

In Touch

Spring 2006



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

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2006 SCHOA Annual Meeting Summary

The annual homeowner's meeting was held on January 3, 2006 at the clubhouse. We had 68% of the homeowners represented either in person or by proxy (a minimum of 51% was needed to hold the meeting). This was the highest attendance in many years despite a mailing attempt with misinformation by a individual homeowner to other homeowners urging them to cancel their proxies and boycott the meeting.

The president started the meeting by extending his appreciation to all board members and volunteers. He went over the budget, explained the reasons for the fee increase and stated that SCHOA still has the lowest fees in the Miami Valley area. After the minutes from the 2004 annual meeting were read and approved as presented and questions from homeowners and proxy representatives were answered, the nomination and voting for new board members began for four open board positions.

With two current board members deciding not to run due to schedule conflict and with five

new qualified nominees, the other two current board members gracefully decided also not to run in order to give the five new nominees a chance to serve the association. The president thanked the four current board members and asked them to continue to serve on various committees at SCHOA. The top four vote-getters and new board members are: Mr. Hobert Hall, Mr. Douglas Raiford, Ms. Christine O'Dell and Mr. Ronald Nischwitz. The annual meeting ended with no major homeowners concerns, the president thanked all and invited everyone to stay for refreshments and to socialize.

The regular monthly business meeting took place immediately afterwards with most homeowners and proxy representatives still in attendance. The full board including all the newly elected members voted for 2006 officers as follows:

- Mr. William Ziegler, President
- Mrs. Judy Halsall, Vice President
- Mr. Hobert Hall, Treasurer
- Mr. Douglas Raiford, Secretary

A Message From The President



Mr. William Ziegler

To the residents of SCHOA:

Welcome once again to another newsletter brought to you by your hard working managers/board members and volunteers. It is most gratifying that we have so many great folks living here that go out of their way to make this one great place to live. We are sorry that we had to increase the association fees but as you can see from the pictures on page 5 and the Landscaping report on page 2 that the money is spent wisely on things meant for the common good. It is still one of the cheapest association fees in the area.

Sincerely,

Bill Ziegler

SCHOA Spring Party Event

With last years successful holiday event party, a Spring Fling event is scheduled for April 29 around 1:00pm until whenever. Please send your idea and comment to Melody Hall, chairperson of the social committee, 426-8960. Also, submit to her any other social events for SCHOA this year. Volunteers to help with social events are welcome as well.

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

Mr. Douglas Raiford, Secretary

Ms. Sally Miller, Member-at-Large

Mr. Ronald Nischwitz, Member-at-Large

Ms. Christine O'Dell, Member-at-Large

Newsletter Editor— *Mr. Thong Tran*

Articles provided by: *Mr. William Ziegler, Mr. Bob Halsall, Mrs. Judy Halsall, Mr. Thong Tran, Mr. Dana Gang*

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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) and become involved.

- **Volunteers.** From time to time volunteers are needed to serve on various committees or helping to cleanup our complex. You can add your name to the *volunteer list/waiver form* from one of our association managers or on the web site. If the board needs your help, our association managers will contact you.
- **New Fence and Gate.** New fence and gate by the pool main entrance along with a new self locking key lock for residents were installed in January. For new key and more info. See "Pool Opening" on page 3 and new fence on page 5.
- **Be A Good Neighbor.** Again, please respect your neighbors when 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.
- **Parking Beware!** Since parking is limited in Sycamore Creek it is necessary to park some vehicles on Sanzon Drive. When parking on the street make sure that you do not leave anything of value in view and make sure that the doors are locked. Car alarms may help. Over the past few years several vehicles have been stolen off Sanzon Drive. The most recent was on February 17, 2006. If anyone notices anything out of the ordinary, please call the city of Fairborn police department.
- *Please contact the association before doing any work outside of your unit. Remember, the association owns the outside of your unit and you must get permission from the Board.*

Spring Walk-thru



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, please contact our association managers to find out the date and time.* We will meet at the clubhouse, have some warm coffee and donuts, and than start our walk through.

Landscaping report

- No drainage problems were identified last year.
- Concrete was completed as planned for last year. 2006 concrete work will start soon.
- The multi-year bush replacement program in front of the units was completed in January along with any identified tree trimmings (see pictures on page 5).
- The bushes by the chimney are being replaced starting this year for about 30 units (see pictures on page 5). More are budgeted for the next couple of years.
- Some chimney maintenance were finished last year, more are scheduled for this year (see pictures on page 5).
- No major roofing problem or termite issues were found last year.
- Mulching for our complex was completed mid-March.



