



Seldom Seen Acres

CONDOMINIUM

Sorry everyone for the delay in this newsletter. It's been a busy first five months of the year!

First, many thanks to all the volunteers who have worked so hard on behalf of our community over the past year! These folks save the community money by giving of their time and expertise. We are indebted to them for all they do! New volunteers are welcome at any time! Please reach out to a Board member if you're interested.

On May 6, we held our annual meeting. Our first order of business was to accept the resignation of John Dunn, who has served as a Board member and the Board Treasurer for the past couple of years. It's been a pleasure to have him as part of the group and he provided good counsel during his time with us. We thank him and wish him well as he moves to a new job in Cincinnati at the beginning of June.

With two seats open on the Board and two candidates on our ballot, those residents attending the meeting voted unanimously to have Rich Flenner and Jim Bruce join the Board. Here is a little information about each of them:

- **Rich Flenner:** Rich will fill a 3-year term on the Board, taking the seat vacated by Craig Kauderer when his term ended this month. He and his wife, Dana, moved to Seldom Scene Acres in February 2022. They previously lived for 28 years in Twinsburg, Ohio. Rich retired in January 2022 after 42 years in the insurance industry. Both of their daughters live in the Columbus area, which is what brought Rich and Dana to us. They are proud owners of Sophie, a black, white and brown cocker spaniel.
- **Jim Bruce:** Jim will fill a 1-year term, taking the seat vacated by John Dunn. Jim was President and owner of Tri-State Supply Co. for 37 years in Central Ohio. He sold the company in 2005 so he and his wife could enjoy a second home in South Carolina. They moved to SSAC in 2012 where Jim has served on the Rules committee as well as the ARC committee.
- **Other Board members are:**
 - Gloria Brubaker (term ends 2025)
 - Cheryl Sinden (term ends 2024)
 - Nancy Wollenberg (term ends 2025)

Speaking of transitions, we also introduced a new representative from our property management company. Many of you know Derek Shank, who has served us as Capital Property Solutions' (CPS) representative for the past few years. Derek was promoted within CPS and Jeff McCrobie has taken on the position. Jeff attended the annual meeting and has been working with the Board for several weeks. He is responsive and gets up to speed very quickly.

At the annual meeting, we reiterated the need to send all work orders, concerns, requests, or compliments to admin@cpscolumbus.com in order for them to be logged and tracked appropriately. You are welcome to copy a Board member if you feel it's necessary, but anything not sent to the "admin" email could get delayed or lost in all the other email that people receive. Thank you for your help with this!

EXTERIOR MODIFICATION REQUESTS:

Along those same lines, a reminder that if you wish to add, take away, or change anything on the exterior of your condo, including patios and courtyards, you MUST submit an Exterior Modification Request (EMR) BEFORE any work begins. This is outlined in your SSAC Handbook. A committee that may request additional information and/or provide feedback to you will review the EMR. Once the committee has completed its review, it will recommend to the Board that the EMR be approved or denied. The Board has the final say on all EMR's. Once the EMR has final approval, the work may begin. If work is done prior to approval, there is a chance you would have to reverse the change that was made.

We are attempting to streamline this process to make it timelier, but it's a process that has to be followed in order to ensure our community maintains its appearance and there is no damage to areas for which the HOA is responsible. Please refer to your Handbook or reach out to a Board member with any questions.



ROOF REPLACEMENT PROJECT:

Our big project for this summer is going to be the replacement of roofs on several of our buildings. This work will begin sometime in mid-to-late July. At the annual meeting we had announced it would be June, but delays in acquiring materials, which is unfortunately a common problem these days, has pushed it back to July. We'll provide exact dates as soon as we know them.

The units that will get new roofs this summer are:

- 3750 to 3766 Echo Place
- 3716 to 3742 Echo Place
- 3688 to 3708 Echo Place
- 3733 to 3773 Echo Place
- 3795 to 3807 Foresta Grand
- 3815 to 3825 Sunshine Court

Will complete 2 buildings per day

Should take only 3 to 4 days to complete all buildings

If you are in a unit scheduled for roof replacement, it will be noisy and there will be some internal vibration caused by the work. You may want to remove fragile items you have hanging on walls, particularly on second floors, and you may see a few nail heads “popping” in your drywall. Feazel is the contractor doing the replacements. They have a good reputation for workmanship and cleaning up when done with a building.

More details to come as soon as they are available!



POOL OPENING:

In a sure sign that summer is quickly approaching, the pool is on track to be opened Memorial Day weekend. The pool rules remain the same as in years past. They are included in this newsletter as well as in the Handbook.



