



Hello Neighbors!...Please Read!!!

- Exterior enhancement and maintenance
 - Please contact association manager 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 of Trustees for **any** enhancement or modification outside your unit, including adding satellite dish.
 - Remember to wash your outside wall with a regular garden hose once in awhile to clean away the dirt.
 - Please no barbecue grill, bicycle stations or home furniture in front of your unit.
 - See Exterior reminders on page 2 for more information on exterior maintenance.
- Voicemail
 - When you leave a voicemail at the SCHOA office's answering machine, please be concise and to the point so that our association managers can serve you better. Otherwise, please send us email or letter.
- Motorcycles
 - A message to the motorcyclists at SCHOA: Your neighbors will appreciate your running your bikes quietly when entering or exiting Sycamore Creek.
- Parking and Pets
 - Parking is limited at SCHOA, please obey the rules; be considerate of your neighbors and use Sanzon drive as an overflow lot. For more parking policy, please contact our association managers or go to our website.
 - The Board would like to take this opportunity to remind our residents to please keep your dog from barking excessively and creating an annoyance or nuisance to your neighbors. No matter how well behaved your dog, it must be on a leash when it is outside your unit. For the responsible pet owners who observe this recommendation, your neighbors appreciate you. *Remember, you are limited to a total of two pets per unit.* And, please do not tie your dog outside of your unit for a long period of time. Again, if you have any question, please contact our association managers or come to the board meeting the first Tuesday of every month.
- Reminders
 - Burglary Prevention on Page 2, Pool Policy on Page 3, Summer reminders on Page 4.

A Message From the President



Mr. William Ziegler

To the residents of SCHOA:

SCHOA is under the best management since I took over. We had many hiring attempts, which did not work out. Now, we are in a smooth operation, which has resulted in good customer service and in fees being paid on time, thus, revenue and cost can be projected better. The state of the association is in better shape than it has ever been.

I want to extend my deepest appreciation to our association managers, Mr. Halsall and Ms. Fletcher, along with all the board members and volunteers for their great work at SCHOA.

Have a great summer!

Did you know?

You can find a lot of useful information about our community on our web site at <http://www.siscom.net/~schoa/>. Check it out!

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.

Board of Trustees

- Mr. William Ziegler, President
- Mrs. Judy Halsall, Vice-President
- Mr. Dana Gang, Treasurer
- Mr. Thong Tran, Secretary
- Ms. Sheila Mosely, Member-at-Large
- Dr. Ted Murdock, Member-at-Large
- Ms. Sally Miller, Member-at-Large

Association Managers: Mr. Bob Halsall, Ms. Clara Fletcher.
 Maint. Managers: Mr. Dave Martin, Mr. Mike Osborn
 Landscape Maintenance: Todd Tangeman & Sons

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

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Condo Article Reprint

Summary of the Burglary Prevention Council's top 10 tips for making your home more burglar-proof:

1. Keep all doors and windows closed and securely fastened.
2. Secure sliding glass doors. Place a metal rod or piece of plywood in the track.
3. Always lock the door to an attached garage.
4. Create an illusion that you are home. Use timers to turn lights off and on when you are not home.
5. Keep the perimeter of your house well lighted.
6. Never leave clues that you are away on a trip. Stop mail and newspaper delivery or have a trusted neighbor collect them while you are away.
7. Keep some shades and blinds up and curtains open. A house with the shades and curtains drawn look abandoned.
8. Never leave a message on an answering machine or voice mail that says you are out of town or when you will return.
9. Keep shrubbery trimmed away from entrances and walkways.
10. Organize a neighborhood watch program.

For more information, please go to the Chicago-based Burglary Prevention Council web site, <http://www.burglaryprevention.org>.

Exterior Reminders

Painting

If the unit owner wishes to stain off cycle areas that need staining, the owner may do the staining and will be reimbursed by the Association for the cost of the stain (stain is available for sign-out from the association office). The specification for the color of the stain is: MAB (paint company) Acrylic Latex Solid Timber Stain A-1, C-8, I-16, U-5y. Homeowners can also hire the association maintenance managers to do the work at the homeowner's expense.

Garage Door

If you are replacing the garage door, please check with the office manager. You can see an example of the SCHOA standard garage door at 1486 Sanzon Drive. The standard garage door is an Overhead Garage Door (190 or 390 series), galvanized steel exterior (requiring no staining, just wash it off with water), insulated with CFC-free foamed polyurethane, bulb-type bottom weather seal, *almond color*, weather-strip, 4-panel 4-section, inside lock. The door can be purchased at local garage door stores in the Dayton area. It has a lifetime warranty as long as you own your home. If you install the wrong color door, you will be required to paint it.

Keep It Clean

The City of Fairborn collects trash each Monday. The trash company provides recycle bins for recycling if you so choose to do that. Trash containers and recycle bins must be kept inside of your garage or closed-in patio and can be placed outside the unit during the period from Sunday evening through Monday evening. (Monday through Tuesday if there is a holiday that week). Don't leave your trash bin outside after the trash has been picked up. This is a violation of Section PM-303.1 adopted by Ord. 71-97, City of Fairborn. The penalty provided for this violation could be as much as \$500.00 PER DAY.

