

SELDOM SEEN ACRES CONDO ASSOCIATION



NEWSLETTER

January 2024

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
Gloria Brubaker
Jill Chrencik
Bonnie Milam
Phyllis Prats
Monika Torrence
Nancy Simon

Architectural Review Committee (ARC)

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

Upcoming Social Events

All events are posted on our website:

www.seldomseenacres.org

or

www.nextdoor.com



MESSAGE FROM THE BOARD

As the new year begins, thank you to those who donated hours of their time to help this community run smoothly and save expenses. Thanks to:

- Dave Hiss for his hours serving as the clubhouse manager, ensuring supplies were stocked, rentals knew where all the controls were located, how to use them and how to ensure the clubhouse was clean as they left. Also, for managing our relationship with Endless Summer for the pool. Dave also serves on the Social Committee and puts up and takes down signs notifying each of us when activities will take place.
- Mike Starn and Bonnie Milam for their time as Project Managers. Mike is the interface for the gates and irrigation, while Bonnie interfaces with Joseph Tree.
- Jose Prats for his time managing the Seldom Seen Acres website.
- The Architectural Review Committee (ARC) members (Suzanne Bailey, Joy Cowgill, Mark Gicale, Vicki Potter, Tony Sutor) for working their way through the Exterior Modification Requests (EMRs) as you the owners request modifications for all changes outside your condominium walls.
- The Social Committee members (listed on the first page of this newsletter) for organizing the Men's Breakfast, Games Night, Happy Hour, Donuts and Coffee, cookouts, and holiday get-togethers. Each event is an opportunity to meet your neighbors and have fun at the same time.
- Kevin Conrad and Jim Bruce not only serve on the Board of Directors they added to their responsibilities to make the first determination of the work orders and which vendor should make the repair. This prevents CPS Maintenance from making investigation trips to the community and allows the repair to be as timely as possible.
- Nancy Wollenberg, in her role as Secretary and Communications for the Board, keeps everyone informed and directs correspondence to the correct person.
- Rich Flenner - oversight of Rain One with Mike Starn, raising financial concerns as Treasurer and using his insurance expertise to review community insurance policies.

There is always room for additional volunteers and if you have spare time, please contact a Board member with where you would like to help.

With the new year also comes change. The Board is currently updating the Handbook, you will receive the updated Handbook at the same time you receive this newsletter. Each resident should read and follow the handbook. Last year several owners failed to request an EMR and changed the community's Common or Limited Common elements around their condominium. This year Section 24 of the Handbook will be enforced. If the change is not in accordance with the bylaws, declarations and/or handbook the owner may be fined, and the change will need to be reversed at the owner's expense or the association will reverse the change and assess the owner for the expense.

The Board also voted to eliminate the "DO NOT PRUNE/Private Garden" list. Cooper Lawn will do the pruning on all Seldom Seen Acres property. If you currently have a "Private Garden sign" on your mulch, please remove it.

EXTERIOR MODIFICATION REQUEST (EMR)

Last year the Architecture Review Committee (ARC) reviewed 30 EMRs. Each EMR is investigated and often an ARC member contacts the owner to resolve questions/concerns/incompleteness to reduce the time it takes the ARC 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 Wednesday of each month at 6:30pm in the clubhouse and their recommendations will then be presented at the next Board meeting.

As a reminder, all additions, changes/modifications, and/or removals to the exterior of each condominium 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.

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** (in the contract) are **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.

BUDGET

The Board will use the months of January/February will be used for planning and February/March for gathering quotes and scheduling those items carried over from 2023.

ROOFS: It is anticipated that five (5) roofs will 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.

GUTTERS: Buckeye Roof Cleaning was here in December cleaning out gutters.

POND: Cooper Lawn (weather permitting) will remove the leaves and grass in the pond and cut larger holes in the stainless-steel water restrictors to help mitigate the algae we had this last summer. Cooper Lawn uses mulching mowers so blowing grass and leaves into the pond next summer should be reduced and hopefully reduce the algae as well.

ROADS AND ASPHALT: The roads throughout the community recently had road cracks sealed/patched this Fall 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 driveways evaluated for repair/replacement.

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.

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

POOL: The pool repaired last Fall now needs to be painted prior to filling for the summer swimming season.

INSURANCE

Since December was a busy month, the information on insurance is repeated here in case it was missed or were too busy to check your insurance policies.

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. Please consult your local agent for further information.

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.

LANDSCAPE PLAN

The Board will form an ad hoc Landscape committee to write a comprehensive community landscape plan. Vondran Design Group was hired to provide an impartial opinion of our landscaping and priorities. The Landscape committee will meet during the winter and have a plan to share with the community in the Spring of 2024. The committee is ad hoc, so the deliverable plan and timeframe is pre-determined and the committee is then finished.

IRRIGATION

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

LANDSCAPING

All seasonal decorations must be down by Wednesday, January 21st, 2024.

NOTE: While owners may rake or blow their leaves, owners are required to bag them, then store them until you can place them outside for trash collection. For those of you who have raked/blown leaves at your curb, please bag them for trash collection.

TREES

Pear trees will continue to be evaluated in the Spring. Until we have a community Landscape Plan, the planting of additional trees has been suspended.

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 investigation and 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.

WELCOME COMMITTEE

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

SOCIAL COMMITTEE

If you have any suggestions on additional social activities 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 Directors 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
	▪ Bring your own beverage and appetizer/snack to share (appetizer/snack is optional)
Game Night	3 rd Thursday of the month 6:30pm
	▪ Bring your own beverage and snack to share (snack 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 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 a Board member know.

QUESTIONS - contact Capital Property Solutions (CPS) at 614-481-4411. CPS needs 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 2024,

