

# SELDOM SEEN ACRES CONDO ASSOCIATION



## NEWSLETTER

May 2024

### **Property Management Company**

Capital Property Solutions  
Jeff McCrobie, Property Manager  
614-481-4411

### **Board of Directors**

Gloria Brubaker, President  
Rich Flenner, Vice President  
Rich Chrencik, Treasurer  
Nancy Wollenberg, Secretary / Communications  
Bob Burckle, 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  
Rich Flenner, co-Chairman  
Suzanne Bailey  
Jim Bruce  
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**

Hopefully, you were all able to attend **the Annual meeting** yesterday, if not this newsletter will provide a recap of the meeting topics.

**First let us welcome our newly elected Board members Rich Chrencik & Bob Burckle!**

**INITIAL CAPITAL CONTRIBUTION AMENDMENT:** Voting continues for the proposed Initial Capital Contribution amendment to have **NEW BUYERS** pay a one-time capital contribution of three (3) times the current monthly assessment at the time of closing. **This DOES NOT affect current owners**, it only applies to new, future owners.

**If this amendment DOES NOT PASS, then the operating budget (HOA dues) covers the cost for these maintenance items.**

As of May 1<sup>st</sup>, we have **60 YES** votes and **30 NO** votes, and **42** ballots outstanding. **If you cannot find your ballot, please contact CPS at 614-481-4411 to request another ballot.** For those of you who have not voted, the Board would appreciate your vote as soon as possible as it begins to affect budget spending for the remainder of the year.

**POOL and CLUBHOUSE:** Access to the clubhouse and pool are being updated with UNIQUE security codes which will be sent to the owner's cell phone. If you do not use a cell phone, you will be able to obtain a key fob for entrance. This change is to reduce the HOA's liability for guests and/or minors entering the pool and/or clubhouse without the owner being present. Please read the pool rules in your Handbook, Section 12.

American Leak Detection fixed leaks in the pool last fall but when Endless Summer opened the pool this spring, they determined there is still a leak. American Leak Detection will be here to find the leak(s) on May 16<sup>th</sup> before the scheduled opening Memorial Day weekend. We will notify each owner if the opening of the pool will be delayed. Pool painting is now scheduled for the Fall.

**STREETS AND ASPHALT:** Owners have until May 10<sup>th</sup> at NOON to request their driveways be sealed at their **OWN EXPENSE** at a cost of \$200/per driveway. Requests **MUST** be emailed to [admin@CPScolumbus.com](mailto:admin@CPScolumbus.com) or mailed to PO Box 630, Worthington, Ohio 43085.

When contacting CPS, you must state you live in Seldom Seen Acres, provide your name and address, your email and/or phone number plus agreement to pay \$200 to have your driveway seal coated. Each owner is assessed upon completion of the work. **NOTE: Notifying a Board member DOES NOT place your name on the driveway list.**

**COOPER LAWN:** Cooper Lawn will begin applying fertilizer/weed control on May 3<sup>rd</sup> followed by mulching (weather dependent).

**IRRIGATION:** Rain One continues to work on those areas on the EPCON side along Foresta Grand and Courtyard Lane without water.

**INSPECTIONS:** Inspections of the community are completed. The Board has prioritized repairs and requested quotes for those repairs.

**EXTERIOR MODIFICATION REQUEST (EMR):** All additions, changes/modifications 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.

**NOTE:** You are required to select plant material from the APPROVED PLANT LIST and still need to submit an EMR. Once the plants are in the ground they are maintained by the HOA. 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 CPS portal <https://portal.CPScolumbus.com>

EMR's that missed the ARC meeting date of March 27<sup>th</sup> were addressed on April 24<sup>th</sup>. These recommendations will be presented at the next Board meeting on Thursday, June 6<sup>th</sup>.

**WELCOME COMMITTEE:** Please do your best to welcome our newest neighbor(s) when you see them. This month we welcome:

John & Ann Bosse – 3641 Foresta Grand

## 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
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



## 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 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 name of your community - Seldom Seen Acres, your name and address and if by chance you get voicemail CPS will need your phone number.

