

# In Touch

Spring 2012



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

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## Annual Meeting Report

The annual homeowner's meeting was held January 10th. After the board secretary tallied homeowners and proxy representatives (53%), she declared that we had a quorum to start the annual meeting. Mr. Ziegler, president, presented the agenda and went over last year accomplishments, 2011 year end financial report and the new budget for 2012.

After the president's presentation, Mr. Ziegler asked the attending homeowners if anyone would like to run for the four open board positions, and to please submit your name to the secretary. Two of the four board members decided not to run for another term. Two volunteers submitted their names to run for the board along with the other two current board members. All four were voted in by acclamation.

They will serve for a two year term. The annual meeting was over at 7:45pm. Homeowners and proxy representatives thanked the two departing members for their services: Mr. Hobert Hall and Mrs. Maggie Perry.

After a ten minutes break, the board reconvened

for the January regular monthly meeting and voting of officers. The board voted to retain current board president, Mr. Bill Ziegler, and retain current Treasurer, Mrs. Judy Halsall. The new board vice president is Capt. Rohin Kasudia and the new board secretary is Ms. Takisha Martin.

January board monthly meeting was over around 8:45pm. The next monthly board meeting is scheduled for April 3rd. However, if there is any important issue needs to be discussed prior to the April regular monthly board meeting, the president will convene a board meeting.

## New Condo Fees

Homeowners,

Please remember the condo fees for this year is \$145 starting January 1st, 2012. This is due to an increase in our hazard insurance premium coupled with the extremes in the cost of snow removal the past two winters and the increase in cost of maintenance materials.

## A Message From The President



Mr. William Ziegler

*To the residents of SCHOA:*

Well it's spring again and by the time you read this we will know how much of our snow budget has gone to the white stuff. At the time of this writing we have been lucky maybe we will continue to be lucky and can divert some of the unused funds to next year or perhaps additional concrete repairs which have been a little down in the past years. A long term project is the new numbers for the units as discussed during the annual meeting.

Sincerely,  
Bill Ziegler

## Emergency Contact Update

The association is asking all residents to submit or update emergency contact so that our association managers can contact you or your designated contact for any emergency situation at SCHOA when you are not home. We cannot help you quickly if we cannot reach you immediately. You can get the contact form by contacting 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  
Capt. Rohin Kasudia, Vice-President  
Mrs. Judy Halsall, Treasurer  
Ms. Takisha Martin, Secretary  
Mr. Ron Nischwitz, Member-at-Large  
Ms. Pat Zimmerman, Member-at-Large  
Mr. Leonard Davis, 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 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 allowed. Your vehicle will be towed if SCHOA parking policy is continually abused.
- **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.
- **Be a good Neighbor:** Please use common sense and be sensitive to your neighbors immediately next to you when doing any constructions inside your unit, especially at night.
- **Clubhouse Rental:** still \$25 and available to all residents (homeowners/rentals). Please contact one of our association managers for reservation. See phone numbers and email on page 4.

## Landscaping report

- No termite issue was reported last year.
- Landscaping will continue with 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.

**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.

**Lastly, please be careful when walking around our complex,** especially at night, and call 911 ASAP for any suspicious person or persons. It is better to be wrong than to be robbed.

## A Few 2012 Spring Events Near SCHOA

**April 20-22** - BELLBROOK SUGAR MAPLE FESTIVAL is one of the first outdoor festivals of the year in southern Ohio. In addition to all of the expected arts, crafts, concessions, children's activities, and entertainment (this is serious bluegrass country), the Sugar Maple Festival includes a 5K run, 10-mile bicycle time trial, maple syrup cooking contest, dog show and a pie auction.

