

SELDOM SEEN ACRES CONDO ASSOCIATION



NEWSLETTER

November 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

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

or

www.nextdoor.com



MESSAGE FROM THE BOARD

To promote better community transparency your Board of Directors have decided to provide a monthly newsletter to all homeowners. This newsletter will serve to inform and update owners as the Board works through the challenges not only for this year, but for years to come. We would also encourage community members to attend Board meetings to hear the issues confronting our Association and to ask questions.

Our community is growing old. We have reached more than the half-life of many trees, and other plantings on the property. Some of our older buildings are now seventeen (17) years old and require more attention, roofs, etc. Our costs for insurance have risen, due in part, to higher assessments for replacement costs and weather events. Our driveways need attention. All these situations affect our costs, therefore your HOA dues. These are just some of the issues.

As your Board, we want to keep owners informed of how these issues are being handled. Hopefully this will help you, as a member of this community, have a better understanding of the intricacies involved with this business called Seldom Seen Acres Homeowner's Association. Everyone one in this community has an investment in this community and we are hopeful we, as your elected representatives, can be as transparent as possible.

BUDGET

The Board has approved the budget for 2024 and each owner should have received the budget information and increased HOA fee information in the mail. This month the newsletter will detail some of the expenditures for 2023 and how the Board worked to save money especially on maintenance. Next month, the newsletter will provide the major maintenance costs expected in 2024 as the Board looks ahead towards the new year.

This summer six (6) roofs of sixteen (16) buildings were replaced, these roofs are part of the R&H phase one construction which occurred between 2005-2008. Each of these roofs had more than four (4) prior maintenance calls with shingles patched and/or replaced. In

addition to the replacement of roofs Mickey's and Feazel's repaired an additional sixteen (16) roofs throughout the community.

Additional maintenance to downspouts, gutters, drains and sump pump lines due to tree roots and/or debris created an additional seventeen (17) vendor visits to repair. Six (6) streetlights were recently repaired. A-1 Leveling repaired the sidewalks along Coral Creek and the steps, patios, courtyards, and walkways of 15 residents.

Unexpected maintenance this year included the clubhouse flooding over Christmas and the repairs for the wall, piping, and floors in January. The four (4) leaks in the pool were another unexpected expense with American Leak Detection fixing the several leaks prior to Endless Summer winterizing the pool.

In September, the Board changed some of our operating procedures to curtail costs. We now receive work orders first, investigate the request and determine which vendor to use, eliminating CPS's multiple trips to the community.

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 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 28 EMRs. Each of the EMRs 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 sign the EMR form and be as informative as possible. The ARC meets on the fourth (4th) Wednesday of each month at 6:30pm in the clubhouse and their recommendations will then be addressed at the next Board meeting which is scheduled on the first (1st) 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 not with the Board.

IRRIGATION

Our irrigation system is currently being winterized. Rain One has made great strides identifying and replacing many non-waterproof connections buried in the soil. 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

There are more than 122 boxwoods in our community that have brown leaves and do not look healthy. They have been inspected and the inspectors believe they are wind burnt from this Spring when the extremely cold weather turned warm for two weeks and then became extremely cold again. It was suggested the community wait until next Spring to see what happens. Removing and replacing boxwoods currently requires an EMR.

Pinnacle will be doing the Fall pruning soon, as their contract comes to an end. Next Spring, we will welcome Cooper Lawn as our new landscape company.

REMINDER:

- **While the Board appreciates everyone's school spirit, school or team flags may only be displayed in lieu of the American flag on game day.**
- Disconnect your outdoor hoses in preparation for winter, to avoid frozen and/or broken pipes.
- All flowers must be removed by Thursday, November 30th.
- 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. Such damage (such as the use of nails) will be repaired by the Association and billed to the owner. Please be mindful that Fall pruning is not complete. Although each vendor will attempt to be careful, damage to decorations in the mulch and/or on shrubs and trees are the owner's responsibility.

TREES

The fall pruning will be happening in the next few weeks. Joseph Tree will prune the trees encroaching on the eaves and roofs of the community as well as the trees that are 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. Every pear tree removed will not necessarily be replaced.

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 on their bill (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 for the road surfaces and some driveway sealing but missed the window for paving and sealing. When the board contacted two (2) other vendors they each agreed we were too late. 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 are investigating this possibility through each of the vendor's quotes this Spring.

NEWSLETTER

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

WELCOME COMMITTEE

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

Bipin & Nancy Shroff

3794 Foresta Grand

SOCIAL COMMITTEE

SAVE THE DATE: Saturday, December 9th is the Community Christmas Party at the Clubhouse at 6 PM, additional information will be emailed to all owners in November.

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

Our normal monthly schedule at the clubhouse:

- Board of Director Meeting 1st Thursday of the month 4:00pm
- Donuts and Coffee 1st Saturday of the month 9:00am to 10:30am
- Men's Breakfast 2nd Tuesday of the month 8:30am at Scramblers in Powell
- Social Committee 2nd Tuesday of the month 6:00pm
- Happy Hour 2nd Friday of the month 5:30pm
 - BYOB and appetizer/snack to share (appetizer/snack is optional)
- Game Night 3rd Thursday of the month 6:30pm
 - BYOB (snack to share is optional)
- ARC (Architectural Review Committee) 4th 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 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!**

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.

