

SELDOM SEEN ACRES CONDO ASSOCIATION



NEWSLETTER December 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

or

www.nextdoor.com



MESSAGE FROM THE BOARD

MONTH DUES INCREASE: The HOA fee **DUE JANUARY 1st** will be **\$430** plus your water bill. Remember to change the assessment amount if you have your HOA fees automatically debited from your bank. It is acceptable to jointly pay HOA fees and water bills (individual checks are not necessary.)

GATES:

The gate at Sawmill Circle is currently working. Both gates will be fully operational 24/7 for the month of December. The Board will make an operational decision in January after the gates are reassessed and recommendations are received from the vendor.

LANDSCAPING: The aeration has been completed and crabgrass pre-emergent has been applied so this should improve the overall turf for 2025. Please **DO NOT** rake/blow leaves into the street, if an owner rakes or blows leaves, they must be gathered and placed in the trash.

SNOW REMOVAL: 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, you will be assessed for the time it took for the small favor, with a one (1) hour minimum (charged at \$75/hour.)

GUTTERS: Buckeye Roof Cleaning will be on-site **Saturday, December 7th** to perform gutter inspections for leaves & debris. **Please be sure to UNLOCK any gated patios Saturday morning.**

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](#). Please contact Delaware County Sheriff's office with issues regarding enforcement. It is imperative that they have a record of complaints. It is not the responsibility of CPS or the board to enforce an Ohio statute.

WATER METERS: Edge Utilities has sent emails/letters to owners with water meters that appear to be defective. They need the owners to take a picture of the inside water meter reading to prepare an estimated bill. If you receive an email or letter from Edge Utilities, please respond as soon as possible. If you have any questions, contact Paul Ulrich at Edge Utilities paulrich@edgeutilities.com

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): Just a friendly reminder, **ALL OUTSIDE** changes/modifications/replacements/additions (including storm doors) require 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 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>

SOCIAL COMMITTEE: Our annual Holiday Party is on Saturday, December 14th at 6:00pm

WELCOME COMMITTEE: Please do your best to welcome our newest neighbor(s). This month we welcome:

- Katy Ulm – 3688 Echo Place

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 (canceled this month)
Happy Hour	2 nd Friday of the month 5:30pm (canceled this month)
Game Night	3 rd Thursday of the month 5:30pm (canceled this month)
ARC (Architectural Review Committee)	4 th 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 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.

