



Tragic Fire Strikes SCHOA



Photographed by Mr. Bob Halsall



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On Wednesday, March 27, 2002, an accidental fire started at 1378 Sanzon drive, by sparks generated from a power grinder, in the garage and spread to the rest of the unit. The fire totally destroyed the inside of the unit. Luckily no one was hurt in the fire. According to the *Dayton Daily News*,... damage to the residence and its contents, including a 1996 Corvette that was in the garage, was estimated at \$190,000... The other units in the cluster received slight water, smoke and heat damage". This is the first time in Sycamore Creek's history that a fire created such an extreme loss of

property. Hopefully, this will be our "first" and "last" experience with such a tragedy.



Photographed by Mr. Bob Halsall

A Message From the President



Mr. William Ziegler

To the residents of SCHOA:

Hello, again we come to that part of the year when the flowers bloom, birds sing, and the pool will be open. Please take extra precautions around the pool and in driving because with the warmer weather will come joggers and folks on bikes.

I am extremely happy to tell you about the many hours of hard work that the volunteers have committed to improving this complex. Several projects this period consist of, a financial update of all the units records, this newsletter (largest and most informative one I have seen), improvements to the computer and office. There are many folks that donate their time (Board of Trustees members, com-

mittee members, but two must be mentioned due to the "over and above" work they do: "Thong Tran and Bob Halsall". Thank you guys for a job well done.

This complex has suffered a lot this past year owing to a major fire in one unit, and water damage to several others. I strongly urge each of you to exam your personal homeowners policy and bring it up to date if need be.

Have a safe spring/summer, talk to you later!

Inside this issue:

Landscaping/Spring Walkthrough	2
Pool Opening/Concrete Repairs	2
Management Company/Exterior items	3
Clubhouse/Budget/Roofing/Phone numbers	4
Parking/Pets	5
Spring/Summer Reminders	5
Calendar of Events/SCHOA web site	6

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Articles provided by: Mr. William Ziegler, Mr. Bob Halsall, Mrs. Judy Halsall, Mrs. Jennifer Kochaney, Ms. Bridgett Clark, Mr. Thong Tran.

(Thanks to Ms. Joyce Bush for designing such a wonderful newsletter format)

Landscaping

We already have a big jump on spring landscaping issues at Sycamore Creek. The bush line next to Meijers has recently been trimmed. This is a project that had been put off for many years due to budget concerns. The flower beds around each unit have been re-defined and will be mulched soon. The bushes next to the chimneys have been trimmed where needed, and our largest landscaping project for the year, replacement of the globe arbor vitas in front of sixteen (16) units, have been replaced. Next year we will do several more, until all units have new bushes. If you have a landscaping need, call the association office and leave a message with the office manager. Your requests will be forwarded to the landscape committee and the board of trustees for action. Remember, landscaping is considered common ground and needs association approval before any removal or replacement can be made. You are free to plant your own annuals or perennials in defined flower beds around your unit! Perhaps we'll reinstate our "beatification contest. The best three units in the development will win a prize at the end of the summer/fall season.



Spring Walkthrough

Each spring, the board of trustees, committees, and other interested residents of Sycamore Creek walk through the development to see what areas of improvement need to be made. Items looked at include landscaping issues, concrete repairs, and damage done during the winter months. Repairs are noted that are the responsibility of the association to fix and discrepancies that are the responsibility of the resident are also identified. Discrepancies that are the responsibility of the resident will be noted in a letter to the unit's owner and/or resident. If you are aware of a problem that the board needs to take care of, please call the association office and leave a message. The board will look at your problem during this spring walk through. If you are interested in joining us, the walk through is scheduled for Saturday, April 27, 2002 at 9:00 am. We will meet at the clubhouse, have some warm coffee and donuts, and then start our walk around 9:30 am. If there is rain on that day, a rain date will be scheduled and posted on the clubhouse door.



Pool Opening



As usual, the pool will open on the Friday before Memorial Day which is, May 24, 2002 this year. The pool is for the enjoyment of all residents and their guests. Remember, if your guests are using the pool, you must be present at the pool. Be considerate of those that live near the pool area. Remember to keep the pool gate locked at all times. Only residents of Sycamore Creek should have keys. If someone forgets to bring their key with them, they should go home to get their key. Please don't let people in the gate. Only those residents with a paid up association fee account are permitted to use the recreational facilities which include the pool, tennis and basketball courts. A new lock has been placed on the pool gate. New keys may be obtained from the office manager after account status verification. If a renter needs a key, notify your landlord and requests a key from them. *There is no diving permitted at the pool and running around the pool is prohibited as well. No glass items such as glasses, cups, etc. should be brought into the pool area as any broken glass can cause injury and if it enters the water, the pool must be emptied and refilled at considerable cost. Also, alcoholic beverages should not be consumed in the pool area. Anyone under the age of 14 must be supervised by a mature adult at all times. No pets are permitted in the pool area. Anyone found with a pet inside the pool area will be subject to losing their pool privileges for the season.* The operations of our pool fall under the guidance of the Greene County Health Department, and is inspected from time to time without warning. Any violations of county policy are grounds for the pool to be closed by the health department. The pool will be open for use between the hours of 9:00 AM and 9:00 PM each day during the season. It is requested that if

you open an umbrella on one of the tables, please close it before you leave. Storms cause heavy damage when umbrellas are left open. *Please remember that the pool is not to be used by your guests if you rent the clubhouse.* This prevents other residents the chance to use "their" pool.