LANDSCAPE PLANNING:

Our community has been fully built out for some time and we’re beginning to see mature landscaping that, in some cases, is becoming overgrown, infringing on windows, patios and courtyards, or dying off due to age and overcrowding of initial plantings. The Board has begun to think about how to put together a long-term (5-10 year) plan to address these issues and will be talking with a landscape architect about how to approach the work. We’ll keep the community updated and will ask for feedback once we have some ideas, but wanted everyone to know we’re thinking about it.

In the meantime, we try to address some of the issues on a shorter-term basis. We are working with Joseph Trees over the next several years to take out some of the pear trees most at risk for falling or causing damage and, in some cases, replacing those with other types of trees. Bonnie Milam volunteers her time to coordinate and work with residents whose trees are being removed or on other small landscape issues. The Board makes all landscaping decisions after receiving recommendations from Bonnie or the committee reviewing EMR’s, Joseph Trees, Pinnacle Landscaping, or another expert we might bring in for a specific issue. If you have a specific landscape problem, please send it to CPS via the “admin” email mentioned above or reach out to Bonnie to see if it’s something she can help address. We have a lot of landscaping here and need to work together to help keep it under control and looking nice.

Still in the landscape realm, if you are a resident who has chosen to maintain a “private garden,” meaning that you don’t want Pinnacle to prune your bushes, please be sure you have an orange pole in your mulch bed that is visible to Pinnacle when they come through. Your address should be on a list maintained by CPS that they provide to Pinnacle as well. If you have a private garden, please be sure you prune in the same timeframe as Pinnacle.



PETS:

Please be sure to keep all pets (dogs and cats who go outdoors) on leashes when you have them outside. As stated in the Handbook, your pets must be under your control at all times. And we recently had an unfortunate incident where some sort of wild animal appears to have killed the goose pair that was nesting by our pond. While I know geese can be a nuisance, whatever killed them could also do damage to a wandering dog or cat. Keep your fur babies safe!

WELCOME COMMITTEE:

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

Carol Jenkins	9041 Courtside
Tracey Hluchy	3876 Coral Creek
Tracy England	9100 Courtside

SOCIAL COMMITTEE:

Thank you to everyone who came to our Mardi Gras, St Patrick's Day & Cinco De Mayo themed happy hours! We had fun decorating the clubhouse and everyone had a great time!

Saturday, July 15th is our Summer picnic FUNDRAISER

- This helps to pay for the holiday party we host in December
- Charge \$5.00 per person
- Hotdogs, brats, hamburgers, chips, potato salad, coleslaw, desserts, etc.
- BYOB

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) 4th Wednesday of the month 6:30pm

POOL AND POOL DECK RULES:

- Occupancy Limitations for Code Compliance • Pool -13 • Pool Deck (includes clubhouse patio) -122
- Unit owners are only allowed four (4) guests per unit in the pool area at any one time.
- A unit OWNER must accompany any guest.
- The entrance to the pool area is the OUTSIDE GATE. No pool access is allowed using the clubhouse entrance.
- Unit owners are not allowed to give the pool gate key or front door/back door code to guests for their use.

- NO GLASS CONTAINERS OF ANY KIND ARE ALLOWED IN THE POOL AREA. Containers (non-glass) are permitted.
- Food/drinks are permitted, but not within three feet of the pool.
- Swim clothing is permitted in the clubhouse rest room area ONLY. Safety considerations require that shoes or sandals be worn. NO BARE FEET.
- Children 12 years of age and under must be accompanied and supervised in the pool and on the pool deck by an adult unit owner.
- Swimming diapers are required for any incontinent person utilizing the pool.
- PETS are not permitted in the pool area in accordance with health codes.
- Climbing over fences and gates is prohibited.
- Running, diving, jumping, horseplay, rollerblades, scooters, bicycles, skateboards, or other recreational devices with wheels are not permitted in the pool/pool deck area.
- Water toys are permitted in the pool/pool deck area.
- Throwing objects into the pool is prohibited.
- Flotation devices such as rafts are prohibited.
- Unit owners and guests are required to clean up any trash and straighten up chairs, lower umbrellas as they leave.
- Smoking is prohibited in all three facilities (Clubhouse, Fitness Center and pool/pool deck).
- The last unit owner/Guest to leave is required to make sure the outside stereo is turned off. The stereo unit is located in the kitchen closet.
- The pool area closes at 11 PM except for SSACA sanctioned social events.
- If any owner belonging to our Association reports to the Property Manager or Board that the rules and regulations above noted are not being followed, and it is found by the Board to be true, the Board has the right to have the violator suspended from using the pool for the rest of the year.



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 - 614-481-4411.