

# In Touch

Summer 2008



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

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## Hello Summertime and 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 and the handicaps 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.

Please remember the association owns the outside of your unit. *If you are planning to enhance the outside of your unit, you must get the association permissions.* These enhancements include porch swing, porch furniture, satellite, gas/coal grill (See state law on Page 2), bird feeder, wind chime, etc...

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. In-

formation in this newsletter and on our website, <http://www.siscom.net/~schoa>, can be helpful to you as well.

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

- Clubhouse Rental
- Swimming Pool
- Basketball court
- Tennis Court
- The Quiet area for reflection
- 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 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



Mr. William Ziegler

Dear residents,

Recently, the board sent out a survey attached with the Spring newsletter asking for your opinion about the use of our tennis court and whether it is worth enhancing it.

Less than 25% of people answered most of the questions on the survey (See page 2 for the results). While the board would like at least 50% or more surveys return back to the association, we will go with what we got in making our best decision for the association as a whole. You can still express your opinion at the monthly board meeting the first Tuesday of every month at 7:00 pm.

I want to thank the residents who took the time to answer and return the survey to the board.

Sincerely,  
Bill Ziegler

## Happy Retirement!!!

Sally Miller, our long time resident and former board member is retiring on June 30, 2008 after 25 years of service as a logistic manager for ASC at Wright-Patterson Air Force Base.

She just wants peace and quite while enjoy sitting on her front porch at SCHOA and watching the world go by. Also, she will be spending her retirement time at the NASCAR circuits and traveling to the various golf beaches in Florida.

Enjoy your retirement, Sally!!!

## 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, 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.

- **Patio.** If you do not have an enclosed patio, please make sure no trash or trash can is stored in the patio. Paint your patio fence as needed. Paint will be provided by the association.
- **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. Playing loud music is discouraged since the walls between the units are thin.
- **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.
- **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.
- **Satellite Dish.** Once again as a reminder, any outside installation item or work must be approved by the association. Installation of satellite dish is one of the items. You must get permission from the board and approved by the architectural committee.
- **Painting :** Exterior painting will be completed this year. Please make sure your porch and patio furniture are cleared when the painters come to your unit. 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 our association managers for assistance.

- **Disaster Preparedness for SCHOA.** On page 3 of this newsletter is the city of Fairborn CodeRED, Emergency Notification System for the residents who wish to be notified in case of major disaster in Fairborn. Please read carefully for the information on this page. Also, the association has a disaster preparedness document in the office for any SCHOA resident who wishes to review. Please contact our association manager for more information. The document is also on the web site, <http://www.siscom.net/~schoa/serv01.htm>, for download.

## Spring Walk-Through Update

The walk-through for this year took place on April 26. It was a windy and cool morning and the rain had stopped. 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 and notified by our association managers to each unit during the walkthrough.

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.



## The Tennis Court Survey Summary

I believe that the tennis court adds to the property values:

- Agree: \_\_14\_\_
- Disagree: \_\_8\_\_

I enjoy tennis, and I will use the tennis court if repaired:

- Agree: \_\_7\_\_
- Disagree : \_\_13\_\_

Method for funding the tennis court:

- Special assessment: \_\_8\_\_
- Raised Fees: \_\_1\_\_
- Spread the cost through raised fees: \_\_1\_\_
- Combination: \_\_1\_\_
- No repair: \_\_7\_\_

As a replacement, I would prefer that area used for:

Garden : \_\_3\_\_, Green Space: \_\_3\_\_, Skateboard: \_\_1\_\_, Flee Market: \_\_1\_\_

Method for funding replacement from question above:

Special Assessment: 4, Put aside amount each year: 4

Fund raising strategy for tennis court repair fund:

- Association Garage Sale - Agree: \_\_11\_\_ Disagree: \_\_5\_\_
- Participation of Garage Sale: Agree: \_\_5\_\_ Disagree: \_\_7\_\_

For more detailed survey, please contact our association managers.

## Landscaping Report

**Landscaping:** All grassy areas that were affected by the snow removal this last blizzard-like winter will be fixed.

**Concrete Report:** Areas affected have been identified and will be fixed by our Concrete maintenance team

**Drainage Report:** the board is continue investigating the validity of any drainage issue found around our complex and will discuss with various drainage experts before any action is taken.

**Chimney Report:** chimney work for this year is on-going. If any unit has leak, please contact our association managers immediately.

**Roofing Report:** same as chimney. It is on-going each year. Priority is given to the ones that are most in need of repair..

***NOTICE: landscaping, tennis upgrade and other expenses at SCHOA continued to be very costly, especially, the expenses of the last blizzard-like snow. Discussions of raising the condo fees and/or one time special assessment either late this year or early next year by the board at several previous board meetings. Homeowners will be notified soon of the board decision.***

## CodeRED, Emergency Notification System



Are you prepared for a major snow storm, tornado, flood or even an act of terrorism? The City of Fairborn is taking another step to reach out to Fairborn and Bath Township residents if an emergency situation were to occur.

CodeRED, an emergency telephone notification system, will allow city officials to notify residents and businesses of emergency situations through a high-speed, pre-recorded telephone message. The CodeRED system, managed by Emergency Communications Network Inc., can place up to 60,000 calls per hour to all residents or targeted areas of the city.

