

SELDOM SEEN ACRES CONDO ASSOCIATION



NEWSLETTER

April 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

SPRING 2025: April Showers bring May flowers and owners deciding on their Spring and Summer projects. Those projects on the outside of each owner's condos require an Exterior Modification Request (EMR) even if the owner intends to pay for the project. The EMR must be submitted to CPS, ARC makes recommendations for approval/denial to the Board and the Board approves/denies at the following Board meeting PRIOR to the project being started. The Handbook is an excellent source of reference for who is responsible for the project. **Please note HANDBOOK Sections 18 and 21 prohibit decorations in the front mulch area, this includes pots and shepherd hooks of any size.**

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 (in person or by proxy) at the Annual Meeting which will be held at 6:30PM on Thursday, May 1st at the Liberty Township Hall 7802 Liberty Road North by the YMCA across from the Fire Department. **Nominations for Board positions must be received by CPS no later than Friday, April 11 @ 4:00 pm.** There are no nominations from the floor on the night of the Annual meeting. Board members spend approximately 15-20 hours planning and oversight in addition to meeting monthly and have 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. Please do NOT nominate your neighbor unless you have that owner's permission to nominate them.**

SPRING INSPECTIONS: Throughout the month of April, you will see Board Members and Maintenance Committee members in the front, side and back yards performing our annual spring inspection. Owners with courtyards will be notified when to unlock your gates. We will request quotes from vendors to repair issues identified during our inspection.

LANDSCAPE: Fertilizer and pre-emergent for crab grass was applied in March, the Spring cleaning is complete. Pruning is scheduled to be completed in April. Mulching is scheduled to be completed by May 11 (Mother's Day).

POOL: The pool is tentatively scheduled to open on Friday, May 16, 2025 – more information next month.

GATES: The Board is still determining best practice for gate operations and at this time, the gates will remain fully operational 24/7 until a final decision is made. If the gate is in the process of opening or closing as you approach, please wait until it completes its cycle before moving forward. This will help to eliminate unnecessary wear on the system.

WATER METERS: Of the twelve (12) owners who have been receiving estimated bills six (6) have new water meters, and the remaining six (6) replacements are scheduled. Replacement is not optional.

Later this spring or early summer, all remaining 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 condominium 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 buried in front of your unit (curb box). Each owner should know where their shut off valves are located. The water map (included in the HANDBOOK) is in process of being updated with locations of the main basement shutoff valves on the R & H side. If contacted, your cooperation in assisting in locating these shutoff valves is appreciated.

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 needed. You will receive an acknowledgement of the work order and then please exercise patience. Most vendors are busy, so scheduling is not always immediate. **Please note – nonemergency work orders entered late last fall, and this winter will be re-evaluated during the spring inspections.**

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>

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

- Gary Scarbrough – 9040 Samari Place
- Todd Kays – 3797 Foresta Grand

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) 4th 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.

