



IN TOUCH

The Newsletter of the Sycamore Creek Homeowners' Association, Inc.

Summary of SCHOA's Annual Meeting

The annual homeowner's meeting was held on October 2, 2001 at the clubhouse. We had 53 people represented in person or by proxy (a minimum of 51 was needed to hold the meeting). Board members and members at large were introduced and the meeting began. Major events of the past year were highlighted, including the hiring of a new landscaping/lawn care company (Daily's Property Maintenance), continuation of the roofing project, termite treatment project, concrete repairs, web site re-activation, and the FCC rule/regulations regarding satellite dishes within the complex. A draft budget has been completed for 2002. There is no expected increase in association dues for the 2002 year. The minutes from the homeowner's meeting in 2001 were reviewed and accepted. There were several open positions on the board, however, no new nominations were submitted. The current board members will continue to serve in those positions. The board members and committee members volunteer their time, and everyone thanks them

for their dedication. The annual meeting ended, and a business meeting took place immediately afterwards. At the business meeting several items were discussed, including several outstanding issues involving CPMI, the association's management company. CPMI has withdrawn their proposed contract for 2002. A resident was approved for replacement of her patio door, and a motion was made to approve expenditure for the purchase of office management software for the association's computer system (motion seconded & approved).



A Message From the President

Hello, as president of SCHOA I am proud of the recent accomplishments made by the board over the past few months. We have encountered a couple of 'misfires' (i.e. roofing, landscaping) but I believe we have now put a plan in motion to recover from these unfortunate situations. Reading this newsletter you will see that many, many people came together (not just the board of trustees) to make Sycamore Creek a fine place to live. I am proud of this group and look forward to the meetings to hear the latest things they are doing for YOU.

We have received word that CPMI does not want to manage SC in the upcoming year. The board of trustees have contracted with Daily's Property Maintenance, Inc. for the management services. We feel this is a fine 'fit' since Daily's is on campus several

times a week doing landscaping and can spot situations and get these taken care of faster. "Have a safe fall/winter, 'talk' to you in the spring.—Bill Ziegler

SCHOA Web Site

SCHOA is back on the information highway. Please come and visit SCHOA web site at <http://www.siscom.net/~schoa>. This web site was created as a service to the homeowners and renters at Sycamore Creek. You can surf this site to find out various services, recreational activities, news and information that SCHOA offers. Your comments about this web site is appreciated.

Board of Trustees

Mr. William Ziegler, President

Mrs. Judy Halsall, Vice-President

Mr. Dana Gang, Treasurer

Mrs. Jennifer Kochaney, Secretary

Ms. Bridgett Clark, Member-at-Large

Mr. John Rossi, Member-at-Large

Ms. Carol Rossi, Member-at-Large

Newsletter Editor—Joyce Bush

Articles provided by: Bill Ziegler, Bob Halsall, Dana Gang, Jennifer Kochaney, Bridgett Clark, John Rossi, Thong Tran.

Inside this issue:

Landscaping	2
Satellite Dish	2
New Management Company	3
Budget	4
Parking	4
Calendar of Events	5
Flag Etiquette	6

Landscaping

Landscaping has been a big issue in Sycamore Creek this year. We started the season with T&C Affordable Lawn Care. Many complaints were received from the residents and many tasks were not being accomplished. Those that were, were being done poorly. Efforts were made to work with the contractors to fix the problems. When this failed and the contractor decided that they no longer wanted to work for us, we submitted requests for bids from three lawn care providers with only two submitting proposals. Golden Touch submitted an incomplete proposal and Daily's Property Maintenance, Inc. submitted a complete and workable proposal. Since Daily's has worked for this development in the past, knew the development and did an acceptable job, Daily's was hired to provide grounds maintenance service. In addition to the regular grounds maintenance that Daily's was hired for, we contracted for additional tasks that needed to be completed because T&C failed to complete. These tasks included the removal and replacement of overgrowth of bushes around the development. All of the "Upright Arbor Vitas" are being removed from the areas around the units. These are, in most cases, the tall trees next to the garage door. Some of the smaller units have these trees at the opposite end of the front porch near the heat pump. The trees were becoming too large and costly to maintain, they were doing damage to cars entering the garage, and in some cases, splitting and falling over the walkways, hiding house numbers, and making a perfect place for intruders to hide. Rather than just pull them out and throw them away, we have had them transplanted in the field separating our property from that of the apartments. In effect, we are making a living wall. The cost of transplanting was near that of having them disposed of. There are no plans to replace these trees at this time. The area is open to the residents use to plant annuals or perennials. This has been done by a number of units that have had their trees removed earlier and the result is quite pleasant. Mulching of these areas will be accomplished in the spring along with the other fixed beds.

