair work out for quote early this coming Spring with multiple vendors and will have this repair work accomplished as soon as possible in 2024.

Many owners have asked about sealing their individual driveways at the owner's cost. We plan to investigate this possibility through each of the vendor's quotes this Spring.

## **EXPERTISE**

Last month the Board sent out a request to create a knowledge base of expertise within the community. Thanks to those of you who replied, we appreciate your willingness to be involved and occasionally help. It is not too late for others to provide your expertise information. We are not asking you to be on a committee with monthly meetings but would like to include you in decision discussions when your area of expertise is needed.

### **Our request provided examples of skill sets the community could use:**

Landscaping – trees, shrubs, flowers, grass, curb appeal, etc.

General maintenance

- Handyman type tasks (not to perform) but to determine if a professional is needed vs handyman task)

Driveway/Roads (asphalt), Cement, Masonry, Foundation/Structure

Roofs, HVAC, Electrical, Plumbing, Irrigation

Ponds, Aerators, Security gates, Swimming pool

Legal, Financial (budgets), Negotiating Vendor contracts.

## **WORK ORDERS**

As a resident you can help by not placing multiple work orders for the same issue. CPS when it enters a work order into the system will email a number (XN99999, for example) which allows the tracking of your request. If you have additional information or your issue is not resolved, please use the original XN99999 rather than opening a new issue when contacting CPS. This saves time, eliminates confusion, and most importantly saves maintenance costs. All work orders must be open with CPS at [admin@cpscolumbus.com](mailto:admin@cpscolumbus.com) not with the Board. If you do not receive the work order number by email, please follow up with CPS on why your work order is not in the system.

## **EXTERIOR MODIFICATION REQUEST (EMR)**

This year the Architecture Review Committee (ARC) has so far reviewed 29 EMRs. Each EMR is investigated and often an ARC member contacts the owner to resolve questions/concerns/incompleteness to reduce the time it takes to make a recommendation to the Board. As an owner, please remember to sign the EMR form and be as informative as possible.

The ARC meets on the fourth (4<sup>th</sup>) Wednesday of each month at 6:30pm in the clubhouse and their recommendations will be presented at the next Board meeting which is scheduled for the first (1<sup>st</sup>) Thursday of each month at 4pm.

As a reminder, all additions, changes/modifications, and/or removals to the exterior of each condo require an EMR. This includes the area in and around all patios and/or courtyards. All EMRs must be open with CPS at [admin@cpscolumbus.com](mailto:admin@cpscolumbus.com) not with the Board.

## **SMOKE DETECTORS**

Typical replacement times on smoke detectors/alarms is approximately ten (10) years, as we approach 2024 every unit in Seldom Seen Acres if you still have the original detectors are reaching their maximum life span.

***Note: The Liberty Fire Dept. will change smoke detectors and /or batteries for anyone that needs help – you would owe them the cost of the smoke detector and/or batteries or provide replacements. For details, the phone number to call is 740- 938- 2027. Most new smoke detectors have a 5- or 10-year warranty.***

## WELCOME COMMITTEE

Please do your best to welcome our newest neighbor(s) when you see them.

Bipin & Nancy Shroff

3794 Foresta Grand

## SOCIAL COMMITTEE

We are thrilled to have 50 residents confirmed to attend the community Christmas Party at the clubhouse on Saturday, December 9<sup>th</sup> at 6:00pm. We are sorry we are unable to accommodate any additional residents, we are at capacity for the clubhouse.

***Please let Nancy know if you cannot make it on Saturday evening, as we have a wait list and would like to give them a chance to attend the party if you cannot.***

If you have any suggestions on activities you would like to have at the clubhouse, please don't hesitate to reach out to any social committee member or simply send an email to: [nancy.wollenberg@gmail.com](mailto:nancy.wollenberg@gmail.com)

### Our normal monthly schedule at the clubhouse:

Board of Directors Meeting	1 <sup>st</sup> Thursday of the month 4:00pm
Donuts and Coffee	1 <sup>st</sup> Saturday of the month 9:00am to 10:30am
Men's Breakfast	2 <sup>nd</sup> Tuesday of the month 8:30am at Scramblers in Powell
Social Committee	2 <sup>nd</sup> Tuesday of the month 6:00pm
Happy Hour	2 <sup>nd</sup> Friday of the month 5:30pm
▪ BYOB and appetizer/snack to share (appetizer/snack is optional)	
Game Night	3 <sup>rd</sup> Thursday of the month 6:30pm
▪ BYOB (snack to share is optional)	
ARC (Architectural Review Committee)	4 <sup>th</sup> 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 engines 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 residents walking for exercise and/or 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 business! You should also be keeping your patio/courtyard and any common areas around your patio/courtyard that your pet might use clean from waste as well. **All pets INCLUDING CATS must be on a leash when outside!**

### **NEWSLETTER**

If there is additional information you would like the newsletter to cover, please let us know.

**QUESTIONS** - contact Capital Property Solutions (CPS) at 614-481-4411. CPS will need to know you live in Seldom Seen Acres, your name and address and if by chance you get voicemail CPS will need your phone number.

**Wishing you and yours a Happy and Healthy Holiday Season,**