SCHOA Flag policy and Flag Etiquette

As we celebrate Independence day this July, please remember to follow flag etiquette recommended by the federal government:

- Display the U.S. flag on all days that weather permits but especially on national and state holidays and other days that may be proclaimed by the President of the United States. On Memorial Day, the U.S. flag should be half-staffed until noon.
- Never in any way would any disrespect be shown the U.S. flag. The U.S. flag should never be dipped to any person or thing.
- The U. S. flag should never be displayed with the union down except as a signal of dire distress.
- The U.S. flag should never touch anything beneath it-ground, floor, water or merchandise.
- The U.S. flag should never be carried horizontally, but always aloft and free.
- The U.S. flag should never have placed upon it, or on any part of it, or attached to it, any mark, insignia, letter, word, figure, design, picture or drawing of any nature.
- The U.S. flag should not be embroidered on such articles as cushions, handkerchiefs, and the like, printed or otherwise impresses on paper napkins or boxes or anything that is designed for temporary use and discard; or used as any portion of a costume or athletic uniform.

Here are the ARCHITECTURAL STANDARDS for flag and flag holder at SCHOA:

- No unit shall have more than one holder and flag.
- The holder shall be commercially available to hold the flag with a pole no longer than six (6) feet.
- The flag itself shall be in proportion to its pole (approximately three by five).
- The holder shall be attached to the centerline of the center porch pole (*if the center porch pole is blocked by the ornamental tree in front of your unit, you may use the left or right porch pole*) and in the middle one-third of the length of the porch pole in such a way that the pole is oriented at an angle away from the porch.
- The flag will be flown in accordance with established rules of flag etiquette. See above flag etiquette.
- Commercially available seasonal flags may be displayed during the appropriate season (E.g. Christmas, Thanksgiving, Birthdays, fall, etc.)/ However, specialty flags may not be flown in conjunction with the US flag.



Neighborhood News

Welcome to Sycamore Creek,

The members of the Sycamore Creek Homeowners' Association welcomes all new owners and renters to Sycamore Creek! We encourage you to attend the monthly meeting (the first Tuesday of every month at 7:00 PM) and become involved.

Welcome new homeowners!

- 1487-Mr. & Mrs. Perry, 1483-Kirt Hinkley, 1391-Patricia Zimmerman, 1470-Christal Shaffer, 1441-Joseph and Mary Jo Gavin, 1426-Cynthia and Krissy Hayden.

Welcome new renters!

- 1453-Kenneth & Linda Campbell, 1372-Ryan and Ashley O'Hara, 1387-Connie Lapage.

Volunteers for social events

- Anybody who want to be on the social committee to plan for various events this summer, please let us know by contacting our association managers.

Be a good Neighbor

- If you have a party at your unit, please keep the noise level down and have your guest(s) parking on Sanzon drive. You are welcome to rent the clubhouse to host a party or other events. Please contact our association managers for more detail on Clubhouse rental.
- The recreation areas and the pool are for you and your guest enjoyment this summer. Please observe SCHOA pool policy below.
- Loud playing stereos in your unit or automobile is discouraged as sound travels.

SCHOA Pool Policy



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. If someone forgets to bring their key with them, they should go home to get their key. 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 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 or near 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

Concrete Repairs and Drainage Issues

Annual concrete repairs to the drive areas have been mostly completed. This work was limited to \$5,000 this year due to budget restraints. However, after the Spring walkthrough, the board found some additional drive areas that are in dire need of repair. The board will attempt to find some additional funding to get some more concrete done for this year.

Drainage repairs were started last summer and will be continued again this year. Areas needing repairs were identified during the Spring walkthrough and scheduled for work later in the summer. Work will be done on a worse case basis first.

Late Account and Late Fees

Because of new laws in the state of Ohio, the interest rate for late accounts has been decreased from 18% APR to 10% APR. Late fees have been increased from \$15.00 per event to \$25.00. These changes become effective at the May 4 board meeting.

Chimney Repairs

The chimney repair efforts that were started last summer will be continued. The chimneys will be repaired based on need with leaking chimneys being first in line to be fixed. We have identified these chimneys during the Spring walkthrough. If your chimney is leaking, please call the association managers so that your unit can be added to the list.

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.

Spring Walkthrough Update

The walkthrough was a resounding success. We found that the complex was in a much better shape this year. We want to thank those homeowners who make their unit a beautiful place to live. Also, thank you to the board members and those who joined with them along with our association and maintenance managers.

We identified things that to be fixed at SCHOA during this event. 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 needs to take care of, please call the association office and leave a concise message or email us at schoa@siscom.net.





Phone/Fax: 937-426-8960
 Email: schoa@siscom.net
 Web site: <http://www.siscom.net/~schoa/>

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
- Miami Valley Hospital.....937-208-8000
- Kettering Medical Center.....937-298-4331
- 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 Phone Service.....800.660.1000
- Meijer Pharmacy.....937.427.6164
- Wright-Patterson Air Force.....937.257.1110
- Mall At Fairfield Commons.....937.427.4300

Calendar Of Events

June 2, 2004	SCHOA June Meeting
June 14, 2004	Flag Day
June 20, 2004	Father 's Day
July 4, 2004	Independence Day
July 6, 2004	SCHOA July Meeting
August 3, 2004	SCHOA August Meeting
September 2, 2004	SCHOA September Meeting
September 6, 2004	Labor Day
October 5, 2004	Annual Meeting
November 2	SCHOA November Meeting
November 2	National Election
November 25	Thanksgiving
December 7	SCHOA December Meeting
December 25	Christmas

SUMMER REMINDERS !!!



- Get out your garden hose and hose down exterior of your unit to remove dirt and grime!
- Plant flowers if you choose! If you're not sure what to plant, please contact our association managers.
- Fireplace wood should be stacked and stored properly. No wood may be stored directly on the pavement of the front porch or be in contact with the siding. All wood must be stored in appropriate metal rack. (Keeping wood away from the unit helps to keep termites away)!
- 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.
- Tree and bush pruning are the responsibility of the association, *If you are planning to do them yourself, please ask the association for permission.* Also, landscaping is getting expensive at SCHOA. Please **DO NOT PARK ON THE GRASS.**