



SCHOA Notice Of Annual Meeting

The 2004 Sycamore Creek P.U.D. Homeowners Association (SCHOA) annual meeting will be held Tuesday, October 5, 2004 at 7:00 p.m. in the Association Clubhouse located at 1450 Sanzon Drive. **At least 51% of the homeowners must be present or be represented by proxy before official business can be conducted. We encourage your attendance or participation by proxy.** Three 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 managers at 973.426.8960, or email schoa@siscom.net. We look forward to seeing you at the annual meeting. There will be refreshments at the meeting.

A Reminder From The Secretary

Homeowners, if you do not have a valid proxy on file, please complete and return the attached proxy form to the SCHOA Office (see SCHOA address on Page 4 of this newsletter) *as soon as possible*. Of course, if you do attend the annual meeting, the proxy is void. Thanks!

A Message From The President



Mr. William Ziegler

To the residents of SCHOA:

Thank you for taking the survey in June (see summary results above right column). The board has implemented some of your suggestions. Others are being considered by the board. I will discuss the survey at the upcoming annual meeting.

Please plan to attend the annual meeting. If you can't make it, please send in your proxy (see A Reminder from SCHOA Secretary above). It is important that we have 51% of the homeowners and/or proxies present at the annual meeting. Thank you.

I look forward to seeing you at the annual meeting!

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SCHOA Survey Summary

The survey was sent out to homeowners in early June of this year to gauge homeowners feeling regarding the association. Here is the summary:

Effectiveness of the Board of Trustees:

- Excellent - 12, Good - 9, Fair - 1, Poor - 0, Don't Know - 5

Job Performance of the Association Managers:

- Excellent - 17, Good - 6, Fair - 2, Poor - 0, Don't Know - 2

Job Performance of our Landscape Contractor:

- Excellent - 7, Good - 15, Fair - 3, Poor - 2, Don't Know - 0

Job Performance of our Maintenance Managers:

- Excellent - 7, Good - 10, Fair - 4, Poor - 0, Don't Know - 2

Additional Comments/Suggestions (some of these comments/concerns/suggestions had been implemented by the Board):

- *The board should try to encourage more resident participation. Keep up the good work!*
- *Pitch tan pool chairs and add restroom near the pool facility.*
- *Landscaping can be improved and the contractor should be sensitive to resident's outside decorations.*
- *Would like wooden fence separating SCHOA and SCHOA 2 to be either replaced or painted.*
- *Please send labels and self-addressed envelopes for payments to SCHOA.*
- *It would be nice to have some kind of overflow parking for boats, RV, etc...*
- *Patrol and enforce parking on SCHOA property and Sanzon drive.*

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.

Board of Trustees

Mr. William Ziegler, President

Mrs. Judy Halsall, Vice-President

Mr. Dana Gang, Treasurer

Mr. Thong Tran, Secretary

Ms. Sheila Moseley, Member-at-Large

Ms. Sally Miller, Member-at-Large

Ms. Ximena Chrisagis, Member-at-Large

Association Managers: Mr. Bob Halsall, Ms. Clara Fletcher

Maintenance Managers: Mr. Dave Martin, Mr. Mike Osborn

Newsletter Editor— Mr. Thong Tran

Articles provided by: Mr. William Ziegler, Mr. Bob Halsall, Mrs. Judy Halsall, Mr. Thong Tran, Mr. Dana Gang

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.

Pool use. We are sorry to announce that the pool had to be closed 3 weeks earlier than expected this year due to a maintenance problem. After having water bills in excess of \$1,200.00 covering a 3-month period, it is recognized that we had a major leak in the pool. It was believed that someone pulled the caulking from one of the pool joints causing the leak. Whoever did this cost the association (you) a considerable amount of money and forced the pool to be closed early. The pool is available for all residents of SCHOA to use during the summer season. Residents using the clubhouse are reminded that the pool does not come with the clubhouse rental and that the sliding doors must remain closed and locked except in an emergency, as stated in the clubhouse rental agreement.

Basketball: We are pleased to announce that the basketball backstop has been repaired and repainted. While it is now once again operational, we request that basketball enthusiasts at SCHOA be careful not to hang from the hoop, as this is not spring loaded. The cost to repair or replace the backstop is quite high.

Tennis court: Thanks to Dana Gang, some repairs have been made to the cracks in the playing area of the tennis court. We will do some additional crack repair in the spring of next year if this proves to be an effective solution to the problem. A permanent fix would be to remove the existing court and replace it with a new surface at a cost

More Neighborhood News...

Goodbye but not farewell: The entire Board of Trustees would like to extend our appreciation to our board member, Dr. Ted Murdock, for serving on the Board.

Welcome new board member to the Board of Trustees: Ms. Ximena Chrisagis has been appointed as a member-at-large to the Board of Trustees to fill Dr. Murdock's remaining term. Thank you for volunteering your time to make this association a better place to live.

Volunteers: From time to time volunteers are needed to serve on various committees. You need not be a member of the Board or unit owner to volunteer. Thanks to Ms. Pam Ashbaugh for volunteering to be in charge of the SCHOA picnic at the clubhouse in July. We are still in need of someone to volunteer for the social committee.

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 SCHOA standards. **The City of Fairborn collects trash each Monday. Trash containers and recycle bins must be kept inside of your garage or enclosed patio and placed outside your unit only 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 these times may be collected by the Association managers to beautify the area.

