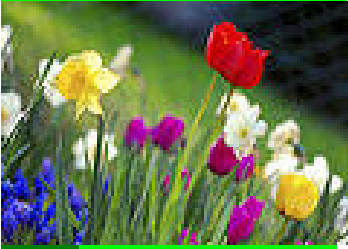


In Touch

Spring 2009



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

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2009 SCHOA Annual Meeting Summary

The annual homeowner's meeting was held January 6. After the board secretary tallied homeowners and proxy representatives (78%), she declared that we had a quorum to start the annual meeting. Mr. Ziegler, president, presented the agenda and went over last year accomplishments, 2008 year end financial report and the new budget for 2009.

After the president's presentation, Mr. Ziegler asked the attending homeowners if anyone would like to run for the three open board positions, and to please submit your name to the secretary. One person put his name on the ballot along with three current members whose positions were up. After the votes were counted, the top



three vote getters went to the three current board members. They will serve for another two years term.

After a ten minutes break, the board reconvened for the January regular monthly meeting. The board voted to retain current board officers and asked various folks at the meeting to volunteer on various committees at SCHOA.

A Message From The President



Mr. William Ziegler

To the residents of SCHOA:

When emergencies happen such as water leakage, fire, or weather related incident and when they happen at our complex, it can be a real challenge. Maintaining an up-to-date emergency contact list for every resident (homeowner/renter) is extremely important and can make the process a lot easier to handle for our association managers. Your cooperation is appreciated. All information is confidential and can only be accessed by our association managers.

Sincerely,
Bill Ziegler

Emergency Contact Information

As the president stated, maintaining an emergency contact list is important for every resident so that our association managers can quickly contact you or your designated person. Please see the attached form and a sample form with this newsletter for more information. Please fill out the best you can and return it to our association managers.

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

Ms. Maggie Perry, 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.
- **Parking:** Since parking is limited at SCHOA and with the winter coming up please be aware that while the board is flexible about parking on SCHOA property, sometime it is necessary to park some vehicles on Sanzon drive. Parking on grass, blocking emergency, delivery, maintenance or your neighbor's vehicle is not recommended.
- **Flowers & Plants:** All residents are encouraged to plant flowers and plants in front and on the side of their units. If you have any questions, please contact our association managers.
- **Tennis Court:** new higher fence should be up during the Spring season with new lock that will be the same as the pool's lock. After that, resurfacing will begin so that our residents can enjoy the new court in late Spring or early Summer.
- **New baby:** Congratulation to homeowners, Alagammai Kaliapan and Kannan Narayanan, of 1427 for their new arrival at SCHOA. It's a baby boy, Vishwa Annamalai Kannan, February 5th, 2009. Once again, congrats!!!

Spotlight



Ms. Patricia Zimmerman
current resident , SCHOA board member
and social event chairperson.

Growing up as an Air Force brat, I have lived all over the country. I was born in Texas; then we moved to Delaware, Hawaii, Washington, Connecticut, and settled in Dayton. I graduated from Stebbins high school and the University of Cincinnati. Immediately after I received my degree in Criminal Justice, I entered the Dayton Police Academy.

I was on the department for just over nine years. I then left the job when I had my first son, Andrew, who is now 22. My younger son, Mathew, is 21, and a junior at Bowling Green University. In 1989 I began working for Montgomery County in the General Division of Court Services. With these combined years of service, I can retire in September of 2010.

My parents are alive and well and still live in the area as does my next younger sister, Anne. She lives and works in Miamisburg. I also have a sister in Dallas and one in Los Angeles. When I retire I plan to travel and visit them. I am the oldest of the four girls.

I have lived in Sycamore Creek for four and half years and have no plans to leave. I have enjoyed my time on the Board of Trustees and hope to continue my service.

