

SELDOM SEEN ACRES CONDO ASSOCIATION



NEWSLETTER

April 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

or

www.nextdoor.com



MESSAGE FROM THE BOARD

Welcome to Spring, it officially started on March 20, the pear trees are blooming, and it has been a busy March. Hope all of you had a Happy Easter.

Just a reminder that **the Annual meeting** will take place on **Thursday, May 2nd at 6pm** at the Liberty Township Hall (located at 7802 Liberty Road, adjacent to the Powell YMCA.) Registration begins at 5:30pm. **There are two (2) Board positions to be decided, each position is for a three (3) year term.**

Please use your proxy if you are not able to attend the annual board meeting.

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 (3) times the current monthly assessment at the time of closing. When SSA was getting started, new owners at that time also contributed a one-time capital contribution to the reserve fund. **This DOES NOT affect current owners**, it only applies to new, future owners who move into the community.

The Board encourages **APPROVAL** of this amendment, so your dues won't need to be increased to cover maintenance repairs on condos that have been sold. In 2023 the HOA spent \$13,000 repairing these issues. When the Board discussed the surprises of 2023, we concluded it would be advantageous to do as other condo communities are doing and add a buy-in fee for the reserve fund to handle these unexpected expenses rather than place the burden on the current owners.

As of April 3rd, we have **60 YES** votes and **30 NO** votes, and **42** ballots still outstanding. **If you cannot find your ballot, please contact CPS at 614-481-4411 to request another ballot.**

COOPER LAWN: Cooper Lawn will soon start mowing when their equipment can mow without destroying the grass. We don't have a specific date yet, but they are monitoring the conditions. They anticipate mulching in April (weather dependent) and will notify us a few days before they begin.

IRRIGATION: Rain One has been here renumbering zones and plans to 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.

INSPECTIONS: There is one (1) more section of the R&H side to be inspected, and then the Board will prioritize repairs. Work will be determined at the completion of the community condominium inspections.

STREETS AND ASPHALT: Driveway discussion will take place at the June 6th board meeting.

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 or by mail to PO Box 630, Worthington, Ohio 43085.

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. EMR forms are available on the Seldom Seen Acres website - <https://seldomseenacres.org> and on the portal at CPS - <https://portal.cpscolumbus.com>

Our normal monthly schedule at the clubhouse:

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| 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 Sunny Street (Sawmill) |
| 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 5:30pm |
| ▪ 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!**

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.

