

SELDOM SEEN ACRES CONDO ASSOCIATION



NEWSLETTER

Third QUARTER 2020

Property Management Company

Capital Property Solutions
Erika Beeler, Property Manager
614-481-4411

Board of Directors

Iou DeMarco, President
Cheryl Sinden, Vice President
Ron Steer, Treasurer
Nancy Wollenberg, Secretary
Tony Sutor, Director at Large

Social Committee

Nancy Wollenberg, Chairman
Loraine Fusco (Lead)
Dave Hiss, Social Media
Wilma Hiss
Pam Friend
Monika Torrence

Change Management Administration (CMA) Team

Tony Sutor, Chairman
Terry Beekman (Lead)
Mark Gicale
Jim Bruce
Loren Phelps
Suzanne Bailey
Bonnie Milam
Joy Cowgill
Phyllis Prats
Vicki Potter

Upcoming Social Events

Nothing for the foreseeable future.
Normally all events are posted on our
website:

www.seldomseenacres.com

or

www.Nextdoor.com



A Message from The Board

After our election in September, the board met to determine the new slate of officers.

President - lou DeMarco

Vice President - Cheryl Sinden

Treasurer - Ron Steer

Secretary / Communications - Nancy Wollenberg

Director at Large - Tony Sutor

The board is excited to engage in community activities, with a current focus on the development of the property at Seldom Seen & Sawmill Parkway. The 2021 budget, changes to the Architectural Review Committee and how the community addresses various projects are also being reviewed.

With the election of new board officers, we will also have two major project managers working for the board, John Skidmore and Chuck Potter. Here are the project areas that each will be assigned until further notice or as other volunteers step up to help.

The use of project managers allows real leveraging of talent within the community and gives people a chance to participate in the development and implementation of various projects that will enhance SSACA.

John Skidmore

Patios

Front porches/stoops

Roofing

Gutters, downspouts, drainage systems

Siding/Windows

Driveways

Chuck Potter

Irrigation (Green Touch Irrigation)

Ponds (Aqua Doc)

Gates (Signature Controls)

Future projects yet to be assigned:

Painting of R&H units (2021-2022)

Potential road reconstruction of the R&H side of the community (2022?)

In addition, John will be helping Ron Steer, our Treasurer, with our monthly and annual budget analysis of variances, as well as the Reserve Study analysis.

If you are interested in a specific project or have a passion in a certain area, please contact a board member so that you can be considered for a project manager slot.

As the new Change Management Administration (formerly ARC) gets up to speed, they will also utilize the project manager role to drive specific projects needed by the community through the process.

All maintenance requests will continue to be processed via CPS.

The Board of Directors

SHEETZ update:

As you all know The Liberty Township Zoning Commission met on September 16th to discuss the potential Sheetz purchase of the lot on the corner of Sawmill Parkway and Seldom Seen Road. That evening we had more than 80 folks on the line in support of NOT allowing Sheetz to place a 24/7 Convenience store/gas station/restaurant at this location. We also had 27 folks speak stating the same. That evening, the developer-SkilkenGold, tabled the request to purchase until they could sit with the local communities to iron out some variances mentioned on the call.

Since that time, we have not heard from SkilkenGold. The Board plans to contact Liberty Township to keep updated on any current actions by the developer. The Board has updated the Community often via www.NextDoor.com as it pertains to the postcard campaign we recently started. To date we have mailed over 400 postcards to the FIVE Zoning Commission members. This represents almost 60% of the entire Community. We also know that Stone Bridge is sending an additional 150 postcards stating they do NOT want Sheetz at that corner. We will continue with this campaign hoping that the Commission will take to heart the impact it will have on our community and Liberty Township overall. For those of you who have not participated in the campaign, it is not too late. You can drop off your cards at 9023 Samari Place and we will stamp the cards and mail ASAP.

Please continue to follow www.NextDoor.com for more updates and we thank all of you for your continued support.

WELCOME COMMITTEE update

The team continues to deliver small gift baskets with goodies and reading material to those new neighbors to Seldom Seen Acres. Please do your best to make welcome our new neighbors when you see. This quarter we welcome:

Mark Hunter 3648 Foresta Grand

Christian & Tiffany Super 3773 Echo Place

MAINTENANCE update

Pond bubbler system - The bubbler system has been installed and we are already seeing results as the water is clearing up from the previous muddy, murky look. The system was installed by Aqua Doc and was needed to address the sludge building up on the bottom of the pond and our annual battle with algae.

The system is a combination of the air bubbler system which provides oxygen to the deeper parts of the pond and a biotics regimen which puts sludge eating bacteria into the pond. The fountains that were previously installed weren't able to create enough circulation in the water for more than a couple feet from the surface of the pond and this caused a dead zone in the deeper parts of the pond.

