

In Touch

Summer 2010



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

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Six Steps For Home Security In The Summer

1. Don't leave the windows open. If you're going to head to the store or are far away from the actual house, you might be tempted to not go through the trouble of shutting all of your windows and locking them. But windows are just as easy of a point of entry for a home as your doors are, so leaving them open can be a seriously fatal error if there is anyone with an eye on your house. So try to close all of the windows each time you leave.
2. Set the home alarm system if you're all outside. If you're going to be outside for a while, then there's no reason to not set your alarm. This way, if you end up far away from the house, then you know that it's still being protected to its fullest.
3. Keep small children away from the pool without supervision. It is incredibly important that children have adult supervision at all times when playing outside, as well as when swimming.
4. Don't have any grilling accidents. Because sometimes people are a little bit ambitious when it comes to outdoor cooking, there is

often not enough attention put forth towards the more safety-oriented aspects of making sure that your next barbecue goes off without a hitch. Ensure that you actually know how to work the grill, that you aren't using gasoline on an electric grill, and that you don't allow young children to play near a hot grill. And as always, never leave a grill unattended.

5. Be diligent about vacation time. If you're going away for a long weekend or more, be sure that you don't get caught up in the rush of having some free time in summer. Make sure that you take all of the steps you usually take when going out of town for a few days, so that you can come home to a safe and secure home.

6. Sometimes the season isn't the reason. When it comes to home security, you definitely should keep certain things in mind, no matter what time of the year it is. After all, the basics of security stay the same, no matter the season. So don't think you have to reinvent the wheel just because it's sunnier for longer now.

Source: http://www.articlealley.com/article_1503829_27.html

A Message From The President



Mr. William Ziegler

Dear residents,

Well, we are heading for another summer, the pool is open, hamburgers and hotdogs will sizzle on the grills, folks will be walking their dogs (to pooh corner), and all will have a good time at SCHOA.

Take care and enjoy the summer. Please be safe and watch out for your neighbors.

Sincerely,
Bill Ziegler

PLEASE NOTE:

Concrete repairs this summer will be limited to sidewalks and entry aprons along Sanzon Drive to prepare for street resurfacing later this summer. The City of Fairborn has advised us that Sanzon Drive will be resurfaced later this summer. The existing street surface will be covered with asphalt. While this approach is not as nice as concrete, it will be a big improvement over what we have now. During street resurfacing it will not be possible to park on Sanzon Drive. *Because of this street work, SCHOA will be a little lax on parking policies during the construction phase. However, parking on the grass or blocking another unit will not be permitted.*

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- Mrs. Maggie Perry, Secretary
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- Ms. Pat Zimmerman, Member-at-Large
- Mr. Lenny Davis, 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.

- **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.
- **Flowers & Plants:** Once again, 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.
- **Welcome to the 'hood:**
 - New Owners:** Rohin Kaujsudia (1362), Mark & Vicky Horte (1374), Robert Dobbinspect & April Arnold (1428)
 - New Renters:** Fr. Edward Burns (1488), Ms O'Donnell (1366)
- **Congrats!!!** Wright State University Newly Graduated Doctors living at SCHOA. These new doctors are now leaving SCHOA for their various residency positions around the country:
 - Dr. Jeffery Jenks
 - Dr. Kevin Jenson
 - Dr. Zakir Zebo
 - Dr. Nikunj Bhatt

Spotlight



Mr. Lenny Davis is a current resident, SCHOA board member, local celebrity and band leader of the Lenny Davis Stargate.

Lenny Davis & Joe Kraft were the owners of the Forvm club. "Yes we did name the Forvm with a V (Forvm). It was located at 3493 W. Siebenthaler Ave. at Klepinger. It was in front of Bowlero Bowling alley, next door to Village Inn Pizza, and across the street from Icelandia and the Country Club. The Forvm was open from 1965 to 1977 when it was sold. My partner (Joe Kraft) and I took our show on the road for several years.

After years of traveling, performing and living in various metropolitan cities, Lenny is back in Ohio and settled here with us at SCHOA. Lenny continues to be very active in local communities and recently formed the Lenny Davis Stargate band and has performed at various local venues.

You can catch videos of Lenny and his band on YouTube at <http://www.youtube.com/user/lennydavisstargate#g/u>.

Specifically, listen to his awesome video called kaleidoscope (A Christmas Fantasy), <http://www.youtube.com/watch?v=RujXfHUpHZI>

You can find more about Lenny at his facebook site, <http://www.facebook.com/people/Lenny-Davis/1613145964>

Landscaping Report

- Landscaping will continue with RC Property Management in Beavercreek. Snow Removal will continue to be with Diamond Landscaping.
- Minor repairs needs that were identified during the Spring walk-through will be fixed by our maintenance manager (George Workman from Bethel Woodshop). Our maintenance manager is available for fixing minor repairs inside your unit for a fee. Please contact our association managers to schedule repairs inside your unit.
- No termite issues were reported this last year. Our continuing warranty contract with *Pro Safe Pest Control* is now being monitored by *Orkin Pest Control* who has purchased Pro Safe. Please contact the association managers if you notice any termite activity.
- Chimney will continue as per need basis by Lee's Concrete.

