

In Touch

Summer 2006



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

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Law bans grills on patios in multi-unit complexes

From the Dayton Daily News:

"The Ohio fire code now bans grills on patios and balconies of apartment complexes and condos larger than a duplex.

Ohioans living in multi-family structures can't legally grill out on their decks and patios anymore. New regulations governing the operation of open-flame cooking devices such as barbecue grills are in the 2005 Ohio Fire Code.

Simply put: No more grilling or barbecuing on apartment or condominium balconies.

Centerville Fire Marshal Michael Long has notified owners of apartment and condominium complexes in Washington Twp. that the new law prohibits the use of gas and charcoal grills on patios and balconies in complexes larger than a duplex. The law does not ban grills on the decks of single-family and two-family dwellings.

Long said the law singles out multi-unit structures because of the potential for one fire in a complex to affect a large number of people.

The owners of those structures are responsible for making sure the fire code is followed, Long said. Violators are subject to fines.

According to the U.S. Fire Administration, annual losses from fires that begin with open-flame cooking devices are almost \$27 million nationwide.

If you have questions, contact your landlord or local fire department."

(c) 2006 Dayton Daily News. By Bob Batz, Staff Writer. Publication date: 2006-04-15.

IT'S THE LAW, FOLKS!!!

This law applies to SCHOA because our condominium are multi-family structures. It has been confirmed by the Fairborn Fire Marshal. See more information on page 3, "Exterior Items", under the "Open Flame Cooking and Grilling" section.

A Message From The President



Mr. William Ziegler

To the residents of SCHOA:

Condominium living means to live closely with each other, to share spaces, to share our common areas, to keep our pets under control and to be respectful of noises and activities surrounding our complex. The board and various committees who are made up of volunteers can only do so much to make the residents happy. It is up to all of us to work together to make our complex a better place.

Living at SCHOA can be great if we are a little more tolerant and more cooperative toward each other.

Sincerely,
Bill Ziegler

SCHOA Summer Events

SCHOA Wine Tasting Event will be held on July 29, 2006 at 6:30 PM. This is open to the first 30 residents and guests that sign-up. Call the association managers for assistance. Flyers will be sent out soon with more information.

Summer Pool Picnic is slated for late August. Flyers will be sent out with more information.

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

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Newsletter Editor— *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 at 7:00pm) and become involved.

- **New Fence and Gate.** A new fence and gate by the pool main entrance along with a new self locking key-lock for residents were installed in January. For a new key and more info. See "Pool Opening" on page 4.
- **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.
- **Pets.** Residents should take their pets to Pooh corner at the end of Sanzon drive to do their business (the pets not the owners). To have your pets do their business on the lawn without cleaning up after them causes damage to our lawn and landscaping is very expensive. The association will charge back to the homeowners any damaged lawn caused by their pets.
- **Helpful Insurance Information.** Did you know that if you have a claim against the association hazard insurance policy you pay the deductible of \$2,500.00? It was recently brought to our attention that if you have your coverage through American Family Insurance which is the same carrier as the association, you only have to pay your own deductible. In the event of a loss, you could save \$2,500.00 by having your coverage under the same company as the association. This is not an attempt to get you to buy your insurance coverage from a specific company, but rather an opportunity to save a significant amount of money should you have the misfortune to have a loss. If you are interested, contact one of our managers at 937.426.8960 to get additional information.



Welcome to the neighborhood:

- Penny Atkins, new homeowner of 1464
- Emily and Kevin Jensen, new homeowners of 1420
- Kenneth and Martha Schatmeyer, new homeowners of 1385
- Davis Bostick, new homeowner of 1392

Congratulations to our neighbors!

- Congratulations to *Jeff Ziegler* for earning a bachelor degree from Wright State University, June 2006
- Salutes go out to *Josh Campbell* for his promotion to Captain in the United States Air Force.

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



Eric Bonn, RE/MAX Resources
1210 Meadow Bridge Dr, Ste C
Beavercreek, OH 45434
"Sell" Phone: 937-369-6461

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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

The highest compliment our friends and customers can give us is to recommend us to a friend or neighbor. We appreciate your referrals!

show you how easy selling can be! Special discounts available for Sellers / Buyers and Dual Agency!!!

Exterior Items

Painting :

SCHOA is on a 3-year painting cycle for all exterior trim. See picture on pg. 5. Please replace your porch and patio furniture after the painters are finished. If the unit owner wishes to paint off cycle areas that need painting, the owner may do the painting. Paint will be provided by the Association. Please contact a manager for assistance. Homeowners can also hire the association maintenance team to do the work at the homeowner's expense. Arrangements have been made with Sherwin-Williams Paint (Fairfield Road south of the Mall @ Fairfield Commons) for a 20% discount on all paint products purchased by residents of SCHOA. If you are painting your unit (inside) and wish to save some money, identify yourself at Sherwin-Williams Paint as a resident of SCHOA.

