

In Touch

Fall 2005



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

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Welcome To The Fall Season at SCHOA

Welcome to another Fall season at Sycamore Creek. The board wishes to welcome all homeowners and renters a pleasurable stay and thanks to all those who make our complex a better living atmosphere. A few reminders to our residents:

- **Annual Meeting of the Association:** In recent past years we have held the annual meeting of the association in October. This is a reminder that the next homeowners' annual meeting is scheduled for **the first Tuesday in January 2006**. You will be notified by mail of the date and time prior to the meeting along with the topics for discussion.
- **No October Monthly Board Meeting:** there will not be a monthly board meeting for October due to conflicting schedules with board members and association managers.
- **Social Events:** We are planning a holiday event on December 2, 2005 at the Clubhouse. Flyers will be handled out soon with more information. Please bookmark this date on your calendar.
- **General 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 gas grill, 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 the your porch, call the association managers for assistance.
- **Cleaning:** Please take the time to hose down the siding of your unit. Hoses are available at the clubhouse for your use.
- **Firewood:** 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.
- **Heat Pump:** Please remember to tune up your heat pump and replace the filter inside before the winter season.

A Message From The President



To the residents of SCHOA:

Last month our nation suffered the worst natural disaster of its short history. Although when we look around us here we see a nice setting with well maintained lawns please remember in your thoughts and prayers that folks in the gulf coast are not so lucky.

For those wishing to aid our fellow citizens in need, there are relief organizations that are accepting donations. If you need a suggestion or number, please consult with our association managers.

Sincerely,

Bill Ziegler

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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. George Workman

Newsletter Editor— Mr. Thong Tran

Articles provided by: Mr. William Ziegler, Mr. Bob Halsall, Mrs. Judy Halsall, 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.

- The Homeowners' Association welcomes our new neighbors:
 - William & Cindi Parker at 1350 (Occupied by their son Matt)
 - Benjamin Mack at 1370; Brian Bacher at 1384
 - Hobart & Meloney Hall at 1424
 - Vidoeun & Hideko Norng at 1484.
- We will have two 8' rectangle tables, two 4' round tables to dispose of. Anyone interested in purchasing these items should contact the association management for details
- **Be Neighborly:** Have you recently invested in a new home sound system or maybe a home theater system with a base amplifier? Do you have your sound system against, or facing, the dining room wall? If so, you may be causing a nuisance problem for your neighbor and not realize it. The base sound has a tendency to reverberate through to the next unit. While the sound may not be too loud for your unit, it may be loud to your neighbor. Help save your neighbors sanity and maybe keep from having a major blowout with your neighbor over a simple to fix problem. If you have your sound system next to the dining room wall, it would help to relocate it. If you have your speakers facing the back walls of your unit, it would help to face your speakers toward the front of your unit. And, during the time your neighbors are most likely to be home, try to keep the vol-

ume down a bit. Some folks like to sleep late in the morning and early in the evening.

- **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.

- **Calendar of Events:**

- | | |
|-------------------|---------------------------|
| • October 10 | Columbus Day Observed |
| • October 31 | Fairborn's Trick or Treat |
| • November 1 | SCHOA Monthly Meeting |
| • November 24 | Thanksgiving |
| • December 2 | SCHOA Holiday Event |
| • December 6 | SCHOA Monthly Meeting |
| • December 25 | Christmas |
| • December 26 | First day of Hanukkah |
| • December 26 | First day of Kwanzaa |
| • January 3, 2006 | SCHOA Annual Meeting |



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Landscaping Report

Landscaping for the coming spring is being reviewed and bids are being taken. Several landscape issues are being looked at for this coming spring.

- Finish the multi-year effort to replace the globe arborvitae in front of the last nine units with boxwoods.
- Install some small plant groupings along the pool fence.
- Remove the overgrown nursery located behind the clubhouse.
- Replace several trees that have died or are damaged.
- Replace several boxwood plants that have died.
- Start replacing the large ugly plant next to the chimneys.

Several years ago the association removed the large overgrown upright arborvitae that were located in the area between the front door and the garage door. These plants were removed because they had become overgrown, were causing damage to cars entering garages, and in some cases provided hiding places for peeping toms.

Since their removal, the association has permitted individual owners to use this area as they wanted. Some have put in flowers or bushes and others have chosen to do nothing.

If you would like something planted in your area, please let the management team know and they will place a consolidated order with the landscaper to do this.

The cost will be a special assessment to the owner. Our landscaper will provide us with a list of plants that will work in the various areas, and their respective cost, from which you may choose.

Monthly Association Fees Reminder

The monthly association fees, currently set at \$115.00, are due on the first day of each month. A ten day grace period is provided for mailing delays. Any account not paid (received) by the tenth of the month is considered delinquent and a late fee of \$25.00 is applied to that account. Late fees apply to any month that a balance is shown on the unit statement. Most units are paid on time and for those we say thank you. However, a greater number of units are starting to get lax and checks are being received randomly until late into the month. This causes problems with meeting the associations' obligations to pay expenses such as taxes, insurance, pool chemicals, maintenance, utilities, etc. In addition, it cost more to keep running to the bank to make deposits because of late receipt of payments. Please help the association help you by making your payments on time. Not only are you going to make it easier on the association staff, you are going to save yourself the cost of late fees. If remembering to make payments each month is a problem for you, as it is for many who have busy schedules, bill paying services such as *Online Resources*

(1-800-788-2550) or *Payment Processing Center* (1-800-278-6302) could be your answer. Many of our owners use these two services for their monthly association payments. Anyone wishing to see their statement of account may do so by contacting the association management. A copy of your statement will be sent to you.



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, please be neighborly and respect your neighbor next to you. 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.

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!

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.



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



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