The five "Globe Arbor Vitas" that are in front of the porches are

being replaced with smaller "Boxwood" bushes. This replacement project was started several years ago when eleven units had their "Globe Arbor Vitas" replaced. Because of funding problems that project was put on hold for a couple of years until this fall when we replaced the "Globe Arbor Vitas" at sixteen units. The units selected were based on need. Those with the worst plants were replaced first. Next summer we plan to replace more until they are all replaced. We would like to ask that all residents that received new plants this year keep them watered so they will have the opportunity to establish a good root system. It will take about a year for the root system to be developed, the most critical periods being next summer. These plants are expensive so please don't waste "your" money.

Paul Daily and his crew have done a lot of hard work getting Sycamore Creek back in order since coming on board in August and more is yet to be done. Soon the ornamental trees (these are the Japanese Cherry and Crab Apple trees in the front of each unit) will be trimmed. Many of these trees are becoming overgrown and are rubbing against the units causing wear to the siding, gutters, and roofs. As soon as all the leaves are off the trees, Dave Martin, the association maintenance man, will clean out all of the gutters, making them clean and ready for the winter season. If you have any particular landscaping issue call the association office at 426-8960 and leave a message for the office manager. The landscapers have been instructed to take directions only from the board of trustees and not individual residents.



Satellite Dish Installation

Since Sycamore Creek was first established in 1984 our rules prohibited the installation of any type of antennae. With the change in technology over the past few years many people are now installing Satellite Dish antennae for their television viewing. The Federal Communications Commission (FCC) has recently revised their directives regarding the installation of "over the horizon reception devices", this includes Satellite Dish antennae. In order to comply with the latest FCC directives, we have changed our rules regarding the installation of satellite dish antennae. The rules are very specific and must be complied with strictly. They can only be installed within a completely enclosed patio, they must be installed on a mast, they cannot be installed closer than two feet from a unit, nor can they be taller than twelve feet above the unit. For complete directions regarding the installation of a satellite dish antennae, refer to our policy letter on satellite dish installation. For a copy, please call the office manager at 426-8960. In addition to the individual installation of satellite dish antennae, we are looking at the possibility of installing multiple user satellite dishes. There are several possibilities being considered. These include the installation of one dish per

building with individual service contracts or the possibility of installing one dish for the community. This is an industry that is changing very rapidly and much research remains before any final decision can be made.



Exterior Items

Painting

Every few years the Association pays for the staining of all exterior surfaces. At other times if the unit owner wishes to stain areas that need staining, such as garage door, the owner may do the staining and be reimbursed by the Association for the cost of the stain. The specification for the color of the stain is: MAB Acrylic Latex Solid Timber Stain A-1, C-8, I-16, U-5y.

Garage Door

If you are replacing the garage door, please check with the Association. You can see an example of the SCHOA standard garage door at 1486 Unit. The standard garage door is an Overhead Garage Door (190 or 390 series), two coated almond color galvanized steel exterior (requiring no staining, just wash it off with water), insulated with CFC-free foamed polyurethane, bulb-type bottom weather seal, almond color weather-strip, 4-panel 4-section, inside lock. The door can be purchased at local garage door stores in the Dayton area. It has a lifetime warranty as long as you own your home.