The two fountains at the clubhouse pond were no longer functioning (one had seized up and the second was leaking oil and quit working), so the board had to make an economic decision on whether to replace the fountains (that did not address the problems described above) or change systems.

We will be evaluating the success of the bubbler system over the next few years without fountains and then determine if we want fountains for aesthetic reasons only.

The Sawmill pond fountain continues to work. That pond typically does not have the algae issue of our larger pond.

Irrigation System - The second controller has been installed and the system should be functioning properly for the next few weeks to provide watering for the seeding that we just did this fall.

At the end of October, the system will be blown dry for weatherizing for the winter. During the blow down, Green Touch will be checking and repairing for some of the larger leaks that had been identified previously.

Hopefully, with the work that has been done this year, 2021 will start off in better fashion and we can evaluate ways to reduce irrigation water use in those areas that typically get soft from overwatering.

Other NEWS

The Board will be seeking community help (assigning a project manager) to address the use of our clubhouse, fitness room and pool facilities. The project managers will be responsible for identifying protocols necessary for re-opening the facilities and any additional resources needed. If you would be interested in leading this effort, please contact a board member for consideration. The Board already has a lot of contacts, resources and other information to begin the project and will share our own experiences with the project manager. The Board is looking for ways to re-open these facilities, in a safe and cost conscious manner for the use by the community.

Board Communication: Look for all info such as Board minutes, updated and changed policies and all rules and regulations on our website www.seldomseenacres.com the password is Sunshine.

SOCIAL COMMITTEE update

We held one final OUTDOOR Happy Hour in the Clubhouse parking lot on Wednesday, October 7th. The weather was sunny and 75 degrees & it offered a great opportunity to visit with neighbors while remaining socially distant.

Please contact Loraine Fusco rainsongs6@gmail.com if you would be interested in being a part of the Social Committee!

All future events are cancelled until further notice.

When we do return to action the following is the normal schedule.

Board of Director Meeting (open to all) 1st Thursday of the month 4PM
Happy Hour 2nd Friday of the month 5:30PM - BYOB (and appetizer if you like)
Donuts and Coffee 1st Saturday of the month 9AM to 10:30AM (meet your neighbors!)
Men's Breakfast 2nd Tuesday of the month 8:30AM at Scramblers on Sawmill Parkway
Social Committee 2nd Tuesday of the month at 6PM at the Clubhouse
Bunco 3rd Thursday of the month 7PM BYOB and snack and \$1 for prize money
Change Management Administration "CMA" (formerly known as ARC) last Wednesday of the month 6:30PM

CHANGE MANAGEMENT ADMINISTRATIVE TEAM (CMA) update **(formerly known as ARC Committee)**

The name of the Architectural Review Committee (ARC) has been changed to Change Management Administration (CMA) Team.

This was done to better reflect the expanding role of the Committee in processing not only Exterior Modification Requests to units, but landscaping issues for both common and limited common areas and other upcoming projects within the community.

The process to request approval of an Exterior Modification Request has not changed. You can obtain an EMR form on the www.seldomseenacres.com website or by contacting our Property Management Company, CPS.

Remember that any modification to the exterior of your unit, including landscaping changes, require submission of an EMR form and approval from the Board.

If you are interested in being part of the activities of the Change Management Administration Team your participation is welcomed. The change in our structure allows people to be involved in our month to month work or in ad hoc projects that impact the entire community. You can express your interest by sending an email to ssa.ext.modification.request@gmail.com



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 trucks through the community in the event of a fire. Park in driveways and garage and leave the overflow parking on Samari, Latherous and the Clubhouse for your guests.

The SPEED LIMIT in the neighborhood is **14mph**. SLOW DOWN and please be careful while driving in the neighborhood as there are children playing and many people are walking for exercise and walking their dogs.

Pet Waste: If you have a pet, you **MUST CARRY APPROPRIATE CLEANUP** tools such as baggies so you can immediately take care of the business! You should also be keeping your patio and any common areas around your patios that your pet might use clean from waste as well.

Please maintain control of your pets at all times. Any time your pet is outside of your condo unit, the **MUST** be on a leash. **All pets must be on a leash when out walking!**

Compliance Inspections and subsequent Violation letters: This is a function of the CPS management team; to walk the premises and make a list of those in violation of our by-laws. They will then send notices to the offending party as a reminder of our rules, which are there to maintain the look of the community. If the party continues to violate the by-laws further notices will be sent and at some point, a fine will be levied.

Please check the Rules and Regulations (The Handbook) as to what you can and cannot do.

Any proposed work that you want to do to the outside of your condo must be submitted via an Exterior Modification Form from our Property Manager. All forms for your use are located on the website.

STAY SAFE; PRACTICE SOCIAL DISTANCING; WASH YOUR HANDS

