

In Touch

Fall 2003



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

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SCHOA Notice Of Annual Meeting

The 2003 Sycamore Creek P.U.D. Homeowners Association (SCHOA) annual meeting will be held Tuesday, 7 October 2003 at 7:00 p.m. in the Association Clubhouse located at 1450 Sanzon Drive. **At least 51% of the homeowners must be present or represented by proxy before official business can be conducted. We encourage your attendance or participation by proxy.** Four positions on the Board of Trustees will be filled this year. Board members serve two-year terms. We encourage you to serve on the Board. Should you wish to run for a Board position, please write us or phone our association manager at 973.426.8960, or email schoa@siscom.net. We look forward to seeing you at the annual meeting. Refreshments will be at the meeting.

A Reminder From SCHOA Secretary

Homeowners, if you do not have a proxy, please complete and return the attached proxy form to the SCHOA Office (see SCHOA ad-

dress on Page 4 of this newsletter) *as soon as possible*. Thanks!

Addition to the Rules and Regulations at Sycamore Creek

At the August meeting, the Board of Trustees passed a new fee to be added to the Rules and Regulations at Sycamore Creek (revised on August 5, 2003 and effective on September 1, 2003).

This new fee is a special assessment to any unit that is placed for sale beginning September 1, 2003. The fee will be \$35 per closing. \$25 will go to the management representative handling the closing and \$10 will go to the association to cover the added cost.

If you have question about this new policy, please contact our association managers.

A Message From The President



To the residents of SCHOA:

This past summer we have a large number of units sold. This situation created an extensive amount of work for the association managers in providing documents to realty agents, mortgage companies and title companies. Furthermore, these activities often resulted in numerous phone calls and faxes from our office. The Board at the August meeting decided to add a new fee to the Rules and Regulations as a special assessment beginning September 1, 2003 to any unit that sells to cover the added cost in dedicating time and material cost to an individual unit. See headline above for more information.

See you at the annual meeting!

New to the Sycamore Creek Condominiums?

New to the area? Use ActiveDayton web site as a useful reference to get settled into your new condo, <http://www.activedayton.com/rec/content/events/guides/>, or go to the fairborn community link, <http://www.fairborn.com/ourcom.html>.

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. Also, due the cost and labor, this newsletter is published in black and white.

Inside this issue:

SCHOA Neighborhood News	2
Condo Article	2
News You Can Use	3
SCHOA Reports	3
Parking Policy	3
Important Phone Numbers	4
Calendar of Events/Fall Reminders	4

Board of Trustees

Mr. William Ziegler, President

Mrs. Judy Halsall, Vice-President

Mr. Dana Gang, Treasurer

Ms. Bridgett Clark,, Secretary

Mr. Thong Tran, Member-at-Large

Ms. Sheila Moseley, Member-at-Large

Vacant, Member-at-large

Newsletter Editor— Mr. Thong Tran

Articles provided by: Mr. William Ziegler, Mr. Bob Halsall, Mrs. Judy Halsall, Mrs. Bridgett Clark, 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) and become involved.

- **Pool use.** Swimming pool will close late September when the chemicals run out.
- **Volunteers.** From time to time volunteers are needed to serve on various committees such as social event, landscaping, etc. You need not be a member of the Board or unit owner to volunteer.
- **Keep it clean.** Anytime is time to pick-up around your unit and help make SCHOA a pleasant place to live. Please make sure your unit and the space around it complies with the Association standard. Also, **The City of Fairborn collects trash each Monday. 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 Sunday evening through Monday evening (Monday through Tuesday if there is a holiday that week).** Any trash or recycle container found outside other than during those times may be collected by the Association for disposal.
- **Be nice.** Please use common sense when 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 guests to use the parking lot at the clubhouse. Drive slowly into the driveway, as elderly, children and handicap people live here.

Condo Articles

Condo Living in South Florida, Rose Smith March 24, 2000

Condo living in Florida is unique - it's a concept unto itself. The majority of the residence are retirees. A Tower of Babel - an unbelievable diversity of languages. Typical conversation is not current events or world events of daily happening pertinent to life, liberty, and the pursuit of happiness; but the Early Bird meals, the latest restaurant, the latest play or choice and juicy bits of gossip.

Speaking of gossip - just sit around the swimming pool world and what starts out as a casual remark becomes repeated over and over until it could be the start of a novel. And, if you are the first to leave a group, your reputation is at their mercy, "Please, don't talk about me when I'm gone."

If you are accustomed to living in a private home, it is a total adjustment to a different concept of living and life style. It is the world of the whole - not the individual. We elect a Board of the Condo and relegate our powers to them. The Board consists of volunteers, unpaid, who are maligned and abused, while seldom hearing a word of praise, which the members are deserving, if only for having the courage to offer their services.

The pool area is a cesspool for complaints, where a minor complaint is passed from mouth to mouth, digested, regurgitated until it is beyond recognition. Our condo has approximately one thousand residents and we get that many opinions on everything, including how the condominium should be run, assessed, etcetera.

This is just a warning to those who think about joining the Condo Life. It is an entirely different style of life. Your life will no longer be your own. To be continued...condo living....

