

# SELDOM SEEN ACRES CONDO ASSOCIATION



## NEWSLETTER

March 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  
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**

Spring seems to be arriving sooner than expected. Meetings with the roof, tree and asphalt vendors took place in February and the first week of March. The Board has scheduled meetings with the irrigation and pool vendors for later this month and early April. As everyone prepares for spring and summer the Board asks that your mulch be free from **ALL decorations** in preparation for the landscapers. (Handbook, Section 21-E). As a reminder, **string lights** may not be on patios or courtyards unless the owner has received approval through an EMR. (Handbook, Section 9-P).

If you require outside repair work, please submit a work order to CPS by email [admin@cpscolumbus.com](mailto:admin@cpscolumbus.com) or by phone 614-481-4411. **Owners, please follow the process instead of calling, emailing, or stopping by a board member's home.** CPS is available 24/7 and can dispatch help. If an owner calls after hours, CPS will not evaluate if the situation is an owner or HOA responsibility when they dispatch assistance. If the issue is the owner's responsibility, the HOA cannot legally absorb the owner's cost, and will assess the owner the amount CPS maintenance bills.

**ROOFS:** Six (6) roofs are scheduled to be replaced the week of March 11<sup>th</sup>, ***weather permitting***. Please, **DO NOT PARK at the clubhouse during the week of March 11<sup>th</sup>**. The clubhouse driveway will host the material drop, forklift and porta potties. Each owner will be notified the day before with a doorknob notice and by email. Feazel cautions "roofing causes some vibrations throughout the condo." Please consider the stability/fragility of what is hanging on your walls. Owners should plan to move your car from your garage/driveway by 6:30 am the day of the roofing (The Board suggests you move your vehicles the night before).

### **Roofs scheduled to be replaced:**

- 3735-3745 Foresta Grand – Monday, March 11
- 3689, 3697, 3707 Echo Place (including 9017 Latherous Place) – Tuesday, March 12
- 3791, 3803, 3811 Echo Place – Wednesday, March 13
- 3794-3806 Foresta Grand – Thursday, March 14
- 3785, 3797, 3805 Sunshine Court – Friday, March 15
- 3772 Echo Place (clubhouse) – Saturday March 16

**COMMUNITY CONDO INSPECTIONS including PATIOS and COURTYARDS:** The Board will begin Spring inspections on **Monday, March 11<sup>th</sup>**. For those who have **courtyards living on Foresta Grand**, we ask that you have your courtyard gate unlocked from 12:00pm-2:00pm. The next inspection date will be **Friday, March 15<sup>th</sup>** for those living on **Courtside Lane, Coral Creek & Chasticy Place**. Please have your courtyard gate unlocked from 2:00pm-4:00pm. If these times do not work, please send an email to [gbrubaker3839@gmail.com](mailto:gbrubaker3839@gmail.com) with alternative dates/times that will work.

**INITIAL CAPITAL CONTRIBUTION AMENDMENT:** Voting continues for the proposed Initial Capital Contribution amendment to have new buyers/owners pay a one-time capital contribution of three times the current monthly assessment at the time of closing. This applies to new, future owners who move into the community and **does not** affect current owners. We ask that each owner date, vote, sign their ballot, and return your ballot in the self-addressed stamped envelope provided. If you did not receive the documentation in the mail or cannot find it, will you please call CPS and ask them to send another ballot.

**LANDSCAPE PLAN:** The ad hoc Landscape Committee has written the community's Landscape Plan. Residents who indicated they have landscape expertise have reviewed it and the plan was presented to the Board at the March meeting. The plan contains an updated tree/shrub/bush/perennials list. The landscape plan and the updated list will be shared with the community and uploaded to the portal and to the Seldom Seen Acres website [www.seldomseenacres.org](http://www.seldomseenacres.org).

Changes to the exterior of your condominium require an Exterior Modification Request (EMR) even if you are planting items on the approved list. ***The planting of ornamental trees for 2024 remains on hold.***

**CEMENT:** There are sidewalks with cracks to be leveled or replaced. Depending on the budget additional leveling will be assessed. This work will be determined at the completion of the community condominium inspections.

**POOL:** Endless Summer will paint the pool prior to the summer swimming season.

**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 issues.

**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 sealing of the driveways by the HOA and/or owners is part of the request for quote.

**IRRIGATION:** The meeting with Rain One will occur in March. Rain One will 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:** Submit all work orders directly to CPS at [admin@cpscolumbus.com](mailto:admin@cpscolumbus.com) or by phone 614-841-4411. Please DO NOT place multiple work orders for the same issue. This saves time, eliminates confusion, and most importantly saves maintenance investigation and costs. If you do not receive the work order number by email, please follow up with CPS.

**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. Send all EMRs to CPS at [admin@cpscolumbus.com](mailto:admin@cpscolumbus.com) or by mail to PO Box 630, Worthington, Ohio 43085.

EMR forms are available on the Seldom Seen Acres website - <https://seldomseenacres.org> and on the portal at CPS - <https://portal.cpscolumbus.com> Once submitted, the EMR moves to the Architecture Review Committee (ARC), to 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 continue to move through the process. The ARC meets on the fourth Wednesday of each month at 6:30pm in the clubhouse and their recommendations are then presented to the Board at their next Board meeting.

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

### **Our 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
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

**SOCIAL COMMITTEE:** If you have any suggestions on additional social activities at the clubhouse, please do not hesitate to reach out to any social committee member or simply send an email to: [nancy.wollenberg@gmail.com](mailto:nancy.wollenberg@gmail.com)

**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!**

**QUESTIONS** - contact Capital Property Solutions (CPS) at 614-481-4411. CPS needs the following information, your condo is in Seldom Seen Acres, your name, address, phone number and your question.

