

Sycamore Creek Homeowners' Association

Newsletter

Happy Fall!

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The Board welcomes all new residents to Sycamore Creek!



We encourage all to attend the monthly meeting and become involved. Scheduled meetings are listed on the back page.

Attend SCHOA's Annual Meeting 7:00p.m., March 6, 2018

The 2018 Sycamore Creek P.U.D. Homeowners Association (SCHOA) annual meeting will be held March 6, 2018 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. Homeowners, if you do not have a valid proxy on file, please contact our office managers as soon as possible either at 426-8960 or email at schoa1450@att.net. An official letter of notification of the annual meeting will be mailed by March along with a proxy form for those who do not have a proxy on file or if your proxy is dormant or no longer valid.

SCHOA Financial Statements to be mailed.

The Declaration of Covenants requires the board of trustees to make several documents available to owners each year. All home-owners will receive the 2018 budget in mid-December. The final 2017 financials will be available at the annual meeting.

Fall/Winter Routine Reminders

Condo Winterization:

- ◇ Lubricate locks, garage door, patio door and windows tracks.
- ◇ Clean and cover your grill and outside furniture.
- ◇ Take hoses inside and insulate outside faucets.

Heat Pump:

- ◇ Be sure to tune up your heat pump unit before winter starts.
- ◇ Call local Central Air and Heating companies for an inspection.
- ◇ Be sure to change the central air filter as well. The filter can be purchased at Meijer, Lowes or Home Depot.

Wood Storage:

- ◇ No wood may be stored directly on 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.

Chimney cleaning:

- ◇ If you are using your fireplace with wood regularly each year, you should clean your chimney at least once every two years.

Trash and Recycling:

- ◇ Keep containers in the garage or on an enclosed patio per our declarations and city ordinances. The containers should be put away within 24 hours of trash pickup.

Our maintenance manager is available for fixing minor repairs inside your unit for a fee.
Please contact our association manager for information.



From the Editor

Are you interested in writing for the SCHOA newsletter? Have a request for an article? Let the editor know by emailing schoa1450@att.net

*Life must be lived
forwards, but can only
be understood
backwards.*

-Kierkegaard

Winter. It Happens.

Winter will soon be upon us and while some have predicted mild temperatures, we must be prepared for our usual snow and ice. The policy at SCHOA is to have snow removed once it has reached a depth of 2.5 inches in normal snowfall. The snow removal crews are called once the storm is about to end, unless a major storm makes it necessary for crews to visit twice in order to clear the drives and walks. Once the snow removal crews are in place they first clear the main drives with a truck and plow. Ground crews manning shovels will then clear the sidewalks and areas that could not be reached by the truck and plow. Please be patient as **it takes about six hours to clear the snow** at SCHOA once the crews start to work.

Chemicals for ice melting are only applied if we have an ice storm that requires such action. We limit the use of ice melting chemicals because they can injure the pads of your animals' paws, and it damages plants and lawn areas. Additionally, if the temperature drops, any melted ice will refreeze.

History has shown that snow and ice removal is one of our bigger expenses at SCHOA. The **cost to remove an average snowfall is about \$2,500**. If chemicals are added for ice, the cost is double. A major storm can cost as much as \$10,000 to clear.

Because of this, many factors are considered before calling for snow removal crews. The amount of snow expected, the length of the storm, when the storm is expected to end and the temperatures expected over the next few hours. During snow storms, weather maps are followed closely to protect you from the slippery conditions as well as to serve as good financial stewards of SCHOA association fees.

Pet Insider

Please remember it is a city ordinance to keep your dog on a leash while walking around the neighborhood. Also, it is necessary to clean up after your pet!!

Pooh corner is located at the end of Sanzon Drive and is open to all SCHOA residents for their pets.



Contact Info:

SCHOA Clubhouse
1450 Sanzon Drive
Fairborn, OH 45324

<http://schoafairborn.net>

Phone:
937-426-8960

Email:
schoa1450@att.net

Association Manager:

Clara Fletcher

Board of Trustees

Dana Gang—President

Takisha Martin—Vice President

Judy Halsall—Treasurer

Bill Grosscup—Secretary

April Daubenspeck—Member-at-Large

Ronald Nischwitz—Member-at-Large

Rachel Hock—Member-at-Large

Scheduled Board Meetings

Board meetings are held at the clubhouse and begin at 7pm.
Our next meeting is scheduled for **December 5, 2017**.

If you have a homeowner's concern, please stop by the board meeting or contact the association manager by phone or email.

Social Meetings

A friendly monthly coffee meet up is held in the clubhouse on the last Friday of each month at 10am

Important Phone Numbers

Police/Fire/Emergency.....911
SCHOA Office.....937-426-8960
Fairborn Police Department.....937-754-3000
Fairborn Fire Department.....937-754-3000

Fairborn Utility Billing Office.....937.754.3007
DP&L—Fairborn.....937.331.3900