



Goodbye Snow Of '04, Hello Spring of '05!!!



Photographed by Mr. Bob Halsall



Photographed by Mr. Bob Halsall

Whew!, what a December/January winter we had!!! This last winter season ties as the second snowiest on record in the Miami Valley. About 22-26 inches of snow was dumped in Greene and Montgomery counties. The Greene County office declared a level 3 snow emergency, several times in December. Level 3 means only emergency vehicles are allowed to be on the road. The snow storm in late December caught everyone by surprise.

Thank you so much for being so patient with our grounds maintenance contractor. The Board would like to thank you for your patients, cooperation and understanding. We are working with our new snow removal contractor to serve you better.

*** The Passion At SCHOA ***

Even though it was cold and snow was still on the ground in late December and January, our concrete/chimney contractor, Lee Shellhaas and his son, were out there doing maintenance to our chimneys. We appreciated his work ethics and the quality of his work throughout the year at SCHOA.

We would also like to thank our maintenance manager, Mr. Dave Martin and our association managers, Mr. Bob Halsall and Ms. Clara Fletcher, for their customer support and up-keeping of Sycamore Creek throughout the year.

A Message From the President Of SCHOA



Mr. William Ziegler

To the residents of SCHOA:

Any businessperson wishing to advertise in our quarterly newsletter please contact the association management about the details. This practice is becoming standard among the community associations and is being instigated by the Board of Trustees to help offset the cost of publishing and distributing the newsletter.

Sincerely,

Calendar of Events

| | |
|----------------|----------------------------|
| April 23, 2005 | Spring Walkthru (See p. 3) |
| May 27, 2005 | SCHOA Pool Open |
| May 30, 2005 | Memorial Day Observed |
| June 14, 2005 | Flag Day |
| July 4, 2005 | Independence Day |

Editor's Comment

As the President stated on the left column the paid advertisement on p. 4 was meant to offset the cost of publishing the newsletter. SCHOA is in no way endorsing any advertisement.

Board of Trustees

- Mr. William Ziegler, President
- Mrs. Judy Halsall, Vice-President
- Mr. Thong Tran, Secretary
- Mr. Dana Gang, Treasurer
- Ms. Sheila Mosley, Member-at-Large
- Ms. Sally Miller, Member-at-Large
- Ms. Ximina Chrisagis, Member-at-Large

Association Managers: Mr. Bob Halsall, Ms. Clara Fletcher
 Maintenance Manager: Mr. Dave Martin, Mr. Mike Osborn
 Grounds Maintenance: Prolawn/Proscape Inc.

Newsletter Editor—Mr. Thong Tran

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

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Condos still top homes in price gains

Q. I am single and cannot afford to buy a house, so I have been thinking about buying a less-expensive condominium. I have heard that condos don't go up in value as quickly as houses do. Is this true?

A. Annual price gains in the condominium and town home market have usually lagged the increase in single-family house values for decades, but the tradition has been broken in the past few years.

The price of a typical U.S. condo jumped more than 15 percent in 2004, according to the National Association of Realtors, compared with a gain of about 7.5 percent for the typical single-family house.

Last year was the third in a row that condo, co-op and town home values rose faster than the price of an average house.

Condo prices jumped 13.8 percent in 2003, compared with a 7.5 percent increase for houses, and climbed 15.4 percent in 2002, while house values rose 7 percent.

There are several reasons why condo prices have been rising steadily. For starters, low interest rates have allowed many longtime renters to become first-time buyers and many of those newly minted buyers have chosen a more affordable condo instead of a pricier, single-family house.

The record number of first-time buyers has sent prices of entry-level condos and town homes soaring.

But prices in the middle-and-upper-ranges are climbing too, as long time owners "trade up" into nicer condos and a growing numbers of aging Baby Boomers sell their houses (now that their kids have grown) and move into smaller but amenity-rich condo and town home developments.

None of these powerful real estate and demographic trends is expected to change anytime soon.

Most experts agree that the outlook for continued price gains in the nationwide condo and town home market is bright.

Neighborhood News

Welcome to Sycamore Creek,

The members of the Sycamore Creek Homeowners' Association 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.

- Welcome new neighbors
 - Tanya Ledesma and Vanessa Coffin of 1504 Sanzon Dr.
- Welcome new renters
 - 1481 and 1463
- Our condolences go out to the family of Mrs. Catherine Vitelli. Mrs. Vitelli who lived at 1394 Sanzon for many years until she moved a couple of years ago passed away on February 16, 2005.
- The Board is looking for volunteers to be on the social committee at SCHOA for planning a spring party, the summer's pool party and other social events at SCHOA. Homeowners and renters interested can call the office or attend the monthly board meeting.
- Congratulation goes out to one of our neighbors for being featured in the Dayton Daily News (See picture on the right column). The caption reads:

"Jean Cheng (center) plays Chinese folks music on a dizi, a

David Myers, Cowles Syndicate, Inc., is a California-based real estate writer. Sends questions to him at P.O. Box 2960, Culver City, CA 90231-2960.