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, 4panel 4section, inside lock. The door can be purchased at local garage door stores in the Dayton area. If you install the wrong color door, you will be required to paint it.

Porches and Patios

Nothing is to be fastened to the outside structure of your unit (hanging flowers, wind chimes, etc.). *Two exceptions are a porch*

swing and porch light. Please contact the association managers for the installation policy of these two items. The porch is not to be used for storage even if items are in storage containers. Grills are to be kept on the patio, not on the front porch or on the grass areas. If you choose to fence in the patio, you must receive approval from the Architectural and Landscape committee. Painting and maintenance of a patio fence is the responsibility of the owner.

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. **Open Flame Cooking and Grilling (State Law)** A 2005 change to the Ohio Fire Code (Rule 3, (H) Section 308 (3) 308.3 Open Flame Cooking Devices) states that charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies (or patios) or within 10 feet of any combustible construction of multi-family buildings. This includes our four family units of Sycamore Creek. The use of any cooking device outside your unit must now be done on the open driveways of your unit and the device must be at least 10 feet from your unit while in use. Storage of grills is still on the patio of your unit once the device has cooled. *The city of Fairborn is responsible for enforcing this state law, if you have any questions or concerns, please contact the Fairborn Fire Marshal.*

Condo Article

CALENDAR OF EVENTS

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>.

July 4, 2006	Independence Day
July 29, 2006	Wine Tasting Event
July 11, 2006	SCHOA Monthly Meeting
August 1, 2006	SCHOA Monthly Meeting
Late August	SCHOA Pool Picnic
September 4, 2006	Labor Day
September 5, 2006	SCHOA Monthly Meeting
September 22, 2006	Fall Equinox
October 3, 2006	SCHOA Monthly Meeting

Pool Opening Re-print as a reminder to our residents enjoyment

The pool was opened on the Friday before Memorial Day which was May 26, 2006 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. 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 between the hours of 9:00 AM and 9:00 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.

Parking Reminders



Since parking is limited in Sycamore Creek and, while the board is flexible about parking on SCHOA property on a case by case basis, sometime 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. If anyone notices anything out of the ordinary on Sanzon drive, please call the Fairborn police department.

Summer 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 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 must be on a leash except in Pooh Corner.
- Landscaping is getting expensive at SCHOA. Please DO NOT PARK ON THE GRASS, your vehicle will be towed immediately.

Spring Walk-thru Report



The walk-through for this year took place on April 29, affected areas were identified and prioritized into a list. The list, has been given to our maintenance team to begin the work. Most comments from the people who did the walk-through were positive and the complex is mostly in good shape. The result is evidence by the high housing market at SCHOA. Some of our units have recently sold for \$100,000+.

The board wants to thank all residents, volunteers and our association managers along with our maintenance team for their efforts in keeping up the appearance of our development.

Landscaping report

Drainage Report: Two areas had been identified for drainage work this year. The board had approved the work at the April Monthly meeting. Mr. Bob Halsall has contacted Payne Drainage who will schedule the work. Affected homeowners will be notified when work will be done.

Chimney Report: Chimney work for this coming winter season are being identified. If you have a leak in your chimney, please notify the management team for scheduling.

Please contact the association 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.

Pictures of activity at SCHOA

An auto accident happened on April 14 around 12:30am, that took down a pine tree and damaged our sign on the corner of Zink Rd and Sanzon Dr.



Mr. Bob Halsall, our association manager, immediately contacted the Fairborn police that morning to get insurance information. He also contacted our maintenance team and our landscaping Co. for cost estimate. All cost will be paid for by the driver's insurance company.



Board members along with our association managers and volunteers did the Walk-through this year to do some clean-up and identify things that need to be fixed. The board would like to thank all residents for making our complex a better place to live.



Members of the Beautification committee are planting flowers bulbs around the pool and clubhouse areas from bulbs donated by the Cox Arboretum. The board thanks the members and our association manager, Clara Fletcher, for volunteering their time and labor.



Landscaping is expensive and is one of the causes of increase in condo fees. Cars parking on the grass at SCHOA will be towed and any damage to the grass by residents or guests will be billed to the homeowner.



The board approved exterior painting and power washing of all units at SCHOA. Washing and painting has begun on some buildings this year and will continue for the next 2 Spring-Summer seasons. Our association manager, Mr. Bob Halsall, will supervise the painters throughout this Spring-Summer season.



1450 Sanzon Drive
Fairborn, Ohio 45324
Http://www.siscom.net/~schoa/
Phone: 937-426-8960
Email: schoa@siscom.net

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
- 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 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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