

SELDOM SEEN ACRES CONDO ASSOCIATION



NEWSLETTER

July 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 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
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

Mark your calendars for our **SUMMER PICNIC FUNDRAISER** on **Saturday, July 13th** at **5:30pm**.
Proceeds fund our Holiday Party in December! More information later in the newsletter!
Children are welcome!

SPECIAL THANK YOU TO THE FOLLOWING RESIDENTS:

Dave Hiss, Nancy Simon and Nancy Wollenberg for planting the flowers at each of the entrance gates and around the pool.

Joy Cowgill, Deb Grasse and Dave Hiss for their donations and planting sedum on the pond and planting the boxwoods and flowers in front of the clubhouse.

The Sunday landscaping crew for removing and planting boxwoods throughout the Community. Their volunteer time is much appreciated: Bonnie Milam, Rich Chrencik, Christie Conrad, Kevin Conrad, Changso Han, Dave Hiss, Mike Piccininni, and Nancy Wollenberg.

ASSOCIATION DUES: As a reminder, all assessments (including HOA dues, water bills and other fees) are due on the 1st day of the month and are considered late if not received by the association by the 10th day of the month. After the late date, an administrative late charge of \$25.00 per month is added for any late payment or on any balance of unpaid assessments. The two (2) most efficient methods of minimizing the risk of a late fee are to:

- Maintain a prepaid balance in your account.
- Utilize the e-payment function on your account through Alliance bank (the association's primary bank).

Regardless of the method utilized for payment of your account balance, it is your responsibility to ensure that payment is processed on a timely basis. Please review your balance periodically (via the portal), especially before the 10th of the month.

INSURANCE: The association's insurance is renewed at the end of June each year. If you receive a written request from your mortgage holder for a certificate, please visit www.eoidirect.com If you are a first time user, follow the links to register and write down your User ID and Password so you can log into your account when prompted.

Once you are logged onto your account, click on "Evidence of Insurance" to search and access the association policy information you are seeking. EOI Direct's customer service department is available from 9AM to 8PM (EST) Monday through Friday to provide additional assistance. Those without internet access may also contact the help desk at 877-456-3643 to order their certificate over the phone from a representative.

This year the wind and hail damage portion of the community policy changed from the \$10,000.00 deductible to 2% of replacement value which could affect your loss assessment limit. The Board encourages each owner to discuss with your insurance agent raising your loss assessment value on your homeowner's policy to ensure you have the proper coverage.

AMENDMENT COMMITTEE: As discussed at the annual meeting, an amendment committee will be created & headed by Board members Jim Bruce and 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.

ASSESSMENT FOR DRIVEWAY SEALING: For the thirty-four (34) owners who paid to have their driveways sealed, your assessment of \$200 has been placed on your account and you may pay immediately or pay with your August HOA dues. Late fees apply if CPS has not received your payment by August 10th. If in doubt, look at your account on the CPS portal.

POOL and CLUBHOUSE: An owner may bring guests and **MUST** stay at the pool with your guests. Any child fifteen (15) or under must **always** be accompanied by an owner/adult. (The list of pool rules may be found in Section 12 of the Handbook.)

Access to the clubhouse & pool was changed to a more secure system to prevent non-residents and/or children under 16 without an adult from entering. **If you do not already have access to the clubhouse and/or pool**, please email nancy.wollenberg@gmail.com and you will receive an email invitation from **BRIVO** to activate your access. The invite is valid for seven (7) days, so please install the BRIVO Mobile Pass upon receipt of your invitation and then click on the link "ADD Pass to your Account" within the invitation email.

IRRIGATION: Rain One was in the community in late June repairing and adjusting sprinkler heads. There are still some issues to check and/or adjust. Just a reminder, your condo receives irrigation on either even or odd days depending on the zone/block. NOTE: If the zone is an even day (July 4th for example) once the cycle begins on an even numbered day it runs through the entire cycle for that day. It does not interpret midnight as July 5th and does not switch to the odd day schedule – it finishes the even day schedule.

TREES: *The moratorium on owners' planting trees continues.* Joseph Tree by contract may plant up to five (5) trees this fall, the type and locations have NOT been determined.

INSPECTIONS: An update on the maintenance items from the Spring inspections:

- **Streets and driveways** – the replacement of four (4) driveways, patching of thirteen (13) driveways and sealing of driveways (if an owner chose that option) is complete. Assessments have been placed on owners' accounts.
- **Cement repairs and leveling.** A-1 Leveling has completed their repairs.
- **Gutters and downspouts** have been extended and/or repaired.
- **Masonry** - waiting on schedule date.
- **Landscape additions** quote has not yet been received for fill dirt and the topping of arborvitae. Given the extreme heat, the planting of grass seed has been moved to this Fall.

WORK ORDERS: Work orders are placed when an owner needs an item fixed, that is the responsibility of the HOA. Please call CPS and provide the name of our community, your name, address and phone number and the repair that is needed. You will receive acknowledgement of the work order and then please exercise some patience. A volunteer verifies your issue and determines which vendor to call, places the call and schedules the repair. Most vendors are busy, so scheduling is not immediate. Entering another work order for the same item starts the process all over again and delays the repair. If you call CPS for a status, please explain you are inquiring about an existing work order.

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>

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

We will be serving Hamburgers, Hot Dogs, Brats, Chips, Potato Salad, Coleslaw, Dessert, and Bottled Water. **ALL of this for just \$5.00 per person!** As always this is a bring your own beverage event if you would like something other than water to drink.

Please bring extra cash because we will have our **50/50 raffle!** Remember the BIGGER the pot the more money the winner will get! If you don't win the cash don't worry, we will have MANY secondary prizes donated by the members of the Social Committee!

Come hungry and bring CASH!!

Word to the Wise:

A Seldom Seen acres resident asked us to share this information in our newsletter. "My wallet was stolen out of my purse while I was at a restaurant. My purse was hanging on the back of my chair. When getting ready to pay the bill, I realized my wallet was gone. I immediately started calling banks and credit card companies, but two of my cards had been used at multiple places around Sawmill Road for over \$1000. Of course, my driver's license, vehicle registration and auto and health insurance cards are all gone. I filed a police report. It is under control now, but a huge hassle getting a replacement driver's license, replacement credit cards, re-setting up recurring charges, etc."

Reminders for ladies: 1) only take in your purse the credit cards/cash you will need for that trip; 2) don't hang your purse on the back of your chair; 3) make sure your purse is always securely closed; 4) have the phone numbers for the fraud departments at your bank/credit card companies and your account numbers handy so you can get cards shut down as quickly as possible.

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. 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.