Clubhouse Door: The front door to the clubhouse was deteriorating

of approximately \$15,000. At this point in our budget cycle it is cost prohibitive .

Pets: Thanks to those residents who take their pets to pooh corner and are cleaning up after them. This is the first time in the history of this development that we have not had to report a major pet problem. We appreciate this effort by our pet owners and applaud their dedication to helping make SCHOA a pleasant place to live.

Children playing in the driveways: Just as a reminder, children are not permitted to play in the driveways. Children should be taken to the recreational facilities and be allowed to play (bicycle riding, etc.) on the hard surface of the basketball court when it is not being used for that purpose. The last thing we want is for a child to be injured by a motor vehicle. The driveways are used throughout the day by not only residents but by service vehicles. It is requested that children's toys and strollers not be left outside the units, as this is also a violation of association policy.

Be a good neighbor: Please respect your neighbors 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 your guests to use the parking lot at the clubhouse.

and leaked whenever it rained. Through the combined efforts of Dr. Ann Wendt and Mrs. Judy Halsall, a new door was obtained as a gift from All-Seal Windows and Sliding. Our sincere appreciation is extended to both of these residents and to All-Seal Windows and Sliding.

Heat Pump: The heat pump at the clubhouse had served us well for a number of years. However, it had become too expensive to keep repairing. A new heat pump was purchased and installed from our lowest bidder, Deer Heating and Cooling. The new 3.5 ton heat pump should significantly reduce the association utility bills. The new heat pump also has a lifetime warranty on the compressor.

Office Hours: The association has established office hours which are posted on the clubhouse door. The hours of operation are established as being general in nature. Our association managers are still on duty when they are required to conduct outside inspections of the development, make deposits at the bank, purchase supplies, attend meetings, etc. These are at times necessary during established office hours. A telephone number is listed where residents may call, leave a short and concise message, and establish a meeting at a compatible time for both parties. All residents should also be aware that for every hour spent in the office, at least 5 hours are expended away from the office for each manager conducting association business each week.

Please see Fall Reminders on page 4 for more useful news at SCHOA!

Budget/Financial Statement



- A draft budget for the year 2005 will be made available at the Annual meeting. This budget is only a draft until after the first of January 2005 when the total costs for 2004 have been tallied. The Board of Trustees will vote on a budget at the January 2005 board meeting.
- The interest rate for late accounts has been decreased from 18% APR to 10% APR. Late fees have been increased from \$15.00 per event to \$25.00. These changes went into effective immediately to comply with new laws in the State of Ohio.

Landscaping Report

- The bushes have been replaced at 1454, 1456, 1458 and 1448 . The rest of the bushes should be done next year.
- As a result of the survey in early June, the association is working with our landscaping contractor to meet the homeowners' concerns/comments/suggestions. It was noted that some residents have taken it upon themselves to trim trees and bushes. While self-help is most always appreciated, permission should first be obtained from the association managers as our landscaping contract may be affected. Should vegetation die from improper trimming, it will be the resident's responsibility to replace the dead bush or tree.

Parking Reminder

As always, parking is still a problem at Sycamore Creek. With the limited space available, it is not likely that this situation will ever go away. 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. Overnight parking in these areas is never permitted and parking on the grass is not permitted at any time. Turn-around areas next to most units are for that purpose and should not be used for long-term parking. This makes turning around most difficult for your neighbor and encourages driving on the lawns. We ask that overflow parking be done on Sanzon Drive which is subject to the city of Fairborn laws. Parking in front of the clubhouse is permitted as long as the clubhouse is not being used for an official function or is being rented by a resident.

Concrete/Drainage/Garage Paint Reports

- A second round of concrete repairs were made this summer when some additional funds became available. This will complete the concrete repairs for this year. Next year additional areas will be identified in the spring .
- All scheduled drainage repairs should be completed by the end of September or early October subject to scheduling of the contractor.
- Several garage doors and front trim were painted this summer as funds were identified. If you would like to paint your own garage door, contact the association managers and they will provide the proper stain at no cost. We do ask that you sign-out the stain so that we can keep an account of our inventory.

Chimney/Soffit/Roofing Reports

- Chimney repairs have been started. Almost all of the chimneys need some type of repair. This repair includes tuck pointing, weather sealing and crown painting. Chimney work is scheduled on a priority of need basis. If you have a chimney leak, please notify the association managers so that your unit can be added to the list.
- Soffit repairs: A number of units have soffits that are in need of repair. This effort is ongoing and should be completed before winter sets in.
- No major roofing repair is needed this year.

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. 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.

Thank you for your help!



1450 Sanzon Drive
 Fairborn, Ohio 45324
<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

October 5, 2004	SCHOA Annual Meeting
October 11, 2004	Columbus Day Observed
October 29, 2003	Fairborn’s Trick or Treat (6-8 pm)
October 31, 2003	Halloween
November 2, 2004	SCHOA November Meeting
November 2, 2004	Election Day
November 25, 2004	Thanksgiving
December 7, 2004	SCHOA December Meeting

Fall Reminders !!!

- 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 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 the your porch, call the association managers for assistance. Please take the time to hose down the siding of your unit. Hoses are available at the clubhouse for your use.
- No wood may be stored directly on the pavement of the front porch or in contact with the siding. Wood must be stored in appropriate metal racks. Keep wood away from the unit to keep termites away. Also, keep firewood from grass areas.

Please remember to test your smoke alarm before Daylight Saving Time Begins on October 31!