

In Touch

Summer 2007



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

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Hello Summer, Welcome to SCHOA!

The SCHOA board wishes all residents to have a safe and enjoyable summer this year. Please be sensitive and respectful to your neighbors and, please, keep your area clean.

Be careful driving around our complex, we do have children living here, we do have residents that have pets and because we live right next to Wright State University we do have a lot of students walking at all time of the day and night around our complex.

If you are not sure about our policy or need help with condo living, please contact our association managers or come to the monthly board meeting the first Tuesday of each month. Information in this newsletter and on our website, <http://www.siscom.net/~schoa>, can be helpful to you as well.

Enjoy, enjoy, enjoy!!!

Services and amenities provided at SCHOA to our residents to enjoy:

- Clubhouse Rental (\$25 fees with \$100 deposit)
- Swimming Pool (see pg. 4 for more information on the use of the pool)
- Basketball court
- Tennis Court (see pg. 2 for more information on upgrade of tennis court)
- The Quiet area near Pooh corner
- Pooh corner for your pets (big field at the end of Sanzon drive)
- Various planned events by the board for residents this summer. Stay tuned.
- Our association managers can help you with condo living.
- Our maintenance managers can help you with minor fixing in or out of your unit.
- Our website, <http://www.siscom.net/~schoa>, gives more information about SCHOA and surrounding areas.

A Message From The President



To the residents of SCHOA:

Mr. William Ziegler

By the time you read this you may have had time to enjoy swimming in the pool and maybe you are reading this and swimming at the same time, regardless have some happy, fun, and memorable times during the next few months. Have a great 4th remember that's our country's birthday so let's stop and remember our troops in harm's way.

Sincerely,
Bill Ziegler

SCHOA Summer Events

SCHOA Wine Tasting Event is scheduled again for this summer. Stay tuned for more info.
Summer Pool Picnic is slated for late August. Flyers will be sent out with more info.
SCHOA Board Dinner is scheduled for late July, please contact our association managers if you want to join the board for dinner at your expense.

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/Photo provided by: *Mr. William Ziegler, Mr. Bob Halsall, Mrs. Judy Halsall, Mr. Thong Tran, Ms. Clara Fletcher*

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Exterior Items Reminders

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.

Signs

The placement of "For Rent", "For Sale" or any sign must meet the rules and regulations adopted by the Board of Trustees. When in doubt please contact our association managers. See "Declaration Of Covenants, Conditions And Restrictions For Sycamore Creek Subdivision, A Planned Unit Development" below:

No sign of any kind shall be displayed to the public view on the Property, except signs used by the client to advertise lots for sale during the construction and sales period, and professional signs as limited by rules and regulations adopted by the Board of Trustees.

Condo Article Re-Print

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>.

CALENDAR OF EVENTS

July, 2007	There will be no SCHOA Monthly meeting for July.
July 4, 2007	Happy Independence Day!
Late July	Board dinner. All residents are welcome to join, please contact our association managers. Remember, this is a get together and not an official SCHOA function. Each person is responsible for paying his/her own dinner.
August 7, 2007	SCHOA Monthly Meeting
Late August	SCHOA Pool Picnic. Flyers will be sent out with more information.
September 3, 2007	Labor Day
September 4, 2007	SCHOA Monthly Meeting. May be delayed for one week. Please check with our association managers.
September 22, 2007	Fall Equinox

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, 2007 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 at SCHOA 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. Parking on grass, blocking emergency, delivery, maintenance or your neighbor's vehicle is not recommended. If you have any question or for further information, you can contact our association managers, come to the board meeting or surf our web site, <http://www.siscom.net/schoa/>.

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 OR DRIVE ON IT**, your vehicle will be towed immediately.

Spring Walk-thru Report



The walk-through for this year took place on April 28. It was a beautiful morning, affected areas were identified. Minor items on the list have been given to our maintenance team to begin the work, major items which is costly to fix will be discussed and prioritized. Minor violations were recorded by our association managers and they will notify each unit of the violations.

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. It is important to make sure our investments are maintain properly and up to standard.

Landscaping report

Landscaping: Grassy areas that were affected by the snow removal this last winter will be fixed by our landscaping team.

Concrete Report: Areas affected have been identified at the Spring walkthrough and will be discussed and prioritized at the board meeting.

Drainage Report: Areas had been identified for drainage work this year by the board and at the Spring walkthrough.

Chimney Report: Chimney work for this year is completed. If any unit has leak, please contact our association managers immediately.

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

Members of the board, maintenance and association managers, and volunteers inspected our complex at this year Spring walkthrough to make sure it is an enjoyable place to live for everyone.



The Spring walkthrough each year is also important to upkeep our complex and to make sure it is up to standard of our by-laws. This way our property will continue to be profitable in the housing market.



Our painting contractors will continue this year to paint the exterior trim of each building. Please remember each unit is responsible for painting the patio's fence and garage's door. The association will provide the paint.



Our painting and maintenance contractors can be hired to do patio fence or inside unit painting. Here is a unit that was recently painted. The carpeting was supplied by Rite Rug-on Dayton-Yellow Springs

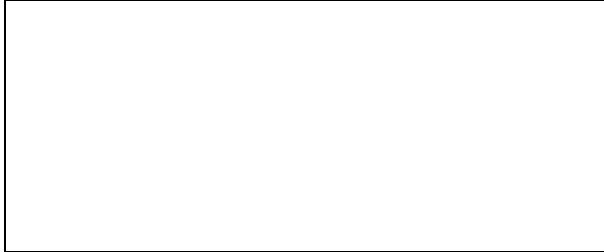
Our maintenance contractors will continue to wash each building prior to our painting contractors painting the exterior trim of each building. Please remove any item in front of your porch or patio that may obstructs our contractors from doing their jobs



Roofing will continue as needed and will be monitored by our roofing contractors and our association managers. Please report any roof leaking immediately to our association managers.



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Fairborn, Ohio 45324
<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



The Realtor that lives in Sycamore Creek. I have a personal interest in your property value. Please call me for a no obligation Market Analysis of your Condo. Visit my website at WWW.GROSSCUP.NET

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