

In Touch

Spring 2007



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

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2007 SCHOA Annual Meeting Summary

The annual homeowner's meeting was postponed in January due to deaths in the immediate family of three board members and the management. It was rescheduled for February, 6, 2007. However, it was necessary to postpone again because of the weather on February 6 and 13, it was finally held on March 6, 2007.

After Mr. Raiford, the board secretary, tallied homeowners and proxy representatives, he declared that we had a quorum to start the annual meeting. Mr. Ziegler, president, presented the agenda and went over last years accomplishments (the 2006 annual meeting minutes will be posted on the web site once approved at next years annual meeting).

After the president's presentation, Mr. Ziegler asked each candidate running for the three open board positions to introduce themselves. Ballots were passed out to homeowners and proxy representatives to vote. After the vote, the president asked for a 15 min. break for refreshments while the ballots were counted by the secretary and volunteer homeowners.

The three top vote getters and new board mem-

bers are: Ms. Judy Halsall, Mr. William Ziegler and Ms. Pat Zimmerman. The president thanked all candidates, volunteers and previous board members and asked that they remain active in the community.

After the annual meeting was officially declared over, the March monthly meeting immediately took place. Officers were elected for this year (see Board of Trustees below) and the regular monthly agenda was discussed.

Congratulation!

Ron Nischwitz, a member of your board at SCHOA, was an all-American baseball player at Ohio State and a long time baseball coach at Wright State University. On January 4, 2007, the former Wright State coach was inducted into the American Baseball Coaches Hall of Fame in Orlando, Fla. Way to go, Ron! (see picture on page 5).

A Message From The President



Mr. William Ziegler

To the residents of SCHOA:

Looks like another beautiful spring coming up. In April the Board of Trustees will be making their annual walk-a-bout. You could also help in walking around and report anything you find. And, please take your water hose and wash down your unit, look at your heat pump to assure that the winter weather didn't do any damage to it.

Also we are looking at a major repair of the tennis court and are looking for ideas and suggestions.

Sincerely,
Bill Ziegler, President

Need Your Help!

The board is seeking comments/ideas from the residents on what to do with our tennis court which is in desperate needs of repair. Estimate cost for a complete repair is around \$50,000 which the association currently does not have. Please write, call or email the association (see page 6 for the address) with your comments/ideas.

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

Mr. Ronald Nischwitz, Member-at-Large

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

Ms. Pat Zimmerman, Member-at-Large

Newsletter Editor— Mr. Thong Tran

Articles provided by: Mr. William Ziegler, Mr. Bob Halsall, Mr. Thong Tran

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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.
- **Social Events for Spring and Summer:** The social events are being finalized by our social committee. If you have any ideas for the events, please contact our association managers.
- **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.
- **Please contact the association before doing any work outside of your unit or installing equipments (satellite dish, swing or wood stall).** Remember, the association owns the outside of your unit and you must get permission from the Board.

Circus Tickets

If you have children and want some free tickets to the circus on April 13—15, 2007, contact the association management. Tickets are available at the office.

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. *Watch the bulletin board for date and time.* We will meet at the clubhouse, have some warm coffee and donuts, and than start our walk through.

Landscaping report

- Concrete was completed as planned for last year. Concrete will be inspected during the Spring Walkthru for possible repairs.
- The multi-year bush replacement program in front of the units was completed last year.
- The bushes by the chimney are being replaced. This started last year and more will continue this year. This project should be completed in 2008.
- Chimney repairs have continued this past winter with the completion of ten chimneys. More will be scheduled for next winter.
- No major roofing problem was found last year.
- No major termite issues was reported last year.
- No mulching is planned for this year because it is not needed. However, our landscaping will enhance the current mulching as needed.

Welcome to the Neighborhood:



- Carol Kennedy (owner)
- Bettyann Boker (renter)
- Byron & Teresa Hurst (renters)
- Bu Liu (renter)
- John and Connie Koehler (owners)
- Randal & Claire Counts (owners)

Attention residents of SCHOA!

If you have any announcement that you wish to appear in the SCHOA quarterly newsletter such as graduation, promotion, birth of a child, etc., please send us an email, write us a letter or give us a call (email, phone and address are on page 6).

Pool Opening

The pool will open on the Friday before Memorial Day which is, May 26, 2007 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 from sun-up to sun-down 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 03, 2007	SCHOA Monthly Meeting
April 28, 2007	Spring Walk-thru
May 01, 2007	SCHOA Monthly Meeting
May 26, 2007	Pool Opening
May 28, 2007	Memorial Day
June 05, 2007	SCHOA Monthly Meeting
July 04, 2007	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 re-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 should be on a leash** except in Pooh Corner.
- Landscaping is getting expensive at SCHOA. Please **DO NOT PARK OR DRIVE ON THE GRASS**, you vehicle may be towed without warning.

General Reminders

Condo Fees: A \$125 Condo Fees is due at the beginning of each month. After the 10th, late fees will be assessed. Accounts over 30 days will be assessed interest. For information, please contact our association managers or go to the web site, <http://www.siscom.net/~schoa> to view the late fees policy.

Club House Rental: A non-refundable \$25 fee + \$100 refundable deposit. If you rent the clubhouse, you are responsible for leaving the clubhouse clean. The pool does not come with the clubhouse rental. Please, no smoking inside the clubhouse!

Parking Reminder: 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. If anyone notices anything out of the ordinary, please call the city of Fairborn police department.



Condo Humor :-)

To: Board of Directors

From: Budget Committee

Subject: Regarding: Raising Employee Standards

To ensure that members are receiving full value for their home-owner dues, the budget committee hereby recommends to the board that it adopt the following minimum performance standards for all of our part-time employees and contractors:

- Offer homeowners a cheerful greeting, rather than a surly grunt, head jerk, or annoyed glance.
- Look members in the eye and say "Thank You" and "You're welcome", instead of "Uh-huh".
- Hang up your cell phone immediately upon encountering a home-owner.
- Conceal your undergarments from view.
- Cover tattoos that are rated PG-13 or higher.

Ponderables:

- Why is it that people say they "slept like a baby" when babies wake up like every two hours?
- How come we choose from just two people for President and fifty for Miss America?
- Why do doctors leave the room while you change? They're going to see you naked anyway.
- If a 911 operator has a heart attack, whom does he/she call?
- Why is "bra" singular and "panties" plural?



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BUYING * SELLING * INVESTMENT PROPERTIES???
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

Pictures of activity at SCHOA

The first snow of the season occurred on Sunday January 21. It was two to four inches.



Our snow removal arrived about 1 hour about after the last snow fell. They immediately went to work.



Here is Joshua and Angela with their snowman.



Hideko and Vido are ready to shovel the snow and prepare to have a snow fight.



The 2007 SCHOA annual meeting finally got underway on March 6 after three delays due to the inclement weather this year.

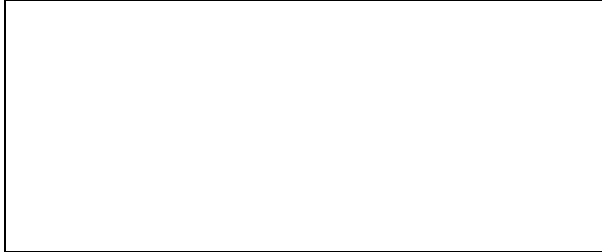


Mr. William Ziegler, president of SCHOA, congratulating our local celebrity and board member, Mr. Ron Nischwitz, for the induction into the American Baseball Coaches Hall of Fame in Orlando, FL.



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
- 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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2004, 2005, 2006 Dayton Area Board Of Realtors Award Of Achievement
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