Landscaping report

- Concrete was completed last year and will be inspected during the Spring Walk-thru for possible repair and maintenance by Lee's Concrete.
- No major termite issues was reported last year.
- Landscaping will be maintained by our new contractor, RC Property Management in Beavercreek. Snow Removal will continue to be with Diamond Landscaping.
- Chimney will continue as per need basis by Lee's Concrete.
- Minor repairs will be identified during the Spring Walk-thru and will be fixed by our maintenance manager. Also, our maintenance manager is available for fixing minor repairs inside your unit for a fee. Please contact our association managers to schedule repair inside your unit.
- Mulching for this year should begin early Spring by RC Property Management.
- The estimate cost for snow removal so far this year was over \$10,000. See more information on page 3.

Obituaries

The mother of Hobert Hall, our current board member and treasurer, passed away in December 2008 after battling lung cancer for 21 months.

The father of Sheila Moseley, our current resident, volunteer and former board member, passed away in December 2008 after a long illness.

John White, the brother of Judy Halsall, our current vice president of the association and brother-in-law of Bob Halsall, one of our association manager, passed away on January 2009.

Freda Marburger, Judy Halsall's aunt, of Lewisburg, Ohio also passed away in January 2009.

The aunt of Bill Ziegler, our association president, died February 17th one week short of her 97th birthday.

The Association's condolences go out to all of the families.

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.

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.

**SYCAMORE CREEK P.U.D. HOMEOWNERS'
ASSOCIATION, INC.**

Snow and Ice Removal at Sycamore Creek

It was brought to management's attention that some of our residents at Sycamore Creek are not pleased with the complete removal of snow and ice from our sidewalks, especially the sidewalk along Sanzon drive. They feel it makes it difficult for them to walk their dogs to Pooh Corner. They feel that since they pay their increased fees each month, they expect the sidewalks to be kept clear of ice. Please keep in mind that our fees were raised this year to keep up with the increase in costs of maintaining our development, not for increasing additional services.

This year our snow/ice removal budget was increased \$5,000 to a yearly estimate of \$20,000. At the time this article was written, our snow/ice removal has cost the association \$13,730.52 since January 1, 2009. This leaves \$6,269.48 for the remainder of 2009 which includes February, March, November and December. The amount remaining for those three and a half months will cover one normal snowfall of 2-3 inches.

Here are some cost figures to ponder: The cost of a normal snowfall of 2-3 inches is \$4,000.00. The cost of a heavy snowfall of 4-6 inches is \$9,000.00. Just to salt the development for an ice storm (no snow removal) is \$2,000.00. A blizzard like condition could cost as much as \$10,000.00. It is estimated that to just salt the sidewalks each day due to thaw and refreezing would cost the association (you) upwards of \$1,500.00 per day.

Ohio State Law states that if we do nothing with snow and ice, we are not liable as this is an act of nature. If we remove the snow and add salt for ice, we are altering what nature has done and now we are liable. This law is not practical or safe for our residents so we try to make the walks and drives as safe as we can within budget restraints.

We begin removing snow when it reaches a snowfall of 2 ½ inches. We generally do not start to remove snow until the storm is starting to diminish. Our contractor is normally here within an hour of being called. Once the contractor starts, it takes them approximately six hours to complete our development. They start by making a quick pass down the main driveways. This allows folks to get their cars out if they must go somewhere. They then complete the drives using the trucks with snowplows. This is followed by ground crews with shovels to clear the area in front of the garages and side walks. Once the snow is removed, they salt the entire development. If cars are parked in the area in front of the garages, this limits the amount of clearing that is done in that area. If someone is parked in the main drive or turn-a-round, it limits the amount of clearing that can be done in that area. During the last snow storm, a car was parked in a turn-a-round and was hit by the snow removal equipment.

How can we satisfy the requirement for those residents who must walk the sidewalks of Sycamore Creek during these thaw/refreeze cycles? One suggestion would be for the association to purchase salt products for the sidewalks and have it applied by one of our resident volunteers. If you would like to volunteer to spread salt during the thaw/refreeze cycles let the management know. If you have other suggestions please let the management know.

