

# SELDOM SEEN ACRES CONDO ASSOCIATION



## NEWSLETTER February 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  
Herlinda Napoli  
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](http://www.seldomseenacres.org)

or

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



## **MESSAGE FROM THE BOARD**

While winter is the time for snow, the Board is planning for spring. We are scheduling meetings with our landscape, tree, irrigation, and pool vendors. Owners now is the time to prepare and submit your EMRs for changes you would like to make this year.

### **SNOW REMOVAL**

**DON'T CROWD THE PLOW.** The snowplow drivers indicated a few of you were too close to the plows when they were here recently. The driver is watching where the snow is going, keeping his eyes on the curbs and the street in front of him to prevent damaging the cement. Our streets are not made for passing, so please consider the driver, a few extra minutes for safety would be appreciated.

### **LANDSCAPE and TREES**

The Landscape Committee has written a Landscape Plan that is currently being reviewed by those of you who volunteered your expertise in landscaping. We appreciate all who responded.

The focus of this 2024 plan is to update the approved plant/tree list with items that would provide a common look and feel throughout the community and reduce maintenance costs. Curb appeal is the priority as it affects condo values, and it is the first impression of those wishing to purchase in our community. Once the draft comments have been reviewed and the plan finalized, it will be sent to the Board for approval and then a copy will be provided to every owner.

The goal is to lower maintenance costs throughout the community, especially landscaping and trees. After an EMR is approved, even if an owner pays for landscape changes, the maintenance cost becomes part of everyone's HOA fees.

**ROOFS:** It is anticipated that five (5) roofs will be replaced in 2024. The criteria for roof replacements include the age of the roof, the number of repairs made to the roof in previous years and consideration if the repairs fixed the issue or if the roof continues to have problems. Final determination will be made this coming Spring depending on how roofs fare this winter.

**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.

**STREETS AND ASPHALT:** This Spring four (4) driveways, new in 2021 that should have been sealed in 2022, will be sealed. The driveways with cold patches from 2022 will be fixed, and additional driveways will be evaluated for repair/replacement.

The Board will place the repair work out for quote with multiple vendors and will have this repair work accomplished as soon as possible in 2024. We still plan to investigate the possibility of an owner paying to have their driveway sealed 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.

## **IRRIGATION**

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

## **WORK ORDERS**

As a resident you can help by not placing multiple work orders for the same issue. This saves time, eliminates confusion, and most importantly saves maintenance investigation and costs. **All work orders must be submitted directly to CPS** at [admin@cpscolumbus.com](mailto:admin@cpscolumbus.com) or by phone 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)**

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](mailto:admin@cpscolumbus.com)** or by mail to PO Box 630, Worthington, Ohio 43085.

EMR forms are on the Seldom Seen Acres website - <https://seldomseenacres.org> and on the portal at CPS - <https://portal.cpscolumbus.com> Once submitted, the EMR goes to the Architecture Review Committee (ARC), who review the request and ensure the change is allowed in accordance with our governing documents. If there are questions, an ARC member will attempt to contact the owner so the EMR can move through the process.

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.

**NOTE:** An owner submitting an EMR **may NOT start their project** until they receive notification from CPS that their EMR has been approved. The Board may have added conditions to the EMR for its approval.

## **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](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
▪ Donuts and Coffee will resume in March	
Men's Breakfast	2 <sup>nd</sup> Tuesday of the month 8:30am at Sunny Street (Sawmill)
Social Committee	2 <sup>nd</sup> Tuesday of the month 6:00pm
Happy Hour	2 <sup>nd</sup> Friday of the month 5:30pm
▪ Bring your own beverage and appetizer/snack to share (appetizer/snack is optional)	
Game Night	3 <sup>rd</sup> Thursday of the month 5:30pm
▪ Bring your own beverage and snack to share (snack is optional)	
ARC (Architectural Review Committee)	4 <sup>th</sup> Wednesday of the month 6:30pm



## MARDI GRAS Happy Hour - Friday, February 9<sup>th</sup> at 5:30pm

Are you ready to come out of hibernation and socialize with your neighbors! Our Mardi Gras themed happy hour is always a huge hit!

The clubhouse will be decorated and there will be PLENTY of BEADS for everyone to wear!

The Social Committee is providing **RED SANGRIA** and **PEACH BELLINIS** free of charge as well as a **KING CAKE!**

It gets even better! We will be holding a 50/50 raffle for just \$5.00 to enter! You could take home half the pot of **CASH \$\$\$** The other half goes to fund additional social events in our neighborhood.

Please bring a snack/appetizer to share (appetizer is optional) and a beverage of your choice if you prefer.



### WELCOME COMMITTEE

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

### NEWSLETTER

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



## 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!**

This past month a resident asked that **off hour calls to CPS Maintenance be explained**, as she was unexpectedly charged for a service call. CPS Maintenance responds to off-hour calls and treats the call as an emergency. Once called the technician is on the clock and until they return to CPS, either the HOA or the owner will be billed for the call, depending on who is responsible for the issue. Should you call and then later call to stop the technician, the time the technician has spent responding and returning to CPS is billed.

**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.