Thanks to Mrs. Judy Halsall for contributing this article.

SPRING 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 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!
- Please take your pet to Pooh Corner or clean up their mess. Dogs in this development must be on a leash except in Pooh Corner.
- Landscaping is getting expensive at SCHOA. Please DO NOT PARK ON THE GRASS, you vehicle will be subject to being towed .

bamboo flute, with other members of the DACA Chinese Music Ensemble at the Charles I. Lathrem Senior Citizens Center in Kettering."



...See more Neighborhood News on Page 3

Neighborhood News Continue

In The News:

- There was a hit-and-run on Zink Rd next to Meijer's that took the life of a Wright State student during the early hours of December 29, 2004. A Fairborn man was arrested and indicted on February 25, 2005, his 1994 Grand Cherokee was found in Omar, W. Va.
- Fairborn police says an 18-year-old driver faces charges of DUI for crashing into an apartment complex in the early morning of 2/17/05. He had been drinking before he hopped behind the wheel. He was traveling south bound on Zink Road when police say he lost control of his car, veered off the road, slid down a steep hill and ended up smashing into an apartment building.
- There had been a rash of thefts of the steeled manhole covers on Sanzon Drive and other streets in Fairborn. Please report any suspicious activity to the Fairborn police.
- Some U.S. Postal mail boxes at SCHOA were vandalized again in February. This is a federal offense. Please report any of this type of vandalism activity to the U.S. Postal Service in Fairborn.
- A couple of bushes were uprooted and throw over the fence and into the pool area in January. The association has to pay the contractor to replace them again. This expense comes directly out of the homeowner's pocket. Please keep your eyes and ears open and report this type of vandalism to the office or call the police.

Pool Opening



The pool will open on the Friday before Memorial Day which is, May 27, 2005 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. If you do not have a key, one may be obtained from the association management 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 are not permitted 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 at any time. Anyone found with a pet inside the pool area will be subject to losing their pool privileges for the season. The operation of our pool falls 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

Landscape/Concrete/Chimney/Drainage

Landscaping: Now that spring is quickly approaching, we will be seeing more of our new grounds maintenance contractor, Prolawn/Proscap mowing, cleaning the flower beds, trimming the bushes and ornamental trees and placing mulch in the beds. Please call the association managers for assistance if you have particular grounds maintenance needs.

Concrete Repairs: We are on schedule with Lee's Concrete perform concrete replacement again this year. Lee plans to start work as soon as the weather permits. We have identified the worst areas that need replacement this year. Areas to be repaired this year will be marked with paint. We will try to notify anyone that will be affected by the repairs prior to the start of work.

Chimney: We have been repairing leaking chimneys during the winter months as weather permits. Please call the association managers for assistance if you think you have a leaking chimney. Eventually, all chimneys will be tuck pointed and weather sealed. Chimneys with active leaks are being done first.

Drainage: We will be working with Payne Drainage this Spring to identify and fix additional drainage issues at SCHOA. Again, please call the association managers for assistance if you have particular grounds maintenance needs.

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.

Spring Walk Through

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 come to the clubhouse by 8:30 AM on April 23, 2005. We will meet at the clubhouse, have some warm coffee and donuts, and than start our walk through. April 30, 2005 has been chosen as a rain date.





Phone/Fax: 937-426-8960
Email: schoa@siscom.net
Web site: <http://www.siscom.net/~schoa/>

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
- Miami Valley Hospital.....937-208-8000
- Kettering Medical Center.....937-298-4331
- 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 Phone Service.....800.660.1000
- Meijer Pharmacy.....937.427.6164
- Wright-Patterson Air Force.....937.257.1110
- Mall At Fairfield Commons.....937.427.4300



■ Eric Bonn, RE/MAX Resources
 ■ 1210 Meadow Bridge Dr, Ste C
 ■ Beavercreek, OH 45434
 ■ "Sell" Phone: 937-369-6461
 ■ eric@ericbonn.com

BUYING * SELLING * INVESTMENT PROPERTIES???

For a FREE MARKET ANALYSIS of your condo, please feel free to give me a call anytime. If you are considering a move in the near future, or tired of RENTING, I can help you find your dream home as well. If investing has been in your plans, give me a call and I can show you what it is currently available.

- *** Sold five condos' in SCHOA in 2004 - 05 with average days on market of less than 35 days.
- *** Now with REMAX RESOURCES to better serve your needs.
- *** Certified Residential Specialist, REALTOR

The highest compliment our friends and customers can give us is to recommend us to a friend or neighbor. We appreciate your referrals!