

In Touch

Summer 2012



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

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Welcome SCHOA Summer 2012!!!

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 handicap residents 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 times 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 permission.* These enhancements include porch swing, porch furniture, satellite, gas/coal grill, bird feeder, wind chime, etc...

If you are not sure about our policy or need help with condo living, please con-

tact our association managers or come to the monthly board meeting the first Tuesday of most months. Information in this newsletter and on our website, <http://sharedhosting.siscom.net/~schoa/>, can be helpful 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.

A Message From The President



Hello residents and friends of Sycamore Creek,

As we come to a new summer we should take note of a few things: children are out and about so please drive safety thru the complex. Birds are singing and well wash down your unit with a garden hose as need be.

Grass will grow and our association managers and grounds maintenance have a handle on that. Take care and enjoy the summer at SCHOA.

Sincerely,
William Ziegler

Summer Event at SCHOA

SCHOA International Summer Pool Party is tentatively scheduled for August 25th. Please check the bulletin board in front of the clubhouse or contact our association managers 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
- Capt. Rohin Kasudia, Vice-President
- Mrs. Judy Halsall, Treasurer
- Ms. Takisha Martin, Secretary
- Mr. Ron Nischwitz, Member-at-Large
- Ms. Pat Zimmerman, Member-at-Large
- Mr. Leonard Davis, Member-at-Large

Newsletter Editor— Mr. Thong Tran

Articles/Photo provided by: Mr. William Ziegler, Mr. Bob Halsall, Capt. Rohin Kasudia

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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 most months 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 club house, ask your guests to use the parking lot at the club house. 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.
- **Pets Pooping:** 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.
- **Landscaping:** Mulching was completed in early April, concrete maintenance has been identified during the Spring Walkthrough and will be fixed in the Fall.

Retirees Social Club



It has been suggested that since SCHOA has at least 17 retirees (or Simi-retirees) that it hosts a Retirees Social Group to meet once a month at the clubhouse. We could enjoy a cup of coffee or tea, play some games, just visit, whatever. The group could meet once a month during the daytime hours while others have to go to work. It is our thoughts that we could have bagels, donuts, etc. along with the coffee or tea of your choice. This would be open to all retired or Simi-retired residents or owners. The first meeting is scheduled for Monday June 25th at 9:30am at the club house.

Please contact us by E-mail at schoa@siscom.net or by phone at 937.426.8960.

CALENDAR OF EVENTS

July 4, 2012	Independence Day!
July 4, 2012	Fairborn Independence Day Parade
August 7, 2012	SCHOA Monthly Meeting
August 25th 2012	SCHOA International Pool Party (Tentative)
September 4, 2012	Labor Day
September 11, 2012	SCHOA meeting
September 21, 2012	Fall Equinox

***Note: The board had voted to not have board meetings on various months during the summer season. 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.

Please Note

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.

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.

Clubhouse. Why host a party at your unit when you can rent the clubhouse. Plenty of spaces inside including the kitchen with refrigerator and plenty of parking outside and your neighbors won't be complaining. The clubhouse rental is available to all residents, please contact our association managers for more information.

Open Flame Cooking & Grilling



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.

Check Out Your Windows & Doors



The Homeowners' Association has extensively researched options for windows, patio and garage door replacements. The board of trustees was able to secure a significant group discount for home improvements this summer through select companies. We were able to save approximately 50% on windows, 22% on patio doors and 18% on garage doors when compared to higher priced competitors.

To take advantage of these prices, contact the association managers. Sample quotes are available in the clubhouse. If you are able to find a better deal from a different company, then please let the association know so we can pass on the savings to everyone!

SCHOA Other 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 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, 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.



1450 Sanzon Drive
 Fairborn, Ohio 45324
<http://sharedhosting.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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