

SELDOM SEEN ACRES CONDO ASSOCIATION



NEWSLETTER

February 2025

Property Management Company

Capital Property Solutions
Kelsey Harper, Property Manager
614-481-4411

Board of Directors

Gloria Brubaker, President ([term expires 2025](#))
Jim Bruce, Vice President ([appointed term expires 2026](#))
Rich Chrencik, Treasurer ([term expires 2027](#))
Nancy Wollenberg, Secretary /Communications
([term expires 2025](#))
Bob Burckle, Director at Large ([term expires 2027](#))

Social Committee

Nancy Wollenberg, Chairman
Dave Hiss, Social Media
Jill Chrencik
Bonnie Milam
Herlinda Napoli
Phyllis Prats
Monika Torrence
Nancy Simon
Debbie Michalski

Architectural Review Committee (ARC)

Gloria Brubaker, co-Chairman
Jim Bruce, co-Chairman
Suzanne Bailey
Joy Cowgill
Mark Gicale
Tony Sutor

Upcoming Social Events

All events are posted on our website:

www.seldomseenacres.org

or

www.nextdoor.com



MESSAGE FROM THE BOARD

BOARD ELECTIONS: **This year three (3) Board positions are up for election.** Two positions will be for a three-year commitment and one position will be for one-year commitment, as it is an appointed position for the term expiring in 2026. These positions will be voted on by the entire community at the Annual Meeting held in May. Residents are welcome to attend the regular board meetings and are allowed 5 minutes to speak if they have questions or concerns. The Board meets monthly and has the authority to make decisions and to promulgate rules and regulations to maintain the financial viability of the Association, to sustain property values, to maintain/repair the common elements, and to create a harmonious and safe living environment. **Contact Capital Property Solutions (CPS) at 614-481-4411 if you have an interest in pursuing a Board position.**

AMENDMENT COMMITTEE: This committee was formed to review and discuss ideas and issues that would require an amendment to our bylaws after the approval of 75% of all unit owners. One item that meets that requirement is having new buyers pay an Initial Capital Improvement Assessment when they purchase a unit in our association. This assessment would cover unknown/unexpected repairs (or non-budgeted items) that would be the association's responsibility to fix. Both the committee and the Board believe this effort is worth putting back to the owners to vote on in 2025. Please be on the lookout for further communications that will include emails and one or more open meetings at the clubhouse. We will provide additional information for you to be able to make an informed decision.

WATER METERS: A letter to the twelve (12) owners who have been receiving estimated bills was sent on Friday, January 3rd, advising each owner to contact Edge Utilities and set a time for the installation of a new water meter on February 17th. If you require an alternate date, arrangements must be made by Friday, February 14, 2025, and installation must be completed by May 2025.

In the late Spring/ early Summer timeframe, all other owners will receive information on how to assist the Board with auditing your water meters. If you have questions once you receive this information, please contact Board member Rich Chrencik rich22595@yahoo.com.

GATES: Both gates are currently working and fully operational 24/7. The Board is assessing the cost of needed repairs and has scheduled a meeting with the vendor on alternatives to the quotes received.

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) but will NOT shovel sidewalks. When the snow does not reach three (3) inches, additional salt (IBG Magic Minus 0 and is pet friendly) may be used.

DECORATIONS, TAPE and STAKES IN MULCH BEDS, ON TREES AND ON PORCHES: Outdoor Decorations require owners to remove their Christmas decorations including but not limited to items on porches and lights on trees by January 15th. (Handbook Sections 21-C and Section 21-E.) The Board realizes the weather has prohibited spending a lot of time outdoors, but these decorations need to be removed. Residents who have pink/orange tape and stakes in mulch beds need to remove them.

WORK ORDERS: Work orders are issued 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 by 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 social events are canceled for the month of February but will resume in March starting with Donuts & Coffee on Saturday, March 1st.

OUR NORMAL MONTHLY SCHEDULE AT THE CLUBHOUSE:

Board of Directors Meeting	1 st Thursday of the month 4:00pm
Donuts and Coffee	1st Saturday of the month 9:00am to 10:30am (canceled this month)
Men's Breakfast	2 nd Tuesday of the month 8:30am at Sunny Street (Sawmill)
Social Committee	2nd Tuesday of the month 6:00pm (canceled this month)
Happy Hour	2nd Friday of the month 5:30pm (canceled this month)
Game Night	3 rd Thursday of the month 5:30pm
▪ Bring your own beverage and snacks 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.

SPEED LIMIT in the neighborhood is 14mph. SLOW DOWN and please be careful while driving in the neighborhood as there are many residents walking for exercise and/or walking their dogs.

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.

