

SELDOM SEEN ACRES CONDO ASSOCIATION



NEWSLETTER September 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

Fall is the community's time to wind down and complete the projects started in the Spring and Summer and prepare for winter. Budget planning for 2025 has started.

The Board would again encourage you to become familiar with the Handbook and the community rules. As a reminder:

- School or team flags may be displayed in lieu of the American flag **on game days ONLY**. Flag holders are limited to one per unit. Flags must be displayed on a flagpole and are **prohibited in mulch beds**.
- Trash containers are not to be placed out until **AFTER 5:00pm** on Wednesday (or the day before trash pickup if it is a holiday week.)
- Parking vehicles in the street is PROHIBITED (this includes contractors working in your unit.) If the contractor's vehicle will not fit in your driveway, they must use cones to warn oncoming traffic as our streets are narrow and they must be able to immediately move their vehicles for emergency vehicles coming into the community.

AMENDMENT COMMITTEE: As discussed at the annual meeting, an amendment committee headed by Board members Jim Bruce and Bob Burckle had their first meeting in August. This committee is starting with the community check list provided by Kaman and Cusimano on items the community might want to add to their governing documents. The committee will make recommendations to the Board on adding items to the handbook and/or governing documents. They are also re-evaluating the amendment presented at the beginning of this year on a one-time capital contribution towards HOA dues.

POOL: The last day for the pool to be open will be Sunday, September 8th. Beginning Monday, September 9th, Endless Summer will drain the pool, American Leak Detection will fix the two (2) small leaks and then Endless Summer will paint and winterize the pool.

LANDSCAPE COMMITTEE: Met in August and will meet again in September. They are revisiting the approved tree/plant list and which items in the Landscape Plan that were accomplished this Summer and unfinished items that will be moved to next Spring/Summer. They will be recommending the priorities on the planting of dwarf varieties of plants and trees to reduce maintenance, not only of the plants and trees but of the drainpipes, sump pump lines and gutters. This is especially important due to the small front yard areas of the condos.

IRRIGATION: Rain One was in the community in late August repairing and adjusting sprinkler heads. All work orders have been addressed and are working. Winterization for the irrigation will be the beginning of October.

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

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

- **Masonry** – vendor should be in the community during Labor Day week for repairs.
- **Landscape and Trees**– Magnolia trees were trimmed the week of August 26th, next will be the topping of the arborvitae and then adding fill dirt throughout the community. Given the extreme heat, any planting of grass seed will hopefully be a few weeks before we turn off the irrigation.

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.

SOCIAL COMMITTEE: Thirty residents attended our Football tailgate party on August 31st. It was a fun time for everyone with excellent food, lively conversation and lots of cheering for our Buckeyes!

Schmidt's food truck will be by the pool in The Orchards on Sunday, September 29th starting at 3pm - the Orchards requested we invite anyone who is interested to come over and enjoy the menu.

Mark your calendar for our annual Holiday Party on Saturday, December 14th!

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>

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.

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.