Please Note

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.

Please contact the association before doing any work outside of your unit or installing equipment (satellite dish, swing or wood storage). Remember, the association owns the outside of your unit and you must get permission from the Board.

Pets Pooping: The board wishes to thank residents for reporting this issue to our association managers and for making other residents aware of this issue. We have begun to see improvements from pet owners and our landscaping continues to improve as well. As a reminder, please continue to walk your pets to Pooh Corner at the end of Sanzon Drive to do their business and, please, clean up after your pets.

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, 4-panel 4-section, 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 (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 SALE and FOR RENT SIGNS** - Only ONE sign is allowed for display from inside the window of your unit or ONE metal sign placed in the shrubbery area between the garage door and the front door of your unit. **Signs are not permitted in the grass areas of this development.** *Any improperly placed sign will be removed from the property.*" 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 it is sometimes necessary to park vehicles on Sanzon Drive. Parking on the grass, blocking emergency, delivery, maintenance or your neighbor's vehicle is not authorized. If you have any questions you can contact the association managers for assistance. **The cost to a vehicles owner for having an illegally parked vehicle towed is \$120.00 plus \$15.00 per day for storage. SCHOA charges the unit owner a \$25.00 administrative fee for towing a vehicle. SCHOA management does not recognized special parking agreements made between neighbors.** 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 3, 2010	Fairborn Block Party Downtown
July 4, 2010	Independence Day!
July 4, 2010	Fairborn Independence Day Parade
July 17, 2010	Fairborn 5K Run
August 3, 2010	SCHOA Monthly Meeting
August 7, 2010	SCHOA Summer Party by the pool (tentative)
August 14,15, 2010	Fairborn Sweet Corn Festival at Community Park
September 6, 2010	Labor Day
September 21, 2010	Fall Equinox

*****Note:** The board had voted at the February board meeting to cancel board meeting for the following months this year: June, July and September. Of course, any emergency or important items that need to be discussed for those months the president will call for a meeting with full board.

What Does the Law Say About Vehicle Parking? (Sanzon Drive)

The City of Fairborn is issuing a friendly reminder regarding the parking and storage of vehicles. Section 341 of the City of Fairborn's Codified Parking Ordinances addresses a number of issues concerning parked vehicles.

All vehicles that are parked or stored outside of a garage must be operational and must display a valid license plate. Vehicles without license plates, expired plates or with improper plates are subject to being impounded in addition to any other penalties applicable under the code.

Vehicles parked on your property must be parked in the driveway and not on the lawn or across sidewalks. While many choose to park their vehicles on city streets in front of their homes, the city does enforce a maximum 48-hour consecutive parking ordinance. This states that "no person shall park a vehicle on any street of the City in excess of forty-eight consecutive hours". For instance, if you park a vehicle on the street that is not driven very often, you would be in violation of this ordinance. This ordinance has been in effect since 1983 and assists in controlling space on our streets for traffic flow, while allowing short term parking areas. The city streets are not to be used as parking areas for excess or extra vehicles per household.

For more information regarding traffic and parking concerns, the Fairborn Codified Ordinances can be found online through our website www.ci.fairborn.oh.us.

Source: The City of Fairborn, City Source, volume 3, issue 1, Spring 2010.



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Debit Card Dos And Don'ts

Debit cards are now as popular as credit cards. Here are some tips to make the most of your debit card.

- Some debit cards charge a service fee every time you select “debit” at the register and enter a PIN. Look for cards without this charge, or choose the “credit” option and sign for your purchases instead.
- Purchases won't always be rejected if you don't have enough money in your account. You may be charged a “courtesy” overdraft fee.
- Some debit cards don't offer the same fraud protection as credit cards, so be sure to check on what protections your debit card offers
- Debit cards don't build a positive credit record. Use your credit card to do that, and pay off the balance monthly.

Source: State Farm Insurance Fall 2009 Newsletter

Fairborn's Free-On-Friday Concert Series

- **June 25** — One More time
- July 2— Ralph Kettering & the Impossible
- July 4 — Corky's Old Time Rock & Roll Revival
- July 9 — Dayton Letter Carriers
- July 16 — Slowhand Band
- July 23 — Fairborn Civic Band

All performances begin promptly at 7:30pm and attendees should bring a lawn chair. The performance will be held at Community Park unless there is rain. For further information regarding the concerts, please contact the Parks & Recreation Division at 754-3090.

Source: The City of Fairborn, City Source, volume 3, issue 1, Spring 2010.



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 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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