Welcome new homeowners to SCHOA:

- 1384, Teresa and Wilbert Pearson
- 1423, Andrew and Christie Burke
- 1424, Steve and Julie Toth
- 1457, Jenny Elrod
- 1500, Linda Robbins
- 1502, Adam Ewing

Welcome new renters to SCHOA:

- 1432, Orville and Gwendolyn Pike

Thank You, Thank You:

Thank you to all homeowners/renters who did the landscaping outside of their units, specifically the area next to the garage door. By following the architecture standards at Sycamore Creek, you have helped to make this complex a beautiful place to live!

The Landscape committee revisited the issue of replacing the upright arbor vita in the area next to the garage door. Based on the beautiful plants and flowers planted by individuals and on the advise of professional landscapers, the committee is recommending to the Board of Trustees that the area next to the garage door be left open for individual planting as long as each individual follows the architecture standards established for Sycamore Creek.

Misc. News You Can Use

- On August 5, 2003, Fairborn voters rejected a 2.5 mill street improvement levy that would have raised \$1.2 million a year for 20 years to pay for street repairs. Community leaders said they will try again later in the year.
- Visit Fairborn Downtown Farmer's market every Wednesday from noon to 6:00 p.m. at Fifth Third Commons on Main street. The market features farm grow, fresh and in season produces.
- The Fairborn Fire Department in partnership with Greene County Emergency Management will offer a course of citizen disaster preparedness class, know as CERT (Community Emergency Response Team). The CERT program is an all-risk, all hazard training course designed to teach skills to individual as young as 16. The course date is October 18 and 19, 8:00am—4:00pm. The course is free. If interested, please contact Rhonda Day by calling 754-3030.
- From the Dayton Daily News, Beginning September 5, 2003, Dayton Mall Policy: 4:00pm to closing, Friday and Saturday—The hours for "Must be 16 years old", MB-16 is as follows: 8—the number of children allowed to accompany each adult. 16 to 20—the age of parents who can get visitor's passes allowing them to shop with children during the affected hours. Passes can be obtained from mall security or guest services. 21—the minimum age of the adult escort for youths. The escort doesn't have to be a parent.

Budget/Financial Statement



A draft budget for the year 2004 was enclosed with the letter dated September 12, 2003 announcing the Annual meeting. This budget is only a draft until after the first of January 2004 when the total costs for 2003 have been tallied. The Board of Trustees will vote on a budget at the January 2004 meeting

Landscaping Report

Due to a complaint from the homeowner of 1468 Sanzon Drive to the City of Fairborn, the association, at a cost of \$300, has cleaned the dead bushes and branches from the ravine at Pooh corner which was used as a natural habitat for the wildlife for many, many years without any problem. Because of this unforeseeable cost and with a forecasted tight budget, the Board is contemplating delaying several future projects scheduled for next year.

Parking

We need your help! Parking is a problem—complaints from homeowners/residents have been brought to the attention of the Board of Trustees. Random walk through are being conducted and parking rules will be enforced. **Rules are stated in the Association Policy Letter as follows:**

Residents are allowed to park:

- On Sanzon Drive
- Inside your garage or in the driveway immediately in front of your unit's garage. (In front of your garage)
- Short-term parking 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—second violation-immediate tow)

Termite/Drainage Report

- The start of drainage repairs is under way starting 9/10/03. The common areas around 1372, 1498, 1502 and 1506 are scheduled for this year.
- Termite activities at 1425, 1427 and the clubhouse. Orkin was called to inspect the suspected termite at these location. There was termite at 1425 and ants were at 1427 and the clubhouse. 1425 was treated by Orkin. To further assure that the problem has been resolved, the flooring over the inside landing will be removed and Orkin will treat the areas directly affected by the termites. The association will repair the damage to the unit and the bill will be passed to Orkin for possible reimbursement under warranty.

Chimney/Roofing/Pool Usage Report

- The start of chimney repairs had been delayed due to the wet weather. However, five chimneys were done this year with a 10 warranty weather sealer. The rest of the chimneys maintenance will be done as money becomes available. The proposed budget allows for 6 chimneys to be repaired in 2004. The worst are repaired first.
- Pool usage this year is the same as last year. There has been no increase of people using the pool. No major leaks was found, and this is great news for the association because that means there is no major increase in the water bills this year.

- Parking illegally overnight (immediate tow)
- Non-licensed, non-operating and/or abandoned vehicles are subject to tow.

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

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.
- Homeowners are responsible for the payment for the repair to any grass damaged as a result of illegally parked vehicles. Our property maintenance contractor will provide the estimate, make the required repairs, and the homeowner will be billed.



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

To: SCHOA Resident(s)/Homeowner(s)

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

 **CALENDAR OF EVENTS** 



Fall Reminders !!!

October 7, 2003	SCHOA Annual Meeting
October 13, 2003	Columbus Day Observed
October 30, 2003	Fairborn’s Trick or Treat (6-8 pm)
October 31, 2003	Halloween
November 4, 2003	SCHOA November Meeting
November 27, 2003	Thanksgiving
December 2, 2003	SCHOA December Meeting
December 25, 2003	Christmas
January 6, 2004	SCHOA January Meeting

- 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 you 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. All wood must be stored in appropriate metal racks. Keep wood away from the unit to keep termites away. Also, keep firewood off the grass areas next to your unit.