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

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SCHOA #1 REALTOR FOR LAST 2 YEARS!!.

***** Certified Residential Specialist, REALTOR**

If you are considering a MOVE in the near future and need to know the MARKET VALUE of your condo, or tired of RENTING let me help you find your dream home. If investing has been in your plans, let me show you what it is currently available in apartments, duplexes or rehabs.

If your are considering selling your condo, I am always working with buyers that are looking for a condo in Sycamore Creek, let me show you how easy selling can be! Special discounts available for Sellers / Buyers and Dual Agency!!!

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

This is a paid advertisement

Pool Opening

The pool will open on the Friday before Memorial Day which is, May 26, 2006 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. 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 staff 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 and concealed weapons 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. 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 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.

CALENDAR OF EVENTS

April 4, 2006	SCHOA Monthly Meeting
April 29, 2006	SCHOA Spring Fling
April 29, 2006	Spring Walk-thru
May 2, 2006	SCHOA Monthly Meeting
May 26, 2006	Pool Opening
May 29, 2006	Memorial Day
June 6, 2006	SCHOA Monthly Meeting
July 4, 2006	Independence Day

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
- 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**, your vehicle will be towed immediately

Condo Humor :-)

PSYCHIATRIC HOTLINE FOR HOMEOWNERS

Hello, welcome to the Homeowner Association complaint hotline. Please select from the following menu:

For obsessive-compulsive owners, please press 1 repeatedly.

For co-dependant owners, the association will send a management representative over to press 2 for you.

For owners with multiple personalities, press 3, 4, 5 and 6.

For schizophrenic owners, listen carefully and a little voice will tell you which number to press.

If you have a nervous disorder, please fidget with the # key until a representative comes on the line.

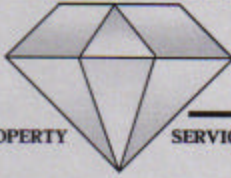
For depressed homeowners, it doesn't matter which number you press, the Board will not respond.

If you have short-term memory loss, press 9. If you have short-term memory loss, press 9. If you have short-term memory loss, press 9. If you have short-term memory loss, press 9.

If you are overly stressed by the latest special assessment, slowly and carefully press 000

For paranoid owners, the Board knows who you are and what you want. Just stay on the line so they can trace the call.

Diamond
LANDSCAPE DESIGN



PROPERTY SERVICES

Dan Moore: (937)-418-9708
Rusty Pollitt: (937)-418-9706
Fax: (937)-332-7949

Diamond Landscape Design and Property Services would like to take this opportunity to thank all of you for your renewed confidence in our work. We look forward to providing you with the top notch maintenance and landscaping services your community deserves.

Diamond Landscaping would like to expand its services to any owner interested in enhancing the beauty of their individual residence. Last fall, Barb Gudgell was kind enough to allow us to custom design her residence. We are confident that as spring blooms, the community will find an appreciation for Barb's property's appearance. We hope anyone interested in upgrading their residence will consider contacting us to create a custom design.

Just give us a call anytime, ask for your free estimate and everyone that resides at Sycamore Creek P.U.D will receive a 15% discount on all work performed.

Again, thank you for your repeated business and giving us the opportunity to meet all of your needs, as a community capacity, as well as on an individual basis. We look forward to serving you in 2006 and many years to come.

Sincerely,

Diamond Landscape Design and Property Services



This is a paid advertisement

Your Association Fees At Work



On-going Chimney maintenance last year and will continue this year on a as needed basis.



In an effort to reduce expensive landscaping maintenance in the future, the board is planning to replace all older bushes by the chimney this year and next year with younger and less maintenance bushes.



The replacement bushes project in the front of the last 9 units were completed this year. Hopefully, this will reduce expensive landscaping maintenance in the future as well.



New front gate fence was installed in January in time for the Memorial day opening. The board hopes this will give our residents more privacy and prevent non-residents from using our pool. Please contact our association managers for a new key.



New furniture, Paint, French doors, and new carpet were installed in the clubhouse late last year for our residents enjoyment. This project was led by Bob and Judy Halsall and Meloney Hall. This was the first time the clubhouse was upgraded. The board thanks them for their effort.



New refrigerator and kitchen flooring were installed late last year. Bob and Judy Halsall led this project and they also donated a painting, a clock and candle holders on the top of the fireplace (see picture at left). The board thanks for their effort and donations.



1450 Sanzon Drive 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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