Concrete Repairs

Repairs to the concrete drives will be assessed during the spring walk through. We have budgeted \$15,000.00 for repairs this year. Work will be done as soon as we can get it scheduled. If your unit will have a garage blocked during concrete replacement, you will be notified at least one day before so that cars can be moved from the garages before the work begins. Please refrain from driving on the new concrete until the barriers have been removed by the contractor. Concrete replacement is normally completed in just a few weeks. Once concrete has been poured, it takes about one week for it to cure enough to be driven on. Please be patient during this period of time. You may have to carry your trash a short distance farther during this period. You also may have to park on the street or in another approved area while work is being done near your unit. We usually allow residents to park near the clubhouse during concrete repairs as long as it does not interfere with clubhouse rentals. Please do not drive over the grass during concrete repairs. Our contractor leaves sufficient room to drive around the areas being replaced. Thanks for your cooperation!



Exterior Items

Painting

Every few years the Association stains all exterior surfaces. If the unit owner wishes to stain off cycle areas that need staining, the owner may do the staining and will be reimbursed by the Association for the cost of the stain. The specification for the color of the stain is: MAB (paint company) Acrylic Latex Solid Timber Stain A-1, C-8, I-16, U-5y.

Garage Door

If you are replacing the garage door, please check with the office manager. You can see an example of the SCHOA standard garage door at 1486 Sanzon Drive. The standard garage door is an Overhead Garage Door (190 or 390 series), galvanized steel exterior (requiring no staining, just wash it off with water), insulated with CFC-free foamed polyurethane, bulb-type bottom weather seal, **almond color**, weather-strip, 4-panel 4-section, inside lock. The door can be purchased at local garage door stores in the Dayton area. It has a lifetime warranty as long as you own your home. If you install the wrong color door, you will be required to paint it.



Our Management Company

Daily's Property Maintenance, Inc. is the management of this development. All association correspondence and monthly association fees are to be mailed to: **Sycamore Creek Homeowners' Association, Inc., 1450 Sanzon Drive, Fairborn, Ohio 45324.**

All telephone calls for services and clubhouse usage should be made to **937-426-8960**. This telephone has an answering machine. You can leave messages outlining your problem area or requests. Please leave your complete name, address (unit number), telephone number, and if available your e-mail address. This phone is being monitored daily for messages. You also have the choice of sending a message to the association via e-mails at: **schoa@siscom.net** or **paul@dailys-inc.com**. The e-mail is also being monitored daily.

It is our intension that all calls, either via telephone or e-mail, will be answered as soon as possible and within 24 hours Monday through Friday. Calls received on weekends and holidays will be returned on Monday or the day following the holiday.

Porches and Patios

Nothing is to be fastened to the outside structure of your unit. One exception is a porch swing. Porch swings have been approved by the Association. The porch is not to be used for storage even if items are in storage containers. Grills are to be kept on the patio, not on the front porch or on the grass areas. If you choose to fence in the patio, you must receive approval from the Architectural and Landscape committee. Staining and maintenance of a patio fence is the responsibility of the owner.

Keep It Clean

The City of Fairborn collects trash each Tuesday. The trash company provides recycle bins for recycling if you so choose to do that. Trash containers and recycle bins must be kept inside of your garage or closed-in patio and can be placed outside the unit during the period from Monday evening through Tuesday evening. (Tuesday through Wednesday if there is a holiday that week). Don't leave your trash bin outside after the trash has been picked up. This is a violation of Section PM-303.1 adopted by Ord. 71-97, City of Fairborn. The penalty provided for this violation could be as much as \$500.00 PER DAY.

Let's work together to keep the common area clean.

Emergencies, will be handled as soon as possible. Remember, all monthly fees are due on the first of each month and are subject to late fees and interest if received after the 10th.



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Clubhouse Rental

Effective October 1, 2001, SCHOA is charging—a non-refundable \$25.00 fee for rental of the clubhouse (this is in addition to the \$100 refundable deposit). As you may have noticed, the furniture (18 years old) and the carpeting (12 years old) in the clubhouse are in need of replacement. Some of the pieces of furniture are worn and broken, and the carpeting is badly stained. With the income from the rental of the clubhouse, the association can start replacing these items. Just a reminder—if you rent the club house, you are responsible for leaving the clubhouse clean. We need to take care of it for everyone’s enjoyment. If you would like to schedule the clubhouse, contact the office manager at (937) 426-8960. Remember, the pool does not come with the clubhouse rental. When the clubhouse is used, the guests must remain inside the clubhouse except to smoke. The sliding doors must remain locked during all clubhouse functions.



