

In Touch

Fall 2008



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

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Autumn Is Here, Folks!

The board hopes that all residents have enjoyed their summer at SCHOA. The association's pool was heavily used this year as were the basketball and tennis courts (*please note: the Tennis court is scheduled for a complete make-over and a special assessment was voted to apply to each homeowner. See Tennis Court on Page 2*). Overall our landscaping was well-maintained by our new landscaping contractors and by our residents.

The board wishes to thank Ms. Sally Miller for donating new umbrellas for the tables in the pool area. We hope that our residents who used the pool this summer appreciate them as well.

Residents may rent the SCHOA clubhouse for their own events. Please remember that 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. No smoking is permitted inside the clubhouse! As the holiday season is approaching, please contact our association managers

for reservations of the clubhouse as soon as possible. They fill up fast!

Lastly, Please take your pet to Pooh Corner (the big field at the end of Sanzon Drive) or clean up their mess immediately. Landscaping is very expensive at SCHOA. Dogs in this development must be on a leash except in Pooh Corner.

Thank you and we hope all our residents enjoy living at SCHOA and we also hope that you check out the many fall festivities in the surrounding areas of Fairborn.

Goodbye, good luck and welcome!

The board would like to congratulate Doug Raiford for recently receiving his PhD in Computer Science/Engineering at Wright State University. *See more info. on Page 3.* Doug had taken a teaching/researching position in Dallas, Texas.

The board voted to have Maggie Perry replace Doug as a new board member and secretary of the board. *Welcome and thank you for volunteering, Maggie!*

A Message From The President



To the residents of SCHOA:

When you last opened your real estate statement you saw a LARGE increase in taxes. The association got it too as well as increases in other areas. We are working on next year's budget and will inform you as the details become available but brace yourself for an increase in association fees. We have (through the great work of the management team and the board) keep the fees as low as possible for a long time but it looks like the need for an increase is coming. We will keep you informed.

Sincerely,

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Possible Fees Increase in 2009

At the August board meeting the board appointed a finance oversight committee to study next year's budget. The committee will study the budget and will make recommendations on any item cuts and condo fees increase before the annual meeting on 1/6/2009. All homeowners will be notified via the annual letter which is usually sent out in early December, of any condo fees increase along with the 2009 Estimated Budget.

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*
- Mrs. Judy Halsall, Vice-President*
- Mr. Hobert Hall, Treasurer*
- Mrs. Mary (Maggie) Perry, Secretary*
- Mr. Ronald Nischwitz, Member-at-Large*
- Ms. Christine O'Dell, Member-at-Large*
- Ms. Pat Zimmerman, Member-at-Large*

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

Newsletter Editor— *Mr. Thong Tran*

Articles: *Mr. William Ziegler, Mr. Bob Halsall, Mr. Thong Tran, Dr. Doug Raiford*

Neighborhood News

Welcome to Sycamore Creek,

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

- **Satellite Dish/Road Runner:** Any outside installation or work must be approved by the association. Installation of satellite dish or installation of Road Runner cables are two of the items. You must get permission from the board and recommendation from the architectural committee.
- **Holiday decoration:** Decorations are permitted during a recognized holiday events. We ask that our residents observe good taste and common sense. Please be careful with decorative item that can be a fire hazard. Contact our association managers for more information.
- **Parking:** Since parking is limited at SCHOA, sometimes it is necessary to park some vehicles on Sanzon drive. Parking on grass, blocking emergency, delivery, maintenance vehicles or your neighbor's vehicle is not permitted. Turnarounds are not recognized as parking spaces (each homeowner should have received a letter from the association dated August 10, 2008). Also, Please be aware of the new administrative fee for towing. See below article for more information.
- **Attention Walkers:** Do you like to walk but don't want to go alone? Several of our residents have started an informal walking group. They meet at the clubhouse at 7:30 PM (Fall and Winter, 8:00PM Spring and Summer) Monday through Thursday. This is open to both women and men of any age. There is no need to sign up and there is no commitment to attend each day. Just show up and enjoy yourself as you get healthy.

Landscaping/Maintenance Reports

Landscaping: Our landscaping needs have been attended to by a new contractor this year. So far, the general appearance of the development has improved. The lawns are looking more plush and the bushes are trimmed on a continuing basis. Comments are always solicited for continued improvement.

Concrete Repairs: Areas affected have been identified and work should begin late Fall by our concrete maintenance personnel.

Drainage Work: The board continues to investigate the validity of any drainage issues found around our development. The owner needs to take date stamped pictures to present to management and the BOT as evidence that there is an issue.

Chimney Repairs: Chimney repairs (Tuck-pointing and sealing) for this coming winter season are presently being identified. If any unit has a leak, please contact our association managers immediately.

Roof Replacement: Like the chimney repairs, the roof repairs for next spring are being identified. This is an on-going effort and priority is given to the ones that are most in need of repair, i.e. leaking. Again, if you have an issue with your fireplace please contact the association.

Roof Vents: When a roof is scheduled for replacement or repair a new turbo-vent will be added for better ventilation of the attic space which will prolong the life of our roofs. Also, bathroom exhaust vents are extended to the outside rather than being directed into the attic space. These new vents provide the unit owner with energy -saving efficiency.

