

# SELDOM SEEN ACRES CONDO ASSOCIATION



## NEWSLETTER

THIRD QUARTER 2022

### **Property Management Company**

Capital Property Solutions  
Derek Shank, Property Manager  
614-481-4411

### **Board of Directors**

Cheryl Sinden, President  
Craig Kauderer, Vice President  
John Dunn, Treasurer  
Nancy Wollenberg, Secretary / Communications  
Gloria Brubaker, Director at Large

### **Social Committee**

Nancy Wollenberg, Chairman  
Dave Hiss, Social Media  
Monika Torrence  
Gloria Brubaker  
Bonnie Milam  
Nancy Simon

### **Change Management Administration (CMA)**

Craig Kauderer, Chairman  
Mark Gicale  
Tony Sutor  
Joy Cowgill  
Vicki Potter  
Phyllis Prats  
Jim Bruce  
Suzanne Bailey  
Loren Phelps

### **Upcoming Social Events**

All events are posted on our website:

[www.seldomseenacres.org](http://www.seldomseenacres.org)

or

[www.nextdoor.com](http://www.nextdoor.com)



## **MESSAGE FROM THE BOARD**

Happy Autumn, everyone! While I love Fall, I can't say I'm happy about what comes after this season.

With the arrival of cooler weather, we've closed and winterized the pool and will wrap up mowing for the season in the next several weeks. Annual flowers and plants you have in your mulch beds can now stay in place until the end of November, unless they are dead, in which case they'll need removed sooner. We're still trying to get some concrete and masonry work done, particularly driveway aprons that are badly in need of repair or replacement.

It's been a busy season of painting, road repair and some much needed concrete work...with more to come. As our community continues to age, the maintenance/repair/replacement needs grow, as does the cost of that work and the supplies/materials associated with it. The Board is currently working on the budget for 2023 and will be sharing that information as soon as possible.

Sheetz has done some work to improve the appearance of their land behind the condos on Foresta Grand and Samari Place. We're anticipating more work this fall to replace dead trees and re-seed the grass.

As always, please reach out to any Board member with questions or concerns. Enjoy the colors of fall!

## **UPCOMING MAINTENANCE**

### **Trim & Siding Repair**

The trim & siding repair that was associated with the final phase of our painting project has been completed.

As part of our inspection of the painting, the team found some additional items that will be needing repair. We are compiling a list of issues to address and will be getting an estimate from our contractor to the board for consideration. If you have spotted anything that needs repaired, let Derek Shank at CPS know to have it evaluated and added to the list (614) 481-4411 [dshank@cpscolumbus.com](mailto:dshank@cpscolumbus.com)

### **Paving Project**

The street paving part of the paving project has been completed.

Work still to be done includes several street drainage basins, driveway aprons, mostly on the EPCON side and some curbing.

Due to a spike in concrete prices and labor constraints currently in the market, Hill's wants to rebid the contract and was seeking to do the work in the spring. We are currently planning to meet with another concrete contractor that has been doing our patios and has done some other work for SSACA in the past. Hopefully, we can get pricing and timing in line with our initial expectations and finish the project this year.

If the project with the alternative contractor can be arranged for this year, we will notify the affected residents as their driveways will be inaccessible during the curing of the driveway apron.

Thank you for your patience during this construction process.

### **Painting Phase III**

The third phase of our painting project has been completed. We do have some paint remaining in the clubhouse for anyone that notices areas that may need touched up. In addition, if you would like your own paint, we can provide the "formula" so that you can purchase directly from Sherwin Williams.

## **Landscaping** (Bonnie Milam)

We have all been pleased with Joseph Tree's quick response to our downed trees. Within an hour of my call for help they were here to clean up the debris. In October they will return to Seldom Seen Acres to replace six dead/dying trees and plant six new trees. Also, Joseph Trees did an assessment of all the pear trees in the community, and we now have a list of some 30 trees that will come out, slowly, but surely. New varieties of trees will be planted that will bring color to us in the fall.

Later this fall we will have several diseased evergreens removed from the area behind Sunshine Court and Foresta Grand. These will not be replaced so that the remaining trees can breathe. Lastly, in the spring we will tackle some of the overgrown bushes and refresh some of the areas that need help. We have a plan; just watch it unfold. 🌳 🍃 🌲

## **WELCOME COMMITTEE update**

Please do your best to make welcome our new neighbors when you see them! This quarter we welcome:

Kathy & Sean Russell	9047 Samari
Connie Crow & Rod Shaf	9038 Courtyard Ln

## **SOCIAL COMMITTEE update**

Mark your calendars for our FABULOUS Holiday Party at our clubhouse **Saturday, December 10<sup>th</sup> at 6:00pm.**

Donations to the Social Committee generated from our summer picnic fundraiser, 50/50 raffle drawings and other voluntary contributions throughout the year allow us to pay for this party WITHOUT using any funds from the HOA dues we all pay.

### **The following is our normal monthly schedule:**

Board of Director Meeting 1<sup>st</sup> Thursday of the month 4:00pm at the clubhouse

Donuts and Coffee 1<sup>st</sup> Saturday of the month 9:00am to 10:30am at the clubhouse

Men's Breakfast 2<sup>nd</sup> Tuesday of the month 8:30am at Scramblers in Powell

Social Committee 2<sup>nd</sup> Tuesday of the month 6:00pm at the Clubhouse

Happy Hour 2<sup>nd</sup> Friday of the month 5:30pm at the clubhouse

- BYOB and appetizer/snack to share (appetizer/snack is optional)

Game Night 3<sup>rd</sup> Thursday of the month 6:30pm at the clubhouse

- BYOB and \$1.00 towards prize money (snack to share is optional)

CMA (Change Management Administration) last 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 trucks through the community in the event of a fire. Overflow parking on Samari, Echo and at the Clubhouse is for GUEST PARKING ONLY.

**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!**

