

SELDOM SEEN ACRES CONDO ASSOCIATION



NEWSLETTER

August 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

The Board would like to encourage everyone to read their handbook and become familiar with the community rules. This Fall we will regroup the Landscape Committee and begin meetings with the new Amendment Committee. Owners are encouraged to participate in community activities and committees to better understand the challenges of becoming an older community.

Pet owners are encouraged to keep your animals from barking in the early morning and late evening hours to allow your neighbors sleep time. While your dog(s) might believe they are protecting you, the disruption is not always appreciated by your neighbors.

Several owners have asked if the Board plans to continue to seal driveways. Asphalt vendors have stated that sealing is strictly cosmetic, so except for the driveways that were replaced this year that will be sealed next year, the Board does not plan to seal driveways. Owners who seal their driveways will result in a \$200 fine and/or resealing (at the owner's expense) if the job is not acceptable to the Board.

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 are due 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.

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.

IRRIGATION: Rain One was in the community in late July repairing and adjusting sprinkler heads. There found some new issues and the parts are on order.

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

MAINTENANCE: An update on the maintenance "to do" items from the Spring inspections:

- **Masonry** – vendor will be here the week of August 19th for repairs.
- **Grub control** was spread on July 23rd which should take care of those brown spots in the grass from getting larger.
- **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. Most vendors are busy, so scheduling is not immediate.

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:

Our Summer Picnic Fundraiser was a HUGE success! Thanks to the 52 residents who attended and various donations from neighbors, we will be able to host our annual Holiday Party for FREE!

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.