Tennis Court: The maintenance of the Tennis court had been approved by the board based on the recent survey of homeowners. Maintenance will have to wait until next Spring as funds must be obtained before a contract can be initiated. A special assessment of \$200 to each homeowner at SCHOA effective September 1, 2008. Each homeowner should have received a letter dated August 9, 2008 from the association which contains more information on this special assessment.

Administrative Fees For Towing

First of all, the SCHOA parking policy has not been changed and will remain intact and enforceable the same as always.

Second, each homeowner should have received a letter from the association dated August 10, 2008 regarding parking administrative fees. **The administrative fees took effect September 1, 2008. This is in addition to the towing charge assessed by the towing company.**

Third, the process of towing a vehicle on private property due to a new law in Ohio has caused the association to revise its process as well. See below:

- The association will make the determination of a tow based on the SCHOA parking policy just the same as always.
- When the association calls for a tow, the association must first write a letter to the towing company. This letter can be faxed due to the need for quick action.
- Once the letter has been sent via fax, the association calls the towing company to let them know of the need for a tow and advise that a letter has been sent via fax.

- Once the towing company has the letter and a phone call, they will call the Fairborn Police to notify them of the pending tow. This way when the owner(s) of the vehicle that got towed calls the police to report a stolen vehicle, they will be informed that it was towed and who towed it.
- The towing company contacts their driver to pick-up the car.

Because of the extra administrative overhead for our association managers and our parking committee and the use of SCHOA office supplies, the board has voted to charge a \$25 administrative fees to the owner(s) of the unit once the towed vehicle has been identified as belonging to a specific unit.

The owner(s) of the unit is/are responsible for the parking of their guests. If the unit is a rental, the owner is responsible for renter(s) parking and all of their guests. The administrative fees for towing will be assessed against the owner of the unit.

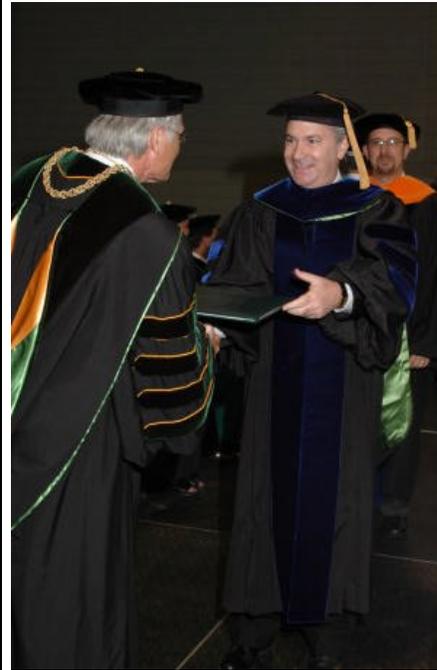
If you have any question regarding this new administrative fee the SCHOA parking policy, please contact our association managers or attend the monthly board meeting the first Tuesday of every month.

TOWING

Fall Reminders

- The front porch area is not to be used for storage even if items are in storage containers. Grills are to be kept on the side 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 be in contact with any siding. Wood must be stored in appropriate metal racks. Keep wood away from the unit to keep termites away and keep the wood 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. The filter can be purchased at Lowes or Home Depot between \$2 to \$5.
- The 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.**

Dr. Douglas W. Raiford



Congratulation to the Board of Trustees Secretary and board member, Douglas W. Raiford, on his recent achievement of attaining a Ph.D. in Computer Science & Engineering from Wright State University.

Doug graduated on June 14, 2008, and has been published in the prestigious journals Molecular Biology and Evolution (MBE), the Journal of Molecular Evolution, and IEEE/ACM Transactions on Computational Biology and Bioinformatics (TCBB).

Good luck with the teaching job in Texas, Doug.

The new president of WSU, Dr. David R. Hopkins, congratulating Doug with his advisor behind him, Dr. Michael L. Raymer.

High Winds and Hurricane IKE



Picture taken by Mr. Bob Halsall, association manager at SCHOA

On September 14, 2008 between 3:00pm and 6:00pm, high winds from the remnants of Hurricane Ike wreaked havoc around Fairborn and the surrounding areas causing tree and roof damage. One of the trees around our berm area fell down and caused damage to our unit at 1350. The president, along with the association management immediately surveyed the area and contacted the necessary contractors and our association insurance the same day.

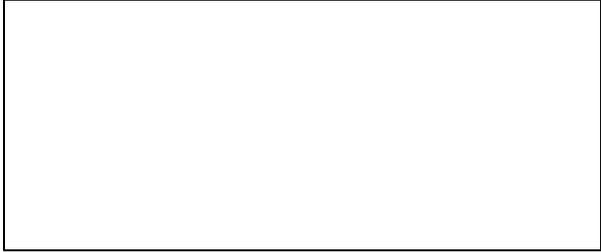
CALENDAR OF EVENTS

| | |
|--------------------------|-----------------------------------|
| October 7, 2008 | SCHOA Monthly Meeting |
| November 4, 2008 | Election Day (Vote!!!!) |
| November 11, 2008 | SCHOA Monthly Meeting |
| November 11, 2008 | Veterans Day |
| December 2, 2008 | SCHOA Monthly Meeting |
| December 15, 2008 | Annual Letter should be sent out |
| December 25, 2008 | Have A Wonderful Christmas |
| January 1, 2009 | Happy New Year!!! |
| January 6, 2009 | 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
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