New Management Company

Condominium Property Management Inc. (CPMI) has informed SCHOA that they do not wish to make a proposal for the upcoming year. Therefore, their contract expired on October 31, 2001. Two qualified proposals were received for the management of SCHOA. A decision was made by the board of trustees to accept the proposal submitted by Daily's Property Maintenance, Inc. Since they are on-site weekly performing grounds maintenance and see first hand what needs to be accomplished, the board felt that this would be a good fit. Effective November 1, 2001 the management of this development will convert to Daily's Property Maintenance, Inc. All association correspondence and monthly association fees are to be mailed to: **Sycamore Creek Home-owners' Association, Inc., 1450 Sanzon Drive, Fairborn, Ohio 45324.**

Likewise, all telephone calls for services and clubhouse usage should be made to 937-426-8960. This telephone has an answering machine where you can leave messages outlining your problem or request. Please leave your complete name, address (unit number), telephone number, and if available your e-mail address. This phone is being monitored daily for messages. You also have the choice of sending a message to the association via e-mail at: schoa@siscom.net. The e-mail is also being monitored daily. It is our intention that all calls, either via telephone or

Porches and Patios

Nothing is to be fastened to the outside structure of your unit. One exception is a porch swing that has been approved by the Association. The porch is not to be used for storage even if items are in storage containers. Grills are to be kept on the patio. Before fencing in the patio, you must receive approval from the Association. Staining and maintenance of a patio fence is the responsibility of the owner.

Keep It Clean

The City of Fairborn collects trash each Tuesday. The trash company provides recycle bins for recycling if you so choose to do that. Trash containers and recycle bins must be kept inside of your garage or closed-in patio and placed outside the unit during the period from Monday evening through Tuesday evening. (Tuesday through Wednesday if there is a holiday that week). Don't leave your trash bin outside after the trash collection has been picked up. This is a violation of Section PM-303.1 adopted by Ord. 71-97, City of Fairborn. The penalty provided for this violation could be as much as \$500.00 PER DAY. Any trash or recycle container found outside other than during those times may be collected by the association and properly disposed of.

Let's work together to keep the common area clean.

e-mail, will be answered as soon as possible and within 24 hours Monday through Friday. Calls received on weekends and holidays will be returned on Monday or the day following the holiday, except for emergencies, which will be handled as soon as possible. We hope to have established office hours where you can meet with a representative of Daily's Property Management, Inc. in person should you have the need. The days and hours of operation will be posted on the clubhouse bulletin board and on our website (www.siscom.net/~schoa) as soon as they are established.



Have a safe fall season.

All payment coupons and envelopes that you may have should be destroyed and no longer used for mailing monthly association fees. The monthly fee of \$95.00 should be mailed to 1450 Sanzon Drive, Fairborn, Ohio 45324.

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Clubhouse Rental

Effective October 1, 2001, SCHOA is trying something new—a non-refundable \$25 fee will be charged for rental of the clubhouse (this is in addition to the \$100 refundable deposit). As everyone may or may not have noticed, the furniture and the carpeting in the clubhouse are in need of replacement. (Some of the pieces of furniture are worn down and broken, and the carpeting is badly stained). The idea is that with the income from the rental of the clubhouse, the association can start replacing those items. Just a reminder—if you are renting the club house, please be considerate and clean up after yourself, leaving the area in the condition you'd like to find it if you were the next one renting it. We need to take care of it for everyone's enjoyment. If you would like to schedule use/rental of the clubhouse, contact Daily's (the management company) at (937) 426-8960.



