

In Touch

Fall 2006



The Newsletter of the Sycamore Creek Homeowners' Association (SCHOA), Inc.
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In Memoriam—Mr. Dave Martin



It is with great sadness that we announce the death of Mr. Dave Martin, 72, on Tuesday, July 25, 2006 at Hospice of Dayton. He was diagnosed with liver cancer in June of this year. He was born May 9, 1934 in Springfield, Ohio, the son of the late Orville R. & Lois B. Martin. David was self employed as a master carpenter.



Mr. Martin was our long time maintenance manager who had dedicated himself to make SCHOA a beautiful place to live. He came out to SCHOA almost every day from his home in New Carlisle to make sure our complex is in good shape. When a major storm hit our complex, he would come out immediately to survey any damage and report them to our association managers. He often helped out at no cost to some of our residents and often advised our residents and our board on the best way to maintain and enhance our complex. He was a good friend to our board members and to many of our residents.

He was also a great mentor to Mr. George Workman, our other maintenance manager, and his associates these past two years.

Mr. Martin was a great asset to our community and a dedicate person until the very end. In his last few days, he insisted that his wife drive him to SCHOA so he can let our association managers know in person that he was no longer able to do the job and he apologized for not completing some unfinished maintenance for SCHOA.

He is survived by his wife, Penny Martin; two daughters, Robin E. and husband Dan Peck, Sue Anne Martin; one son, Patrick E. and Wendy Martin; his beloved granddaughters Hannah M. Peck and Delaney F. Martin; several nieces and nephews; two sisters, Edith Mae Hayes and Mary Emma Nadean; in addition to his parents, he is preceded in death by brothers Ray, Donald and Arthur; sisters, Enid Inskip, Edna Dittmar, Elizabeth Mathers and Dorothy Martin .

We will greatly miss him. Rest in peace, Dave!

A Message From The President



To the residents of SCHOA:

We have just lost our long time maintenance manager. He was a great asset to SCHOA and he was a great friend to many of our residents and board members.

If you knew Dave and want to say a few kind words about him, please send your letter, voice-mail or email to the association. The association address, phone number and email can be found on page 4. We will do our best to publish your tribute in our monthly meeting minutes and in our next newsletter.

My condolences go out to his surviving family.

Sincerely,
 Bill Ziegler

Editor's Comment

I have known Dave for about nine years, he was sincere and a straight shooter and he will tell you exactly how he feels. He was a great maintenance manager and his fees were reasonable. He did some odd jobs for me on and off, sometime he charged me for the services and sometime he did them for free.

I found he and his wife to be personable. Every year around Christmas time I purchased homemade candy from his wife on behalf of their church. I, too, will greatly miss him and my condolences go out to his wife and the rest of his family.

This edition of the newsletter is in color in honor of Mr. Dave Martin.

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Board of Trustees

- Mr. William Ziegler, President*
- Mrs. Judy Halsall, Vice-President*
- Mr. Hobert Hall, Treasurer*
- Mr. Douglas Raiford, Secretary*
- Ms. Sally Miller, Member-at-Large*
- Mr. Ronald Nischwitz, Member-at-Large*
- Ms. Christine O'Dell, Member-at-Large*

Newsletter Editor— *Mr. Thong Tran*

Articles/Photo provided by: *Mr. William Ziegler, Mr. Bob Halsall, Mrs. Judy Halsall, Ms. Christine O'Dell, and Mr. Thong Tran.*

Neighborhood News

Welcome to Sycamore Creek,

The Board welcomes all new owners and renters to Sycamore Creek! We encourage you to attend the monthly meeting (the first Tuesday of every month at 7:00 pm) and become involved.

- **Social Events for Fall and Winter:** The social events for the Fall and Winter are being finalized by our social committee. If you have any ideas for the events, please contact our association managers.
- **Wine Tasting Party:** A Wine Tasting Party was held on July 29. About 30 residents and guests attended.



Lisa Hughes, Independent Wine Consultant, from the Traveling Vineyard explained the tasting process and the various wines from different countries to the residents and guests. After the party, all



wines and wine accessories can be ordered at the event.

The board wishes to thank Jennifer and Rick Kochaney, Bob Halsall and other volunteers for organizing this event. Due to the success of this event, residents were asking for another event in October. The association is working with Lisa Hughes on the schedule. The event is free and open to the first 30 residents and guests.

Attention residents of SCHOA!

If you have any announcement that you wish to appear in the SCHOA quarterly newsletter such as graduation, promotion, birth of a child, etc., please send us an email, write us a letter or give us a call (email, phone and address are on page 4).



Eric Bonn, RE/MAX Resources
1210 Meadow Bridge Dr, Ste C
Beavercreek, OH 45434
"Sell" Phone: 937-369-6461

BUYING * SELLING * INVESTMENT

PROPERTIES???

SCHOA #1 REALTOR FOR LAST 2 YEARS!!

*** Certified Residential Specialist, REALTOR

If you are considering a MOVE in the near future and need to know the MARKET VALUE of your condo, or tired of RENTING let me help you find your dream home. If investing has been in your plans, let me show you what it is currently available in apartments, duplexes or rehabs.

If your are considering selling your condo, I am always working with buyers that are looking for a condo in Sycamore Creek, let me show you how easy selling can be! Special discounts available for Sellers / Buyers and Dual Agency!!!

The highest compliment our friends and customers can give us is to recommend us to a friend or neighbor. We appreciate your referrals!

