

SELDOM SEEN ACRES CONDO ASSOCIATION



NEWSLETTER

June 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 Chrencik, Treasurer
Nancy Wollenberg, Secretary / Communications
Bob Burkle, 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

With June we welcome the warm weather and the pool opening! The access to the clubhouse & pool was changed to a more secure system to prevent non-residents from entering. If you have not already activated your access, your invitation has probably expired. **If you want access to the clubhouse and/or pool**, please email nancy.wollenberg@gmail.com and you will receive another email invitation from **BRIVO** to activate your access.

As of June 1, Rich Flenner resigned from the Board of Directors, we thank Rich for his year of service to the community. The Board of Directors appointed Jim Bruce at the June 6th Board meeting to serve until the 2025 General Meeting. During the 2025 General Meeting in addition to electing the two (2) expiring terms, we will also elect a one-year term to finish out Rich's term which would have ended in 2026. An appointee may only serve until the next General Election.

Due to Independence Day, the **July Board meeting** has been moved to **Thursday, July 11th** at the clubhouse at **4pm**.

THANK YOU to Dave Hiss, Chuck Potter & Jim Bruce: A dead fish was placed in the clubhouse garbage can. The fish was not placed in a trash bag, so as it rotted, it attracted maggots and other insects that filled up the entire can. Dave, Chuck & Jim managed to scrape out the remains of the fish and clean out the entire can. Obviously not a job anyone would want to do! In the future, if you see a dead fish by the pond, please **DO NOT** put it in the garbage can! Contact CPS at 614-481-4411 so they can properly dispose of it.

POOL and CLUBHOUSE: An owner may bring guests but **MUST** stay at the pool with your guests. Any child fifteen (15) or under must **always** be accompanied by an owner/adult. (Section 12 of the Handbook.) American Leak Detection found two cracks/leaks in the pool which will be fixed in September and then the pool will be painted.

COOPER LAWN: Cooper Lawn got off to a slow start this year, the pruning and mulching are nearing completion. If you have any questions, concerns, or compliments, please email Dave Hiss at dhiss@columbus.rr.com

IRRIGATION: Due to dry weather, Rain One started the irrigation the week of May 20th. We have 107 zones that are run by 55 "blocks". The blocks tell which zones to run and may run one or two zones. It takes two (2) days to do one cycle of watering. This should be sufficient due to the community's high-water table.

JOSEPH TREE: Joseph Tree was in the community the last week of May. They pruned trees and removed five (5) Bradford pear trees that were deemed structurally unsound and/or struggling with a fungus. They will be back next week to grind the stumps.

INSPECTIONS: The Board has approved quotes for these repairs:

- **Streets and driveways** are tentatively slated to be replaced, repaired and/or sealed in June.
- **Cement repairs and leveling** Please be sure to unlock your courtyards the week of June 17th when work is scheduled to begin. A-1 Leveling believes they will be here most of the week.
- **Gutter and downspout** repairs started May 27th and will be worked on in the evenings.
- **Masonry** quote has been received but work has not yet been scheduled.
- **Landscape additions** quote has not yet been received for fill dirt and grass leveling/seeding.

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>

INITIAL CAPITAL CONTRIBUTION AMENDMENT: As discussed at the annual meeting, an amendment committee will be created & headed by Board members Jim Bruce & Bob Burckle to make the changes recommended by the community and to discuss a few other amendment suggestions from Kaman and Cusimano. If you wish to serve as a member of this committee, please email nancy.wollenberg@gmail.com.

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

- Juan Florez & Luisa Moreno – 3677 Foresta Grand
- Nick & Marylou Melaragno – 3880 Foresta Grand

SOCIAL COMMITTEE: Mark your calendars for our **SUMMER PICNIC FUNDRAISER** on **Saturday, July 13th** at **5:30pm**. *Proceeds fund our Holiday Party in December!*

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 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. Additional overflow parking is available at both ends of Courtside Lane, and at the end of the lane off Foresta Grand that leads to the two condos at 3873/3875 Foresta Grand.

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.