Budget, Financial Statement and Taxes



The Declaration of Covenants requires the board of trustees to make several documents available to owners at the annual meeting each year. These documents regard the preparation of a budget and an expense report detailing the current year expenditures vs. the budget. With our annual meeting of the homeowners being held on the first Tuesday of October each year, this is not only impractical but also impossible as expenses are still being incurred for the remainder of the year. A draft budget for year 2002 has been prepared and is available for viewing by contacting either the treasurer or president of the board of trustees. This is still a project "in the works" and will be completed (updated) based on actual expenses for the remainder of this year. The actual budget for year 2002 and a detailed

accounting of the expenditures for the year 2001 should be ready for mailing to the owners sometimes in late January 2002. If you have any questions regarding these two issues please call 426-8960 and leave a message for either the treasurer or president. Income tax filing time is just around the corner. If you are itemizing your deductibles this year, remember, you can deduct your share of the property tax paid by the association. This year your deductible is \$29.00

ANY QUESTIONS

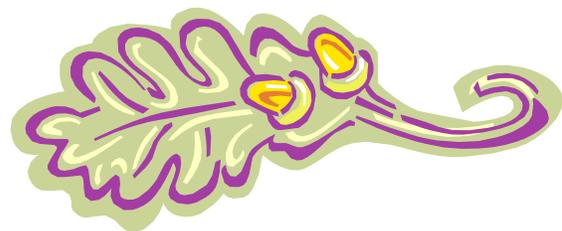
CALL

426-8960

Roofing

Last summer we started the project of replacing all the roofs in Sycamore Creek. Thirteen buildings were completed last summer. Tyler's Construction Co. accomplished this work. After working with Tyler we learned that the lowest price is not always the best price! Also we learned that a warranty is only as good as the people making it. Many of the roofs that were done by Tyler's developed leaks that cost the association a significant amount of money for repairs. Tyler's could not be located during this past winter to do warranty repairs and when we did locate him this past summer, he denied ever doing work at Sycamore Creek. The board of trustees and the association attorney are looking into his issue to see what can be done to recover our costs. This year the association has contracted with Copeland Corp. to do the roof replacement. Because of the extreme shortage of roofing materials caused by hail storms throughout the Midwest this summer, only six buildings are being done this year. The remaining six buildings and the clubhouse will be completed next summer. If you have any questions regarding the roof replace-

ment program, call the association office at 426-8960 and leave a message for the office manager.



Parking

We, SCHOA, need your help! Parking is a problem—complaints from homeowners/residents have been brought to the Board of Trustees attention. Random walk through will be conducted on SCHOA's property, and parking rules will be enforced. Since winter is right around the corner, please do not park vehicle's that will restrict snow removal.

Rules as stated in the DECLARATION OF COVENANTS are as follows:

Residents are allowed to park:

- ⇒ On Sanzon Drive
- ⇒ Garage or in the driveway immediately adjacent to your Unit's garage.
- ⇒ Short-term (**45 minutes-only**) to load or unload vehicles.

Violations that require vehicle to be towed:

- ⇒ Parking on grass (immediate tow—*no warning given*)
- ⇒ Parking in turn-around (one warning issued—next violation—immediate tow)
- ⇒ Parking illegally overnight (immediate tow)
- ⇒ Non-licensed, non-operating and abandoned vehicles are subject to tow

Concrete Repairs

Along with summer comes concrete repairs, and this summer was no different. Lee Shallhaas, of Lee's Concrete, once again did a great job of replacing the worst of our concrete. Nearly \$18,000 worth of concrete repairs were accomplished this summer. This represents about 4,000 square feet of concrete. While this is a significant amount of concrete, we are still a long way from being complete. Each winter season, with its freeze and thaw cycles, more concrete starts to crumble making replacement necessary. In addition to the driveway repairs, the walkways between the drives and the porch are starting to sink at some units. This is an area that will need to be addressed over the next few years. One unit took the initiative this fall to have their sidewalk replaced at their own expense (about \$100) while the concrete repairs were being made. If you would like to do this next year, let the office manager know by calling 426-8960.

Is Your Pet a problem?

