

SELDOM SEEN ACRES CONDO ASSOCIATION



NEWSLETTER

Fourth QUARTER 2020

<p><u>Property Management Company</u></p> <p>Capital Property Solutions Derek Shank, Property Manager 614-481-4411</p> <p><u>Board of Directors</u></p> <p>Iou DeMarco, President Cheryl Sinden, Vice President Ron Steer, Treasurer Nancy Wollenberg, Secretary / Communications Tony Sutor, Director at Large</p>	<p><u>Social Committee</u></p> <p>Nancy Wollenberg, Chairman Loraine Fusco (Lead) Dave Hiss, Social Media Wilma Hiss Pam Friend Monika Torrence</p>
<p><u>Change Management Administration (CMA)</u></p> <p>Tony Sutor, Chairman Terry Beekman (Lead) Mark Gicale Jim Bruce Loren Phelps Suzanne Bailey Bonnie Milam Joy Cowgill Phyllis Prats Vicki Potter</p>	<p><u>Upcoming Social Events</u></p> <p>Nothing for the foreseeable future. Normally all events are posted on our website:</p> <p>www.seldomseenacres.org or www.Nextdoor.com</p>



A Message from The Board

Well, we made it through the year, but for many of us it seemed like an eternity getting to the new year. Hopefully the worse is behind us and in very short order we will be able to congregate again....renew friendships and finally meet those new neighbors!!

Some brief updates: The gym re-opened on December 16th thanks to the great work of Gloria Brubaker who diligently guided the board through the necessary steps to finally get this going. There was a great deal of back and forth between Gloria and the Delaware County Health Department before we were given permission to reopen. Again, we must follow the guidelines to the tee otherwise we could be closed down. If you decide to use the gym, please make sure you have a copy of the guidelines and abide before entering the building!!

PLEASE remember to complete a HEALTH ASSESSMENT QUESTIONNAIRE prior to your arrival (every time you enter the clubhouse.)

Sheetz update: The Zoning Commission meeting is still on for Wednesday evening January 20th. As soon as we know the particular's we will share them with the entire Community as well as our neighboring communities. There will be an update meeting the week of January 11th on Zoom to let everyone know where we stand and our plan for the evening of the 20th. We do hope we will have the entire Community on the Zoom call. Although most of you will not be able to speak, we will certainly make our point by the volume of neighbors on the call. I hope to have at least 100 folks participate. At the moment, we will have 5 speakers making our points that evening. Again, look for an email in the next few days about a zoom meeting next week.

We did have our first snowfall that was more than 2-3 inches, and we utilized the Pinnacle services. We have noted that they overdid the de-icer based on the amounts found after the meltdown. We also pointed out to them that some driveways were missed. Hopefully, that will not happen again. On the de-icer that is used for our sidewalks, although it is pet friendly, it is highly recommended to wipe the paws of all pets after walking outside to ensure their safety.

So, it is a new year....2021. Here is to a quick fix of the virus....vaccines for all who want it and back to the way things used to be.

Happier New Year everyone!

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:

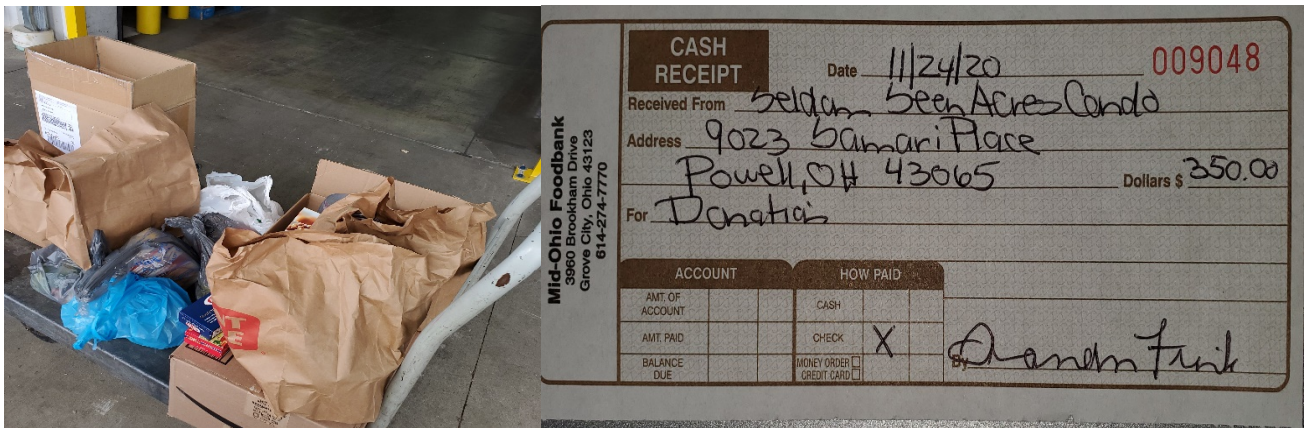
George Schreibeis 3876 Coral Creek
Shamus & Abbie Cassady 3676 Foresta Grand

SOCIAL COMMITTEE update

In Mid-November, we launched a food drive to benefit the Mid-Ohio Food Bank. They are a wonderful organization that provides more than 140,000 meals every day to hungry people across central and eastern Ohio.

As a result of our community's efforts, we are proud to report that on November 24, we delivered 150 pounds of food and a \$350 cash donation to the facility in Grove City.

Thanks to all who donated and now we have a number to beat for next year!



