

SELDOM SEEN ACRES CONDO ASSOCIATION



NEWSLETTER March 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
Debbie Michalski
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
Tony Sutor

Upcoming Social Events

All events are posted on our website:

www.seldomseenacres.org

or

www.nextdoor.com



MESSAGE FROM THE BOARD

THANK YOU: With all the snow this past month, the Board would like to thank all the volunteers who braved the single digit temperatures and shoveled sidewalks in the community. Those owners who walk dogs especially appreciate your efforts.

Additional thanks to the volunteers who have been repairing the fitness center equipment (tightening bolts on the benches, handles and foot pedals of the various equipment).

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 which will be held on Thursday, May 1st. 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 Kelsey Harper at Capital Property Solutions (CPS) at 614-481-4411 if you have an interest in pursuing a Board position.**

WATER METERS: Of the twelve (12) owners who have been receiving estimated bills three (3) now have new water meters, and several others had their installations delayed due to the weather on February 17th. **A new date of Friday, March 21st is currently scheduled with the hope of better weather (affected owners will receive an email with instructions.)** If you require an alternate date, arrangements must be made by Friday, March 14, 2025, and installation must be completed by May 2025. Replacement is not optional.

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.

NOTE: Inside each condo in this community there are shutoff valves (before and after your water meter) for your unit. On the Epcon side there is also a master shut off valve buried in front of your unit (curb box). On the R&H side there are two (2) master shut off valves for entire buildings. One master valve is in the basement of one of the units in each building. The other master shut-off valve is on the exterior of the building buried in front of your unit (curb box). Each owner should know where their shut off valves are located.

GATES: The Board is assessing the cost of needed repairs and has scheduled a meeting with the vendor on alternatives to the quotes received. If the gate is in the process of opening or closing as you approach, it would help if you waited until it finished the process before moving forward. This will eliminate unnecessary wear & tear on the system.

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.

PET WASTE: Even in the snow & rain you MUST CARRY APPROPRIATE TOOLS such as baggies so you can clean up after your pet after they take care of business.

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. **Please provide SPECIFIC DETAILS (model number, color, type of glass, quote, drawings, etc.)** 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: We will be having a St Patrick's Day themed Happy Hour on Friday, March 14th so come celebrate with your neighbors! The clubhouse will be decorated for the occasion!

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
Happy Hour	2 nd Friday of the month 5:30pm
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.