At Sycamore Creek, the privilege of housing a pet on this property is contingent upon that pet not becoming a nuisance to the community. City of Fairborn Code 505 states that pets are not permitted to roam the common area of our development unleashed. Damage to the common area (the lawn near your unit is part of that common area) caused by a pet will be repaired at your expense, with each incident being grounds for termination of your privilege to house a pet on this property. Persons found to be in violation are subject to having their right to maintain an animal terminated by the board of trustees. **You are responsible for cleaning up immediately after your animal relieves itself in all areas except for the far portion of "Pooh Corner".**

If your vehicle is towed, be prepared to pay approximately \$95.00 towing charge. (\$12.00 a day storage)

Homeowners are again reminded to:

- ⇒ Instruct their tenants about the Association's Parking Policy, this is **your** responsibility that **your** tenants are aware of SCHOA's Parking rules.
- ⇒ Homeowners will be responsible to pay for the repair of any grass damaged as a result of illegally parked vehicle's). Our property maintenance contractor will provide the estimate, make the required repairs, and the homeowner's) will be billed.

As for the homeowners who obey the parking rules, **thank you.** If parking continues to be a problem in your area, please let the Management Company know.

Remember - This is our Home - Let's work together—To make our community—A better place to live.



CALENDAR OF

Veterans Day	November 11, 2001
Thanksgiving Day	November 22, 2001
SCHOA December Meeting	December 4, 2001
Christmas Day	December 25, 2001
Happy New Year	January 1, 2002
SCHOA January Meeting	January 4, 2002
Martin Luther King Jr. Day	January 15, 2001
SCHOA February Meeting	February 5, 2002
Valentine's Day	February 14, 2002



Drainage Problems

Water drainage has been a problem in several locations over the years in Sycamore Creek. One of these locations was considerably worse this year with water standing several inches deep. Subsequently, the water ran into the garages and caused damage to property. The problem was so bad this last summer that it became necessary to contract with Payne Drainage and have two catch basins installed along with drainage tile to keep water from collecting in front of these units. This fix was very successful and we will be looking at other areas within the development to determine if similar fixes can be applicable. This is a very expensive endeavor so careful planning must be done



1450 Sanzon Drive
Fairborn, Ohio 45324
Phone: 937-426-8960
Email: schoa@siscom.net

Visit Us at
www.siscom.net/~schoa

Flag Etiquette

It is the universal custom to display the national flag only from sunrise to sunset on buildings and on stationary flagstaffs in the open, but it should not be displayed on days when the weather is inclement. The U.S. flag may be displayed at night upon special occasions when it is desired to produce a patriotic effect. The flag should not be displayed on days when the weather is inclement, except when an all-weather flag is displayed. Display the U.S. flag on all days that weather permits but especially on national and state holidays and other days that may be proclaimed by the President of the United States. On Memorial Day, the U.S. flag should be half-staffed until noon. The U.S. flag should be displayed on or near the main building of every public institution, during school days in or near every schoolhouse, and in or near every polling place on election day. Always hoist the U.S. flag briskly. Lower it ceremoniously.

Never in any way would any disrespect be shown the U.S. flag. The U.S. flag should never be dipped to any person or thing. Regimental colors, State flags, and organization or institutional flags are dipped as a mark of honor. The U.S. flag should never be displayed with the union down except as a signal of dire distress. The U.S. flag should never touch anything beneath it—ground, floor, water or merchandise. The U.S. flag should never be carried horizontally, but always aloft and free. The U.S. flag

should never have placed upon it, or on any part of it, or attached to it, any mark, insignia, letter, word, figure, design, picture or drawing of any nature. The U.S. flag should not be embroidered on such articles as cushions, handkerchiefs, and the like, printed or otherwise impresses on paper napkins or boxes or anything that is designed for temporary use and discard; or used as any portion of a costume or athletic uniform. Advertising signs should not be fastened to a staff or halyard from which the flag is flown.

When the U.S. flag is in such condition that it is not longer a fitting emblem for display. It should be destroyed in a dignified way, preferably by burning, privately. For more information on Flag Etiquette, please see U.S. Code: USC Title 4 Section 1.