1450 SANZON DRIVE • FAIRBORN, OHIO • 45324-2066

PHONE: 937.426.8960 • FAX: 937.426.8960

EMAIL: SCHOA@SISCOM.NET - WEB SITE: WWW.SISCOM.NET/~SCHOA

Pool Opening

The pool will open on the Friday before Memorial Day which is, May 23, 2009 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 07, 2009	SCHOA Monthly Meeting
April 25, 2009	Spring Walk-thru
April 25, 2009	Spring into Diabetes Health at Sinclair College (B12, 1pm-4pm)
May 05, 2009	SCHOA Monthly Meeting
May 23, 2009	Pool Opening
May 30, 2009	3rd Annual Car & Truck Show for Diabetes at Quaker Steak & Lube
May 25, 2009	Memorial 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 outside your unit if you choose!
- Test your smoke alarm and re-check your condo insurance.
- **Drivers, please slow down and watch for children as you are turn into your driveway! Also, parents, for their safety, children 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**, your vehicle and your guest's vehicle will be towed without warning.

Dog Owners Beware!!!



Are neighborhood dogs leaving "land mines" of poop for you and yours to deal with?

Do you wish your yard could remain a "poop free zone"? (If you live on a corner lot, chances are you're yard gets "hit" even more than most.)

Landscaping is very expensive at SCHOA and "land mines" of poop just make it worse.

The board is asking all residents who saw such "incident" to (politely) inform the dog owner that you'd like your yard to remain poop-free. If the dog owner refused to comply in a timely manner, the board ask you to take pictures of the dog leaving "land mines" as poop-proof. The board will then contact a company to pickup the "land mines" and charge back the cost to the resident (assuming the board can prove residency at SCHOA) along with an administrative fee to the homeowner.

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.

Spring



"Taking Control!" - presented by an A1C Champion
Grow your knowledge of Diabetes Control by attending this Free Event!

- A1C Champion speaking on personal experience from diagnosis to reaching goal
- Certified Diabetes Educator discussing the 5 Absolutes of Diabetes Management
- Refreshments
- Plenty of useful information
- Free parking in garage at 4th & Perry
- Information on foot health & shoes for people with diabetes

Sponsored by:



Where: Sinclair Community College; 444 W. Third Street
Dayton, Ohio 45402
Building 12 – Ponitz Center
When: Saturday, April 25th from 1-4 pm

3rd Annual Car & Truck Show For Diabetes

Volunteers Needed!



Saturday, May 30, 2009

Registration 10 am to Noon
Participant Judging until 2:30 PM
Raffle drawings at 2:30 PM
Awards Presentation following Raffle
Drawings

Hosted by:



3725 Presidential Drive
Beavercreek OH 45324

Entry fee: \$10.00 payable to Diabetes Association Dayton Area
Dash plaques and goodie bags given to the first 100 cars registered
Entrants receive 20% off coupons for food (valid only for day of
show)

Free blood glucose screenings – no fasting required

7 Classes - Award plaques for top vehicle in each class

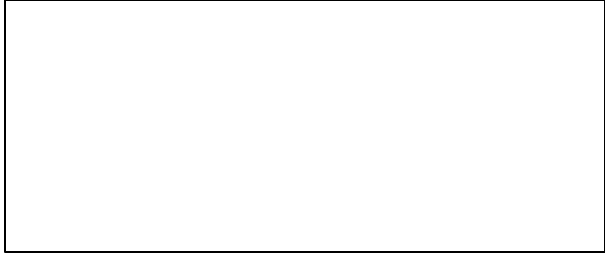
1. Antiques – Pre 1945
2. Stock Classics – 1946 to 1984
3. Custom Street Rods / Modifieds
4. Future Classics – 1985 to Present
5. Muscle Cars – Pre 1988
6. Foreign / Sports Cars
7. Trucks

Diabetes Association Dayton Area, 2555 South Dixie Drive, Suite 112, Dayton, OH 45409, (937) 220-6611, www.diabetesdayton.org



1450 Sanzon Drive
Fairborn, Ohio 45324
[Http://www.siscom.net/~schoa/](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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