The CodeRED system is only as good as the addresses and telephone numbers in the database. Therefore, residents and businesses are encouraged to click on the CodeRED logo and enter their address and telephone number directly into the system's database. Residents and businesses should not assume their information is already in the database especially if the telephone number is unlisted, has been changed in the last year or a cellular telephone is used for a primary home telephone. Since the system is geographical-based, the telephone number is linked to the address.

To ensure all residents and businesses have an opportunity to update their information in the CodeRED database; anyone not wishing to use internet access can call Fire Administration at (937) 754-3080. Furthermore, if for some reason a resident does not want to receive emergency notification, they must submit a written "do not call letter" to the Fairborn Fire Department, 44 West Hebble Avenue, Fairborn, OH 45324. The City was officially implemented CodeRED on August 12, 2005.

***To add your contact information and register for the CodeRED system, please click on the following link: <https://login.coderedweb.com/codereddataentry/index.cfm?Groupid=1134>.***

## **Condominium Humors**

### **PSYCHIATRIC HOTLINE FOR CONDO RESIDENTS**

Hello, welcome to the Homeowner Association complaint hotline. Please select from the following menu:

For obsessive-compulsive owners,  
please press 1 repeatedly.

For co-dependant owners,  
the association will send a management representative over to press 2 for you.

For owners with multiple personalities,  
press 3, 4, 5 and 6.

For schizophrenic owners,  
listen carefully and a little voice will tell you which number to press.  
If you have a nervous disorder,  
please fidget with the # key until a representative comes on the line.

For depressed homeowners,  
it doesn't matter which number you press, the Board will not respond.  
If you have short-term memory loss, press 9. If you have short-term memory loss, press 9. If you have short-term memory loss, press 9. If you have short-term memory loss, press 9.

If you are overly stressed by the latest special assessment,  
slowly and carefully press 000

For paranoid owners,  
the Board knows who you are and what you want. Just stay on the line so they can trace the call.

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### **EIGHT FOLD PATH TO SUCCESS ON THE CONDO BOARD**

(submitted by a wise old Board president loosely following the teachings of Buddha)

1. Indecision is the key to flexibility.
2. It is better to be thought a fool, than to open your mouth and remove all doubt.
3. If at first you don't succeed, destroy the evidence.
4. It is not whether you win or lose, but where you place the blame.
5. Happiness is merely the remission of pain.
6. False hope is better than no hope at all.
7. Never wrestle with a pig. You both get dirty and the pig likes it.
8. If you think there's good in every owner, you haven't met every owner.

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### **MASSIVE DUES INCREASE ROCKS ASSOCIATION (Reprinted)**

The Board announced the largest dues increase in the history of the Tumbleweed Homeowners Association. Members will be required to pay an additional \$2.00 per month. Protest marches have been reported throughout the area.

The embattled President, in a hastily-called news conference at the Clubhouse, defended the action, saying "If we don't raise the dues, we are heading straight to insolvency. If we go bankrupt, the banks might foreclose, and we'd all have to live in tents in the horse rink."

The President further pointed out, over the derisive shouts of the crowd, that the only other dues increase was \$.83 per month several years ago and he hoped that members had recovered from that one, or at least forgotten about it. The President said that residents will simply have to scrimp and save to come up with the money.

## Reminders

### 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 Over-head 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.*

### Neighborhood watch

*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.*

## Parking



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/>.

The cost for towing, \$120, and \$15 a day for storage. Remember, only the association management and members of the parking committee can tow automobile parking illegally on SCHOA property (Sanzon drive towing is the responsibility of the city of Fairborn).

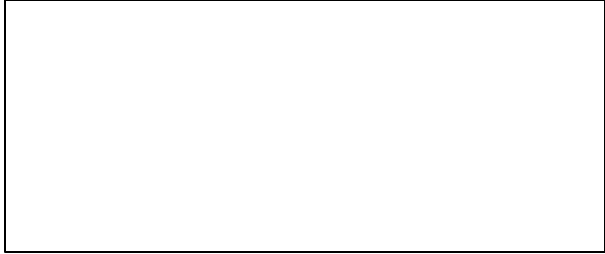
## CALENDAR OF EVENTS

July 1, 2008	SCHOA Monthly Meeting.
July 4, 2008	Independence Day!
July 4, 2008	Fairborn Block Party and Parade in Downtown.
July 19, 2008	Fairborn Run/Walk 5K , check: <a href="http://www.ci.fairborn.oh.us/5k.htm">www.ci.fairborn.oh.us/5k.htm</a>
August 5, 2008	SCHOA Monthly Meeting
August 16,17, 2008	Fairborn Sweet Corn Festival at Community Park
Late August	SCHOA Pool Picnic. Flyers will be sent out with more information.
September 1, 2008	Labor Day
September 2, 2008	SCHOA Monthly Meeting. May be delayed for one week. Please check with our association managers.
September 21, 2008	Fall Equinox



1450 Sanzon Drive  
Fairborn, Ohio 45324  
<http://www.siscom.net/~schoa/>

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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