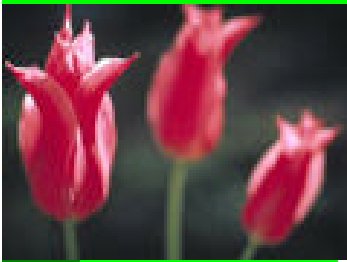


# In Touch

Spring 2008



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

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## 2008 SCHOA Annual Meeting Summary

The annual homeowner's meeting was held January 8. After the board secretary tallied homeowners and proxy representatives (76%), 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 2007 annual meeting minutes are posted on the web site).



After the president's presentation, Mr. Ziegler asked the attending homeowners if anyone would like to run for the board, and to please submit your name to the secretary. No one submit any new name for the board and the four existing members chose to run again for another two years term

Voting was by acclamation. The president thanked all attending homeowners, proxy representatives, volunteers and board members and asked that they remain active in the community.

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## A Message From The President



*To the residents of SCHOA:*

We have had some concerns about drainage at SCHOA. Water cannot disappear as soon as it hits the ground. It takes a while for the ground to absorb it, especially, when it rains all day and the ground is frozen. If you still have concern about the area around your unit, please take these actions:

1. Take at least 3-4 TIME STAMPED pictures at 4 or 6 hour intervals to allow the board to analyze and asset the concern.
2. Report your concern to the office managers. The pictures will help.

Thank you for your help on this matter.

Sincerely,  
Bill Ziegler

### Need Your Help!

The board is seeking comments/ideas from the residents on what to do with our tennis court which is in desperate need of repair. The estimated cost for a complete repair is between \$25,000 and \$50, 000 which the association currently does not have. Please take a few moment to complete the survey. Your opinion is very important to the board.

### 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.



Ms. Sheila Moseley was congratulated by the President and the rest of the board members at the annual meeting for her contribution of the beautification of SCHOA by turning the area near the clubhouse into a garden at her own expenses.



Also at the annual meeting, the board recognized Ms. Pennie Atkins and Ms. Pat Zimmerman, member-at-large and SCHOA social event chairperson, for assisting Ms. Sheila Moseley with the beautification of SCHOA.

### ...Continue From Page 1

The rest of the discussion at the annual meeting dealt with the tennis court issue and ideas for more parking. A Survey, attached to this newsletter, will ask residents and homeowners for more information on how best to proceed with the tennis court issue.

After the annual meeting was officially declared over, the January monthly board meeting immediately took place. Officers were chosen for this year (see Board of Trustees below) and the regular monthly agenda was discussed (the minutes of the regular monthly meeting are usually posted on the bulletin board and on the web site).

### Landscaping report

- Concrete will be inspected during the Spring Walk-thru for possible repair and maintenance.
- The multi-year bush replacement program by the chimneys should be completed by late Spring.
- Chimney repairs are continuing again this winter. Priority is given to the ones that are most in need of repair.
- Maintenance of roofing is continuing this year. Please be patient with our contractors. The association managers will inform residents a few days before our roofing contractors begin their works. (When possible)
- No major termite issues was reported last year.
- Landscaping will be maintained by our new contractor, GroundMaster. Snow Removal with Diamond Landscaping.

***Please keep your eyes and ears open for vandalism at SCHOA. Remember part of your condo fees pay for the landscaping and amenities at SCHOA and they are getting more expensive each year to maintain and repair. Call the police ASAP for any suspicious activity and report to the association managers as soon as you can.***

***Please contact the association before doing any work outside of your unit or installing equipment (satellite dish, swing or wood storage). 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 residents 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 into your problem during this spring walk through. *Watch the bulletin board for date and time.* We will meet at the clubhouse, have some hot coffee and donuts, and than start our walk through.



### Congrat!!!

Barbara Gudgell of 1452 Sanzon Drive was presented an award by the City of Fairborn Beautification Committee for the year 2007 for the landscaping and general appearance around her unit. Way to go Barbara!

## Pool Opening

The pool will open on the Friday before Memorial Day which is, May 24, 2008 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 in the pool area 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, concealed weapons and smoking 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 01, 2008	SCHOA Monthly Meeting
April 26, 2008	Spring Walk-thru
May 06, 2008	SCHOA Monthly Meeting
May 24, 2008	Pool Opening
May 26, 2008	Memorial Day
June 03, 2008	SCHOA Monthly Meeting
July 04, 2008	Independence Day

## Spring Reminders !!!

- Get out your garden hose and hose down exterior of your unit to remove dirt and grime that has accumulated during 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 are required to 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.

## The Blizzard of 2008



The blizzard of 2008 dumped about 13 inches of snow in our area between Friday 3/7 through Saturday 3/8. Numerous automobile accidents and injuries were reported in the state of Ohio. Our snow removal crews were busy from Saturday and throughout Sunday. This blizzard-like snow storm and two other snow storms earlier in the year

have exceeded the SCHOA's snow removal budget for the year. The board will meet at the next monthly board meeting to decide the various options to replenish the funding for this budget. For more pictures, please visit the link on our web site, <http://www.siscom.net/~schoa/blizzard08.htm>.

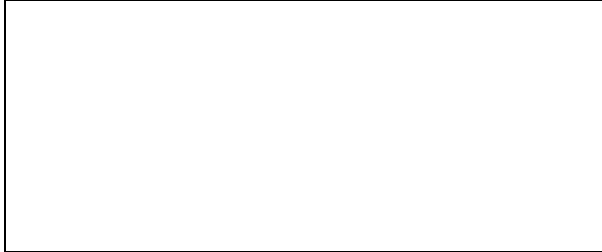
### A WINTER POEM— By Anonymous

*It's winter in Ohio  
And the gentle breezes blow  
Seventy miles an hour  
At twenty-five below.  
Oh, how I love Ohio  
When the snow's up to your butt  
You take a breath of winter  
And your nose gets frozen shut.  
Yes, the weather here is wonderful  
So, I guess I'll hang around  
I could never leave Ohio  
'Cause I'm frozen to the ground!*



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Phone: 937-426-8960  
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### 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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