This is a paid advertisement

General Reminders

- **Exteriors:** Please contact association manager before doing any work outside of your unit. Remember, the association owns the outside of your unit and you must get permission from the Board of Trustees for **any** enhancement, installation (including satellite dish) or modification outside your unit.
- **Keep it beautiful:** It has been observed that several units have "stuff" stored on the front porches for extended periods of time. The items we are referring to are gas grills, indoor furniture, doors, storage containers, and just "stuff" in general. We ask each of you to step back and take a look at your unit and ask yourself this question: "Does my unit look like I would want my neighbors to look like?" Please take a look at Articles 9.C and D of the Declaration of Covenants. Our property values can only continue to climb if we take pride in our development and keep the outside of our respective units cleared of "stuff". Plants in proper containers and yard furniture are most welcome if maintained properly. If you have questions regarding what you should not have on your porch, call the association managers for assistance.
- **Condo Fees:** The \$125 Condo Fees is due at the beginning of each month. After the 10th, late fees will be assessed. Accounts over 30 days will be assessed interest. For information, please contact our association managers or go to the web site, <http://www.siscom.net/~schoa> to view the late fees policy.
- **Club House Rental:** A non-refundable \$25 fee + \$100 refundable deposit is charged. If you rent the clubhouse, you are responsible for leaving the clubhouse clean. The pool does not come with the clubhouse rental. Please, no smoking inside the

Parking Reminder

clubhouse!

As always, parking is still a problem at Sycamore Creek. Each unit has two legal parking spaces as defined in the PUD on file with the city of Fairborn. One is inside the garage and the second is directly in front of the garage. We do permit temporary parking in front of units so long as there is room for emergency vehicles and service vehicles to pass without having to drive on the grass. Turn-around areas next to most units are for that purpose and should not be used for long-term or consistent parking, please be neighborly and respect your neighbor's turn-around next to you. This makes turning around most difficult for your neighbor. Overnight parking in these areas is not permitted and parking on the grass is not permitted at any time. Overflow parking is on Sanzon Drive which is subject to the city of Fairborn laws.

Please remember that boats, other watercraft, campers and other trailers, etc. cannot be parked on SCHOA property. Please refer to Article 9.E of the Declaration of Covenants for further guidance.

*Homeowners and guests are again reminded to Instruct their tenants about the Association's Parking Policy. It is **your** responsibility to make sure **your** tenants are aware of SCHOA's Parking rules. If this practice continues, we will be forced to take corrective measures. Members of the Parking committee along with the association managers are the only authorized personnel who can issue official warning notices and tow vehicles at SCHOA. If you want to know what the official warning notice looks like, please contact our association managers.*

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

Fall Reminders

- The porch area is not to be used for storage even if items are in storage containers. Grills are to be kept on the patio. Also, 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 Association reserves the right to remove unapproved items and will store items for up to 30 days at the owner's expense. Storage fees are \$10.00/day. After 30 days the unredeemed items will be disposed of.
- Get out that garden hose and hose down the exterior of your unit (every three months)!
- Test your smoke alarm!
- No wood may be stored directly on the pavement of the front porch or contact any siding. Wood must be stored in appropriate metal racks. Keep wood away from the unit to keep termites away and keep them off the grass areas next to your unit.
- Please remember to tune up your heat pump and replace the filter inside before the winter season.
- Swimming pool will continue to open in the Fall until the chemicals run out.
- **Again, please respect your neighbors when parking, playing music or hosting a party. Ask your guests to park on Sanzon Drive or if you are hosting a party at the clubhouse, ask your guests to use the parking lot at the clubhouse.**



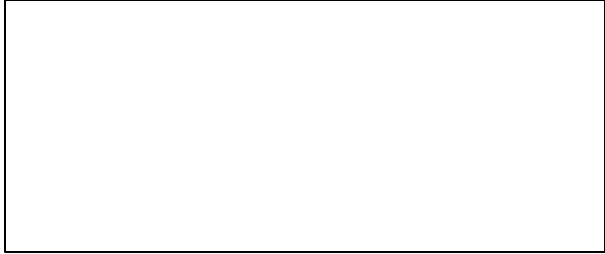
CALENDAR OF EVENTS



October 3, 2006	SCHOA Monthly Meeting
October 28, 2006	Wine Tasting Party
November 7, 2006	SCHOA Monthly Meeting
December 5, 2006	SCHOA Monthly Meeting
December 25, 2006	Christmas
January 1, 2007	Happy New Year!!!
January 2, 2007	SCHOA Annual Meeting



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



Important phone Numbers

Police/Fire/Emergency.....911
SCHOA Office.....937.426.8960

Fairborn Police Department.....937.754.3000
Fairborn Fire Department.....937.754.3000
Greene Memorial Hospital.....937.429.3200
Fairborn Post Office.....937.878.4648
Fairborn Utility Billing Office.....937.754.3007
Fairborn City School.....937.878.3961
DP&L—Fairborn.....937.331.3900
Time Warner Cable—Fairborn.....937.294.6400
SBC Ameritech Phone Service.....800.660.1000
Meijer Pharmacy.....937.427.6164
Wright -Patterson Air Force.....937.255.3334
Mall At Fairfield Commons.....937.427.4300
Wright State University.....937.775.3333



The Realtor that lives in Sycamore Creek. I have a personal interest in your property value. Please call me for a no obligation Market Analysis of your Condo. Visit my website at WWW.GROSSCUP.NET

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