

In Touch

Summer 2009



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

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Your New Tennis Court and Its New Fence



The new tennis court is for the enjoyment of all residents and their guests. **Remember, if your guests are using the tennis court, you must be present at the court.** Be considerate of those that live near the court area. Remember to **keep the tennis gate locked at all times.** Only residents of Sycamore Creek should have keys. The same key will open both gates: the tennis court and the swimming pool. Please don't let non-resident 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, notify your landlord and requests a key from them. No glass items such as glasses, cups, etc. should be brought into the court area as any broken glass can cause injury. Also, **alcoholic beverages, concealed weapons and smoking are not permitted in the tennis court area.** Anyone under the age of 14 must be supervised by a mature adult at all times.

No pets are permitted in the tennis court area. Anyone found with a pet inside the area will be subject to losing their court privileges. The tennis court will be open for use from sun-up to sun-down each day. Please close the gate shut and lock before you leave.

A Message From The President



Mr. William Ziegler

Dear residents,

Our tennis court was completely redone and enhanced along with new fence added for your enjoyment and to enhance our property value at SCHOA.

This was long time coming and I want to thank you for all involved and for your one-time assessment fee last year that paid for the upgrade of the tennis court.

Please read the article above for more information on the use of the newly updated tennis court. If you have any questions, please contact our association managers.

Sincerely,
Bill Ziegler

SCHOA Pool/Karaoke/Picnic

The board is planning the Fourth of July pool/picnic party for all residents on Saturday July 4th from noon to dark.

Foods and beverages will be provided, just bring yourself, your family and your guest(s). Also, you are feel free to bring your own dishes. Please no alcohol beverages. Stay tuned for 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
- Mr. Hobert Hall, Treasurer
- Mrs. Maggie Perry, 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

Inside this issue:

SCHOA Neighborhood News	2
Spotlight	2
Update	2
Reminders	3
Parking	3
Calendar Of Events	3
Important Phone Numbers	4

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.

- **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.
- **Congratulation** to Vido and Hideko Norng with new arrival due on the 4th of July...it's a baby girl, Robin Norng. Soon little Dylan will have a baby sister to play with :-).
- **Meet the candidates:** The board is investigating the possibility of hosting a 'Meet the Candidates night at the clubhouse on September 29 at 7PM. This would be for the mayor and council for the city of Fairborn. We will have limited seating so if you want to attend and/or would like to ask questions (must be submitted in writing), please contact our association managers. Residents from nearby condominium will be invited as well.

Spotlight



Mr. Hobert Hall
current resident , SCHOA board member
and Treasurer

I have grown up (lived) in the Dayton area since the age of four, but I was born in Kentucky. I am a graduate of Meadowdale High School. I served four years in the United State Air Force, after which, I became employed with the United States Postal Service. I was a Union Steward for many years and the Treasurer for the APWU for two years.

I met and married my best friend, Meloney, and the mother of my two daughters (April and Amy) shortly after starting at the USPS. We recently celebrated our twenty-fourth wedding anniversary. We are active in our church where we have served in various leadership positions and teaching various age groups. Our oldest daughter, April, lives in Troy with her husband and three young sons. I have plans to spoil my grandsons as much as possible, or rather, as much as I am permitted by my daughter. We moved to Sycamore Creek in the summer of 2005 and have no plans of leaving anytime soon. I have enjoyed serving the SCHOA community as Treasurer and hope to continue to do as long as the votes continue in my favor.

I've lost three of the dearest people in my life, which impacts me to cherish every day with those we love. Nine days before Christmas 2008, my mother passed away from cancer. My younger brother, Joe, passed away many years earlier in October 1991. Our youngest daughter, Amy, passed away in September 2007. These experiences have taught me that life is precious and can be brief for some of us. Meloney and I have sincerely appreciated the support and comfort we have received from our neighbors and friends here at SCHOA during these challenging times of working through our losses. Thank you!

Update

Exception clause: Specifically addressing the followings:

Rule 9: Use Restrictions: For certain events such as holidays, special occasions, or unusual sporting events, banners or signs, as well as tents or awnings may be placed outside the unit or in the common areas, for a short duration. Any such sign, banner, or awning, must be taken down within 12 hours after the termination of the special event. Explanation: Superbowl party, birthday, graduation, or holiday celebrations. Banners or awnings may be displayed in good taste.

D. Common Area: For events such as holidays or parties, lawn chairs, lawn games, and playing will be permitted in the common area. If a resident wishes to put a child in a playpen or stroller while they tend to yard work or undertake outdoor maintenance, the rules can be relaxed.

Consequences: If it is the consensus of the BOT and/or association managers, that the resident takes advantage of the relaxation of the rules, termination of such activity can be enforced. Explanation: If a resident has parties too frequently, or if there are valid complaints, the BOT or the association managers may terminate such activities. For example: if signs, banners, lawn chairs, tents, awnings, lawn games, or strollers/playpens, are left in place for an unreasonable amount of time, the property manager, or a person designated by him/her, or the BOT, may remove such items. Any resident wishing to have an event as mentioned above shall be required to request the association, via e-mail or in writing, the date and duration of said event. If an event escalates and requires official intervention, then the appropriate (fire/police/etc.) department will be called.

Emergency contact information: the board wishes to thank all residents who had sent in the emergency contact information. For those who haven't done it yet, please send it in to our association managers, the address is on page 4. This past few months we have had renters locked out of their units and water leaking inside their units but our association managers have no way of contacting the homeowners because there was no emergency information on file at the office.

Pets Pooping: the board wishes to thank resident for reporting this issue to our association managers and to make other residents beware of this issue. We had begun to see improvements from pet owners and our landscaping is continue to improve as well. As a reminder, please continue to walk your pets to the Pooh Corner at the end of Sanzon drive to do their business.

Policy Change Regarding Hanging Plants: At the meeting of the board of trustees on May 5, 2009, it was agreed that hanging plants from the front porches and side patio fences would be permitted so long as they were kept in good condition. Any hanging pots with dead plants must be removed by the resident. This policy is an exception to the rules regarding attaching anything to the outside of the unit. This policy does not allow artificial flowers/plants.

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.

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. *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 com-

pany 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



The vehicle above was towed on April 2 after the resident was repeatedly told not to block neighbors and not to park on the grass and not to park overnight.

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, \$15 a day for storage and an administrative fee of \$25.** 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

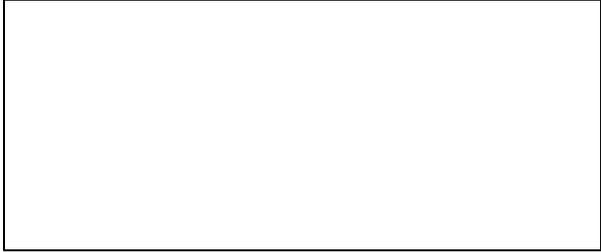


June 27, 28, 2009	Fairborn Heritage Days
July 3, 2009	Fairborn Block Party Downtown
July 4, 2009	Independence Day!
July 4, 2009	Fairborn Independence Day Parade
July 4, 2009	SCHOA Pool/Picnic. Flyers will be sent out with more information
July 7, 2009	SCHOA Monthly Meeting
August 5, 2009	SCHOA Monthly Meeting
August 15,16, 2009	Fairborn Sweet Corn Festival at Community Park
September 7, 2009	Labor Day
September 8, 2009	SCHOA Monthly Meeting.
September 21, 2009	Fall Equinox



1450 Sanzon Drive
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

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