

# SELDOM SEEN ACRES CONDO ASSOCIATION



## NEWSLETTER November 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**

#### **GATES:**

We are in the process of having repair work done on the Sawmill Circle gate. Once the gate is repaired, a decision will be made at the December board meeting whether to change the hours of operation.

#### **Flowers:**

Flowers planted in the mulched Limited Common Elements immediately adjacent to the owner's unit or patio must be removed by November 15th.

#### **Leaves:**

Please DO NOT rake leaves into the street.

#### **Disconnect your Hose:**

Drain any excess water & disconnect your hose when the temperature drops to 32°F or below.

#### **Dog Leash Length is a maximum of SIX (6) feet:**

Keep pets from the mulch areas (Limited Common elements) around the condos.

Ohio Administrative Code 1501:46-3-06 requires that dogs be on a leash no longer than SIX (6) feet in length from hand to animal in public places. [Rule 1501:46-3-06 - Ohio Administrative Code | Ohio Laws](#)

**FLAGS:** 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.**

**PAYMENT OF ASSESSMENTS:** Your monthly dues and water assessments are typically posted to your account on the first of the month. It is acceptable to jointly pay these fees, as individual checks aren't necessary.

### **AMENDMENT COMMITTEE:**

The Amendment Committee met in October and will provide feedback to the board on how to move forward with the 2x HOA fees for new buyers and wording to add to the Handbook to address certain items in the Kaman and Cusimano list that do not require amendments but can be addressed in the Handbook. Further details will be forthcoming in November and December.

### **MAINTENANCE:**

- **Masonry** – work was completed in October.
- **Landscape and Trees**– The Board is evaluating quotes for the fall pruning of trees. The Landscape Committee will meet next in 2025, no additional meetings are planned in 2024.
- **Snow Removal** – While it is not snowing yet, just a reminder that Cooper Lawn will plow driveways and streets when the snow reaches three (3) inches. They will also shovel walkways (the area from the porch to the driveway) and will NOT shovel sidewalks. Should you ask the workers for a small favor and the association is charged for the small favor, you will be assessed for the time it took for the small favor, with a one (1) hour minimum charged at \$75/hour.

**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.**

**IRRIGATION:** Winterization for the irrigation system has been completed.

**POOL:** Winterization for the pool has been completed

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

**WORK ORDERS:** Work orders are placed when an owner wants an item fixed, that is the HOA's responsibility. Please call CPS and provide the name of our community, your name, address, 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 always immediate.

**EXTERIOR MODIFICATION REQUEST (EMR):** As we move into Fall and prepare for winter, just a friendly reminder, **all** outside changes/modifications/replacements/additions including the addition of a storm or replacement door requires an External Modification Request (EMR). EMRs must be evaluated by the Architectural Review Committee (ARC) and their recommendation approved by the Board prior to starting the EMR work. The EMR form must be accompanied with the details of the request and appropriate drawing(s). 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 may not start their project until notification from CPS is received that their EMR has been approved as conditions to the EMR may have been added. EMR forms are available on the Seldom Seen Acres website - <https://seldomseenacres.org> and on the portal at CPS – <https://portal.cpscolumbus.com>

### **ARE YOU INTERESTED IN FOOD SCRAP RECYCLING?**

Every year millions of tons of food waste are sent to our landfills where they cause problems for the environment. Food scrap recycling is the process of collecting our food scraps in a separate receptacle so that they can be processed into a nutrient-rich soil product called compost. Currently 2 or 3 of our owners participate. You will see the yellow buckets on the front lawn on Wednesday mornings. The exchange picks up the weeks' worth of compost and delivers a clean yellow bucket for the next week. The Compost Exchange has put together an amazing cost of \$10.00 per month and free compost in return. If you are interested or have questions, please reach out to Alicia Martinez via email [amartinez\\_spencer@yahoo.com](mailto:amartinez_spencer@yahoo.com)

### **SOCIAL COMMITTEE:**

Mark your calendar for our annual Holiday Party on Saturday, December 14<sup>th</sup>

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

- |                                      |  |
|--------------------------------------|--|
| 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

**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)

**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.

