

# SELDOM SEEN ACRES CONDO ASSOCIATION



## NEWSLETTER October 2024

### **Property Management Company**

Capital Property Solutions  
Kelsey Harper, 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](http://www.seldomseenacres.org)

or

[www.nextdoor.com](http://www.nextdoor.com)



### **MESSAGE FROM THE BOARD**

The Board would like to thank all the residents who attended the Town Hall meeting on September 26<sup>th</sup>. Treasurer, Rich Chrencik explained the rise in the operating budget causing our **HOA dues to increase to \$430.00 starting January 1, 2025**. Volunteers were thanked for their efforts in keeping costs down, especially with maintenance. The presentation was followed by a question-and-answer session and several individuals expressed interest in volunteering their time. Please email [nancy.wollenberg@gmail.com](mailto:nancy.wollenberg@gmail.com) if you are interested in volunteering.

**REMINDER:** School or team flags may only be displayed in a flag holder on game days (in lieu of the American flag.) Flag holders are limited to one per unit. Flags and fall decorations are prohibited in mulch beds.

**FISHING:** Fishing is not allowed in our ponds; however, you might see one of the maintenance volunteers fishing for the grass carp. The carp currently are guilty of chewing the spike rush plants on the bottom of the pond, but the grass is not to their liking and so rather than eating it, leave it to float to the top of the water. Volunteers are also scooping up the floating spike rush plants. Our pond management company (Aqua Doc) recommends removing the grass carp from the ponds as they now provide no benefit.

**NOTE: ONLY BOARD APPROVED VOLUNTEERS ARE ALLOWED TO FISH FOR THE CARP.**

**AMENDMENT COMMITTEE:** The Amendment Committee co-chairs are planning a meeting in October to determine how to move forward with the 2x HOA fees for new buyers and wording to add to the Handbook to address items in the Kaman and Cusimano list that do not require amendments but should be addressed in the Handbook.

**LANDSCAPE COMMITTEE:** The Landscape Committee submitted an updated Landscape Plan to the ARC. The ARC approved and passed on their recommendation for approval to the Board. The Board approved and will distribute the Landscape Plan to the owners and the Landscape Plan will be posted on the website and portal. The plan includes an updated Plant/Tree list.

**POOL:** The leaks in the pool have been repaired and the pool is scheduled to be painted this week and winterized once the paint has cured.

**IRRIGATION:** Winterization for the irrigation system will be scheduled for the beginning of October.

**TREES:** *The moratorium on owners' planting trees in the mulch areas continues.*

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

- **Masonry** – vendor should be in the community as soon as the capstones are delivered to them. We apologize for the delay.
- **Landscape and Trees**– The Board is evaluating quotes to top the arborvitae, adding fill dirt throughout various spots in the community and scheduling the fall pruning of trees.

**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 an 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](mailto: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>

**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 that, an administrative late charge of \$25.00 per month is added for any late payment 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 the owner's 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: Mark your calendar for our annual Holiday Party on Saturday, December 14<sup>th</sup>!**

**Our normal monthly schedule at the clubhouse:**

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|--|---|
| 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 snacks 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 includes contractors working in your unit. 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. There is 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.

***NOTE: Guests using the overflow on Courtside Lane and off Foresta Grand must be able to move their vehicles should there be an emergency at the condos nearest those parking areas. Emergency vehicles are NOT responsible for any damage to your vehicle if you are not able to move the vehicle away from an emergency scene.***

**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)

**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.