On December 24, we hosted a Caroling Event outside of the clubhouse. There were 7 participants and though it was a cold night, everyone enjoyed the opportunity to spread some Christmas cheer! Many thanks to Miranda Kauderer for organizing and running this event.



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

All future SOCIAL 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 ADMINISTRATION (CMA) update

As mentioned in the last newsletter, in an effort to adapt to the changes occurring in our community, the Architectural Review Committee has been renamed Change Management Administration. This new name will reflect the additional responsibilities and processes that this group will be undertaking moving forward.

One of the biggest changes is the development of the role of PROJECT MANAGERS to assist the CMA in completing numerous tasks and projects that are necessary for improving and maintaining our community. The Project Manager will be assigned to various tasks and take the lead role in seeing the task to completion. The Board and the CMA see this role as a great opportunity for many members in the community to participate in community activities that they might have a passion about, yet not be burdened with multiple meetings and administrative activities.

A great example of this was the work done by several of our residents that developed competing design plans for the replacement of our community entrances and the role that Vicky Potter undertook in seeing her design (from design to installation) being completed. Vicky took the lead in preparing the design, working with contractors for pricing and seeing the project to completion.

Several more recent activities included Gloria Brubaker's work on re-opening the clubhouse fitness facility and Tiffany Super's upcoming work on potential recycling within the community.

Current residents that are working as PROJECT MANAGERS include:

Jose Prats created and maintains our new www.seldomseenacres.org website. Be sure you have visited the site and created your own login by clicking "Sign In" in the upper right-hand corner and following the instructions to create your own personal login.

Gloria Brubaker, working with the State of Ohio and Delaware County General Health District (DCGHD), established the Board-approved plan to reopen our fitness center while adhering to necessary COVID-19 regulations. The fitness center reopened on

December 16, 2021. You can view the requirements you must follow to use the fitness center at www.seldomseenacres.org under the Notices and Calendar icon. The Board and/or Clubhouse Manager reserves the right to use existing Security Cameras to ensure the sanitation guidelines are being followed. Failure to sanitize the equipment and surfaces touched will result in a fine equal to the cost of the Cleaning Staff to return and deep clean the Clubhouse and Fitness Room and loss of fitness room privileges.

Dave Hiss serves as Clubhouse and Fitness Room Manager and will be purchasing the sanitizers, soaps, paper towel, and any needed supplies and ensure the sanitizers are on the EPA-registered disinfectant list. If you notice supplies running low, please contact Dave at 614-787-2808 or email him at dhiss@columbus.rr.com.

Kevin Conrad reviews maintenance requests submitted by homeowners to CPS to determine the best course of action to accomplish the repair. The goal is to better track requests and make sure association funds are being used in the best way possible in repair any issues.

Tiffany Super is working to identify recycling opportunities within the community.

Bonnie Milam is overseeing the contract with Joseph Trees and the landscaping within the community.

Joy Cowgill has done a number of special projects, her last one being an inventory of the pine tree population within the community and classification of those trees for potential removal. She is also involved with a potential bike path project for the Seldom Seen gate.

Chuck Potter handles a few areas, including working with the irrigation company, our gate maintenance company, the company that is responsible for the pond maintenance, pond walls and drainage issue projects.

If you have a passion for this type of activity, you can express your interest in participating by sending an email to ssa.ext.modification.request@gmail.com or contacting any board member.

Another area that the CMA is taking a lead role is the revamping of the Exterior Modification Process. There have been many concerns expressed about the process in making a request for modification, exterior construction such as patios and landscaping being two of the more popular, and the CMA is undertaking a more personal approach on these requests. Hopefully, this will eliminate any incorrect interpretation of specifications, requirements, adherence to community declarations or resident guidelines and provide the resident with the correct and current information for completion of their project. In addition, they are making changes so that we can maintain a record of the request for potential future use. Here is how they envision these changes working for ANY modification request.

CMA is addressing the need to maintain the flow of the request process.

1. The initial requests from the resident are processed through CPS. The resident can send an email or phone call to CPS asking about ANY exterior change they want to implement.
2. CPS then documents the receipt of the request and forwards the information to CMA. In that way SSACA has documented a receipt date which is being recorded.
3. After CMA receives the request, it is assigned to a project manager (PM) for follow-up with the resident. The PM will contact the resident directly and discuss the project with the resident.
4. Any forms or background material (policy explanation, declarations info, resident guideline info, etc.) will be provided at this time.
5. The PM will then assist the resident in the completion of the forms necessary to be prepared for board approval.
6. The PM is responsible for tracking the project through the approval process.
7. Upon receiving board approval, CPS will notify the resident, in writing, of the approval and any terms of the approval.

The CMA is also addressing the current CPS and SSACA websites and the information currently contained on them. As a result, you may see some addition and removal of information on both sites as the CMA reviews the information currently contained on each and determines the need for the information and the best site for containing that information.

The website is an evolving tool and as we begin to process various requests through the new system, there will undoubtedly be tweaks to the system and website that might be necessary. Many condo communities, even our neighbors, DO NOT allow modifications at all simply because it starts with one modification and then another and then the sky's the limit. At this point the CMA is recommending that we keep the information simple and be willing to assist our residents through the project management process.

Remember that any Exterior Modification you are planning for your home must be approved by the Board prior to implementation. You can obtain the necessary Exterior Modification form from the www.seldomseenacres.org website under the “Documents and Forms” icon. You can also obtain the necessary form by contacting CPS directly.

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. **All pets must be on a leash when out walking!**

STAY SAFE; PRACTICE SOCIAL DISTANCING; WASH YOUR HANDS