Budget and Financial Statement



The Declaration of Covenants requires the board of trustees to make several documents available to owners prior to the annual meeting each year. These documents regard the preparation of a budget and an expense report detailing the current year expenditures

vs. the budget. With our annual meeting of the homeowners being held on the first Tuesday of October each year, this is impractical and also impossible as expenses are still being incurred for the remainder of the year. A draft budget for year 2002 was prepared and was available for viewing by owners at the Annual meeting held on October 2, 2001. The budget was finalized in early January and approved by the board of trustees at the January 2002 meeting. If you have any questions regarding the budget, please call 426-8960 and leave a message for either the treasurer or president.

Condo Insurance

Are you properly covered by insurance? Yes, the association has insurance coverage on the structure of your unit, but do you have sufficient insurance to cover all of your personal belongings in case of fire, theft, or water damage? The association insurance coverage generally stops at the paint or wallpaper. What about your carpet, tile flooring, or furniture? None of these items are covered by the association policy. Check with your insurance carrier to make sure that you are properly protected. If you have an event that requires insurance processing, contact your own insurance agent and then notify the office manager at 937-426-8960. The association office manager will notify the association’s agent. The two agents will work together to determine which company pays for what damage. The association office manager will help if you have questions.

Roofing

Last year the association contracted the Copeland Corp. to do roof replacements. Because of the extreme shortage of roofing materials caused by hail storms throughout the Midwest last summer, only six buildings were done. The remaining six buildings will be completed this summer. The clubhouse will be done when needed. If you have any questions regarding the roof replacement program, call the association office at 426-8960 and leave a message for the office manager. By the way, there have

been comments from residents regarding roof replacement and the one time special assessment of \$600.00 collected during July 2000 and June 2001. This special assessment was for “termite treatment and control”. The roof replacement is being paid for from funds set aside for this purpose over the past 18 years



Important Telephone Numbers



Police/Fire/Emergency.....911

SCHOA Office.....937.426.8960

Fairborn Police Department.....	937.754.3000
Fairborn Fire Department.....	937.754.3000
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—Local Service.....	800.660.1000
Meijer Pharmacy.....	937.427.6164

Parking



We, SCHOA, need your help! Parking is a problem—complaints from homeowners/residents have been brought to the Board of Trustees attention. Random walk troughs will be conducted and parking rules will be enforced. **Rules as stated in the DECLARATION OF COVENTS, are as follows:**

Residents are allowed to park:

- On Sanzon Drive
- Inside your garage or in the driveway immediately adjacent to 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—next violation—immediate tow)
- 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. (\$12.00 a day storage)

Homeowners 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.

Homeowners who obey the parking rules, ***thank you!*** If parking continues to be a problem in your area, please contact the office manager.

Remember - This is our Home - Let's work together—To make our community—A better place to live.

Is Your Pet a problem?

The privilege of having a pet in our development is contingent upon the pet not becoming a nuisance to the community. City of Fairborn Code 505 states that pets are not permitted to roam the common area of our development unleashed. Damage to the common area (the lawn near your unit) caused by your pet will be repaired at your experience. Termination of your privilege to house a pet on this property will be enforced by the board of trustees with continued violations. **You are responsible for cleaning up immediately after your animal relieves itself in all areas except for the far portion of "Pooh Corner" at the end of Sanzon Drive.**



Spring/Summer Reminders



- Get out your garden hose and hose down exterior of your unit to remove dirt and grime from the winter!
- Plant flowers if you choose!
- Test your smoke alarm and check your condo fire insurance
- Fireplace wood should be stacked and stored properly. No wood may be stored directly on the pavement of the front porch or be in contact with the siding. All wood must be stored in appropriate metal rack. (Keeping wood away from the unit helps to keep termites away)!
- Please watch your children! For their safety, children are only permitted to play on the basketball court when it is not in use. They are not to play, bike, skate, scooter, or sit on SCHOA's parking lots and driveways!



1450 Sanzon Drive Drive
Fairborn, Ohio 45324

Phone: 937-426-8960
Email: schoa@siscom.net
paul@dailys-inc.com

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



May 27, 2002	Memorial Day Observed
May 24, 2002	SCHOA Pool Open
June 3, 2002	SCHOA June Meeting
June 14, 2002	Flag Day
July 2, 2002	SCHOA July Meeting
July 4, 2002	Independence Day
August 6, 2002	SCHOA August Meeting
September 2, 2002	Labor Day
September 3, 2002	SCHOA September Meeting
October 1, 2002	SCHOA Annual Meeting
October 31, 2002	Halloween
November 5, 2002	SCHOA November Meeting
November 21, 2002	Thanksgiving
December 3, 2002	SCHOA December Meeting
December 25, 2002	Christmas

SCHOA Web Site

Please come and visit the SCHOA web site at <http://www.siscom.net/~schoa/>. This web site was created as a service to the homeowners and renters at Sycamore Creek. You can surf this site to find out various services, recreational activities, news and information that SCHOA and surrounding communities offer. Your comments about this web site are appreciated.

Visit Us at
[Http://www.siscom.net/~schoa/](http://www.siscom.net/~schoa/)