

SELDOM SEEN ACRES CONDO ASSOCIATION



NEWSLETTER

October 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
Phyllis Prats
Suzanne Bailey

Upcoming Social Events

All events are posted on our website:

www.seldomseenacres.org

or

www.nextdoor.com



MESSAGE FROM THE BOARD

ZOOM

As of the October meeting, Zoom will not be offered to residents as an option for the monthly Board meeting. In place of Zoom, the Board has opted to send monthly emails in the form of a newsletter, updating residents/owners of activities/changes happening in the community as well as maintenance performed. Board meetings continue to be open to all owners on the first Thursday of each month. The Board encourages owners to suggest information they would like to read about in the monthly newsletter. In this our first monthly newsletter, only activities/changes are reported, maintenance performed will be added next month.

LANDSCAPING

The Board signed a one-year contract with Cooper Lawn for our lawn and landscape maintenance for 2024. Once we mutually determine the contract works for Cooper Lawn as well as our community, the plan is to sign a multi-year contract.

Residents will be given the opportunity to choose to self-landscape. Cooper Lawn will be pruning the ornamental trees and shrubs especially those around A/C units. Those who choose to self-landscape will be expected to trim their landscape, especially the ornamentals, similarly to those trimmed by Cooper Lawn within 2-3 weeks, so the community has the same look. In February, each owner will be asked if they wish to be on the DO NOT PRUNE list.

The boxwoods in our community 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.

We are working with Landscape Design Architect Chris Vondran to evaluate our existing plantings, to identify potential alternatives that will reduce maintenance, ensure longevity and address community lifestyle issues. His report will provide design options that will lead to replacement and/or removal of plant materials in a phased approach.

TREES

Joseph Tree has had a busy summer in Seldom Seen Acres. Earlier this summer, several maple trees died due to the drought, so they were taken out. All the rest of the maple trees were treated and saved. Pruning was done a few weeks ago and another pruning is scheduled later this fall. Two newly planted trees did not thrive so they were taken out and new trees will be planted this fall. During a recent walkabout, fire blight was discovered, and the affected trees are currently being treated. I can't compliment Joseph Tree enough. They have gone above and beyond in the care of our trees. Our questions or concerns have always been addressed right away. It is a pleasure to work with such an amenable vendor!
Bonnie Milam, Project Manager

IRRIGATION

As we all know, our irrigation system has encountered many problems throughout the years. Some residents have had too much water, and others not a drop. Rain One has made great strides identifying and replacing many non-waterproof connections buried in the soil. Several decoders have also been replaced. We are confident these improvements will finally allow our system to run efficiently next year, providing water on a timely basis for every unit in our development.
Mike Starn, Project Manager

SNOW REMOVAL

Cooper Lawn will also take care of 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.

BUDGET

The Board is aware that inflation has eaten into everyone's resources and are taking that into account as we prepare our operating budget for 2024. At the end of 2022, a Reserve Study was prepared for the community and the Board is required to have a definite amount in reserves while maintaining the community.

This summer we saved money on roofs and have tried to curtail maintenance fees while making the community safe. The cost of concrete, landscaping, pool repair and roof maintenance eat into the operating and reserve budgets.

In September, the Board changed some of our operating procedures in an effort to curtail costs. We are now receiving all work orders first, investigating the request and determining which vendor to call, eliminating CPS from making multiple trips to the community.

As a resident you can help by not placing multiple work orders when you place a work order. CPS emails a number (XN99999, for example) which allows the tracking of your request. If you have additional information or your issue is not resolved, please add to the original XN99999 rather than opening a new issue. This saves time, eliminates confusion, and most importantly saves operating costs. All work orders must be open with CPS at admin@cpscolumbus.com not with the Board.

EXTERIOR MODIFICATION REQUEST (EMR)

There is no charge for EMR's. Unfortunately, some residents were sent a form letter from CPS okaying or denying their EMR and requesting \$25 for submitting an EMR. If you received this form letter and paid the \$25, please provide a copy of the check and it will be refunded back to you. If you should receive this form letter in the future immediately let admin@cpscolumbus.com know.

POOL

This year several unauthorized guests were at the pool. **If a resident has guests they must be at the pool with their guests**, Individuals under 15 must have an adult resident with them. Next year the Board plans to monitor this more closely, especially on holidays and weekends and apologize to residents that were adversely affected. Unfortunately, it was not brought to the Board's attention until a few days before the pool closed.

UPCOMING MAINTENANCE

The Board is currently trying to obtain a quote from Hills for the road surfaces and some driveway sealing. If we are unable to receive a quote from Hills by the October Board meeting, the Board plans to contact alternative vendors.

Many owners have asked about sealing their individual driveways at the owner's cost. We are investigating this possibility either through Hills or another vendor.

WELCOME COMMITTEE

Please do your best to welcome our newest neighbors when you see them.

Carol Jenkins	9041 Courtside
Tracey Hluchy	3876 Coral Creek
Tracy England	9100 Courtside
Jeff & Susan Eikenberry	3751 Echo Place
Jane Renner	3812 Foresta Grand
Charlie & Mimi Johnson	9044 Latherous Place
Deb & Herb Grasse	3783 Foresta Grand
Husam & Farah Hussein	3773 Echo Place
Rich & Jill Chrencik	3841 Coral Creek
Debbie & Steve Michalski	9039 Samari Pl
Jeff & Angel Laub	9029 Samari Pl
Linda Dellovade	3904 Foresta Grand
Bipin & Nancy Shroff	3794 Foresta Grand

SOCIAL COMMITTEE

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 at the clubhouse:

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