**April 8-** FAIRBORN ANNUAL EASTER EGG HUNT at 2:00pm at Central Park (located next to the YMCA on Central Avenue).

**May** - OXFORD WINE AND ART AFFAIR. Enjoy charming Uptown Oxford for a day full of delicious wines, area art, local cuisine, live music, and more. Sponsored by the Oxford Chamber of Commerce and Frontier Communications, this event offers a fun-filled day for the whole family, while raising funds to help support the Chamber's scholarship fund. when: May 2012 date to be announced - 1p.m. to 10p.m. Phone: 513-523-5200. Web Site: [www.oxfordchamber.org](http://www.oxfordchamber.org)

**May 18-20** - HAMVENTION/AMERICAN RADIO at Hara Arena, Dayton, Ohio.

**May 18-20** - A WORLD A'FAIR. Soin International and the Dayton International Festival, Inc. presented the 38th annual International Festival, A World A'Fair — Wedding Traditions Around the World. The festival is a celebration of diversity that showcases the food, dancing, music, costumes, and cultural exhibits representing the ethnic backgrounds and cultures of Dayton and the greater Miami Valley.

**May 26-27** - ASIAN FESTIVAL, 1777 East Broad St in Columbus, Ohio (Franklin Park). This annual event with more than 100,000 visitors and will continue to grow, thanks to the strong participation of many people regardless of origin and ethnicity. Because of the tremendous success, the festival has received strong support from state, city, corporate, and communities every year since its beginning in 1995. The festival is also recognized as one of the major special events in Central Ohio.

**June 2-3** - STRAWBERRY FESTIVAL, Troy, Ohio. Although there are other strawberry festivals in Ohio and some that offer free admission, the Troy Strawberry Festival is one of the best. Troy is proclaimed by locals to be the Strawberry Capital of Ohio.

**June 8** - BANANA SPLIT FESTIVAL, JW Denver Williams Memorial Park, Rombach Ave., Wilmington, OH. Come join us as we celebrate the birthplace of the banana split in historic Wilmington, Ohio. The festival features collectibles, arts and crafts, games, great food, music and lots of fun for the entire family to enjoy. Also, a huge car show and cruise in.

**June 9** - YELLOW SPRINGS STREET FAIR in Yellow Springs, Ohio. Street Fair in Yellow Springs is much more than an arts and food fair; it's an all-day festival with entertainment throughout the Village whether from street performers, at the Jackson Lytle & Lewis Stage or at the Street Fair Music Festival & Beer Garden. The event is free, open to the public, and handicapped accessible.

## Pool Opening

The pool will open on May 26, 2012 this year. **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, they must they must contact their landlord and request a key from them. A copy of their lease must be on file with management before a key will be issued.** 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 03, 2012	SCHOA Monthly Meeting
May 5, 2012	Tentative Spring Walk-thru
May 26, 2012	Pool Opening
May 28, 2012	Memorial Day
June 05, 2012	SCHOA Monthly Meeting
June 21, 2012	First day of Summer

\*\*\*Please note: The board may vote to cancel some meetings in Spring/Summer. Of course, any emergency or important items that need to be discussed for those months the president will call for a meeting with full board.

## 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.

## Spring Walk-thru

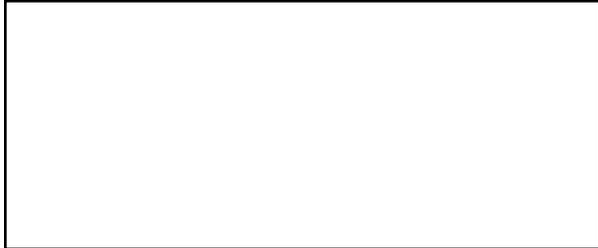


Each Spring, the board of trustees, committees, and other interested residents of Sycamore Creek walk through the development to see what areas of improvement need to be made. Items looked at include landscaping issues, concrete repairs, and damage done during the winter months. Repairs are noted that are the responsibility of the association to fix and discrepancies that are the responsibility of the 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.



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Fairborn, Ohio 45324  
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Phone: 937-426-8960  
Email: [schoa@siscom.net](mailto: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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