

In Touch

Fall 2007



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

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Autumn Is Here, Folks!

The summer is over :(The board hopes all residents enjoyed their summer at SCHOA. The association's pool was heavily used this year and there was no major water leakage found.

Please read the fall reminders and other important SCHOA information on page 3 in preparation for the fall/winter weather. If you have any questions, please contact our association managers.

If you wish to rent the clubhouse for your own events at SCHOA, please remember 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 clubhouse!

On another note, if you have any announcement that you wish to appear in the SCHOA quarterly newsletter such as graduation, pro-

motion, 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).

Lastly, Please take your pet to Pooh Corner or clean up their mess immediately. Dogs in this development should be on a leash except in Pooh Corner.

Thank you and we hope all residents enjoy living at SCHOA and we also hope that you check out the many fall festivities in the surrounding areas of Fairborn/Beavercreek/Kettering/Dayton. Check your local newspapers or web sites for these events.

A Message From The President



To the residents of SCHOA:

Another season, another newsletter soon another year, time passes fast.

Mr. William Ziegler

Having attended and presided at association meetings for several years-I have noticed a decline in attendance from about 3 to about 0. Most folks just like to complain but want to offer no suggestions or assistance. Volunteer be part of the association. If you make this place better the values will go up so its in your best interest to get involved.

Sincerely,

Social Events

SCHOA Summer party was cancelled due to lack of residents participation. We will try again next summer. The board is still planning a Fall event and a Christmas party at the clubhouse sometime in December. If you would like to participate in the social events at SCHOA, please contact our association managers or attend the monthly meeting.

Editor's Comment

In this edition of the In Touch Newsletter attempts are being made to highlight and discuss some of the more important issues affecting our community. Thank you.

Board of Trustees

- Mr. William Ziegler, President*
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- Mr. Hobert Hall, Treasurer*
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Articles/Photo provided by: *Mr. William Ziegler, Mr. Bob Halsall, Mrs. Judy Halsall, Mr. Thong Tran, Ms. Clara Fletcher*

Inside this issue:

SCHOA Neighborhood News	2
Fall Reminders	3
Foreclosure	3
Calendar of Events	3
Snow and Snow Information	3
SCHOA Address	4
Important Phone Numbers	4

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 has closed for the season. It will reopen next spring.
- **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.**

Snow and snow removal information

Snow removal starts after the accumulation has stopped and the snowfall has reached at least 2 inches. We generally have three crews working on snow removal. One crew is with a truck to push the snow from the main drives. The second crew has a snow blower clearing the main sidewalks along Sanzon and Zink roads. A third crew is with shovels clearing the areas in front of the garages and the sidewalks leading to the front doors as well as applying salt to all areas. The entire clearing process for a normal snowfall takes about six hours. A heavy storm with ice has taken over twelve hours. We strive to make snow removal transparent to the owners/residents. But when a major storm hits, this is not always possible. We ask for your patience and understanding. Any vehicle parked in a turn-around causes delays as there is nowhere to dump the snow. Vehicles parked in front of garages results in those areas not being completely cleared.

Snow removal information is usually posted on our SCHOA website to inform our residents when the crews will be coming to our complex, status of removal and any cancellations such as meetings. Please check our website often when there is a major snow storm. If the crews miss your area, please call the office or send an email.

Lastly, a normal snow removal with salt application costs the association nearly \$3,000.00. A major storm costs over \$5,000.00. Our annual snow removal budget is \$10,000.00. We strive to use this money wisely.

Foreclosure

Are you current on your association fees? Do you make your payments on time? What happens when you are late with a payment? First you will experience late fees of \$25.00 added to your account for each month you are late or have an outstanding balance on your account. Accounts that have an outstanding balance as of the last day of the month also have interest added making your financial burden even greater. What happens when you get behind in your payments? First we add the late fees and interest and notify you of your account status. After an account is three months in arrears, a lien is filed with the Greene County Recorders Office. The costs of filing the lien (\$113.12) are added to your account as a special assessment. If repayment or arrangements made to repay, is not satisfied within thirty days of lien filing we turn your account over to the association's attorney for foreclosure action and subsequent sheriff's sale. If sufficient funds are not available from the sheriff's sale of your unit, we file garnishment actions with your employer. All costs associated with the collection and legal actions are applied to your account as a special assessment. Foreclosure action can cost you several thousand dollars. If you are experiencing a temporary financial setback and need help getting current, call the association managers so that they may work with you to get current. In the past two years, it has been necessary to foreclose on two units, file for garnishment action against two units, and have worked repayment options with at least three units. Remember, all monthly fees are due by the first day of the month. Any payment received after the 10th day of the month is past due and late fees start to be added.

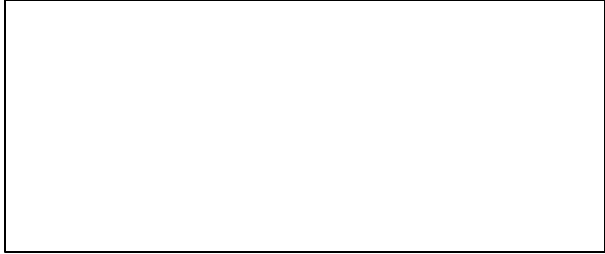
CALENDAR OF EVENTS

October 2, 2007	SCHOA Monthly Meeting
November 6, 2007	SCHOA Monthly Meeting
December 4, 2007	SCHOA Monthly Meeting
December 12, 2007	Annual Letter should be sent out
December 25, 2007	Christmas
January 1, 2008	Happy New Year!!!
January 8, 2008	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.....937.878.4647
- 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

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