

In Touch

Winter 2008



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

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Happy Holidays, SCHOA!!!

SCHOA's Annual Meeting— 7:00p.m., January 8, 2008

The 2008 Sycamore Creek P.U.D. Homeowners Association (SCHOA) annual meeting will be held Tuesday, January 8, 2008 at 7:00 p.m. in the Association Clubhouse located at 1450 Sanzon Drive. At least 51% of the homeowners must be present or be represented by proxy before official business can be conducted. We encourage your attendance or participation by proxy.

Four positions on the Board of Trustees will be filled this year. Board members serve two-year terms. We encourage you to serve on the Board. Should you wish to run for a Board position, please write us or phone our association managers at 973.426.8960, or email schoa@siscom.net.

We look forward to seeing you at the annual meeting on January 8, 2008 at 7:00pm. There will be refreshments at the meeting.

A Reminder From The Secretary

Homeowners, if you do not have a valid proxy on file, please contact our office managers as soon as possible either at 426-8960 or email at schoa@siscom.net. You will receive an official letter of notification of the annual meeting by letter prior to January 8, 2008 along with a 2008 budget document and a proxy form for those who do not have a proxy on file, your proxy is no longer valid or your proxy has been dormant for a very long time.

Budget, Finance and Taxes

The Declaration of Covenants requires the board of trustees to make several documents available to owners each year. A draft budget and an expense report detailing the current year expenditures vs. the budget will be available at the annual meeting. The final document should be ready for mailing to the owners sometime in late January. If you are itemizing your deductibles this year, remember, you can deduct your share of the property tax paid. **The 2007 property tax per unit share is \$35.57.**

A Message From The President



To SCHOA residents,

The Board of Trustees consists of seven members: Four officers and three members at large. We also have two association managers. Since the beginning of this year our losses are as follows:

an association manager has lost his sister, one officer lost her sister-in-law, and another officer has lost his grandmother and his stepdaughter. His father is also ill. I have lost my father-in-law and my brother.

Request that you remember these folks in your prayers and church services for whatever faith you belong to during this holidays season.

Have a safe holiday,
Bill Ziegler

Our Condolences

Our deepest sympathy go out to our residents who have lost loved ones this year as mentioned in the President's Comment column including the recent lost to Hobert and Meloney Hall, for the lost of their daughter in Spokane, Washington late September of this year. Both the Halls are active members of our community. Meloney volunteered on various committees at SCHOA and Hobert is currently our SCHOA Treasurer.

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 and happy holidays!!!

Board of Trustees

- Mr. William Ziegler, President
- Mrs. Judy Halsall, Vice-President
- Mr. Hobert Hall, Treasurer
- Mr. Douglas Raiford, Secretary
- Ms. Christine O'Dell, Member-at-Large
- Mr. Ron Nischwitz, Member-at-Large
- Ms. Pat Zimmerman, Member-at-Large

Newsletter Editor— Mr. Thong Tran

Articles provided by: Mr. William Ziegler, Mr. Bob Halsall, Mr. Thong Tran, Ms. Christine O'Dell, Ms Barb Gudgell

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Neighborhood News

Welcome to Sycamore Creek, The Board welcomes all new residents to Sycamore Creek! We encourage all to attend the monthly meeting (the first Tuesday of every month) and become involved.

- **Condo Winterization:** Lubricate locks, garage door, patio door and windows tracks. Clean and cover your grill and outside furniture. Take hoses inside and insulate outside faucets. Check and make sure patio and porch lights are bright and working properly, this will make it more visible when snow has fallen and add safety as well. If you are planning to use the fire-place, please see Winter Reminders on page 6.
- **Phone etiquette:** please keep your messages short, to the point and don't ramble, curse or use profanity. We reserve the right to ignore message that are not given in a professional manner. We know that certain things are important to certain people but that does not provide a 'cover' for abusive language or rambling.
- **Attention SCHOA Dog Walkers:** A friendly reminder for our residents with animals, please clean up immediately after your animals use the restroom outside. This includes around your unit and any common area. Remember, that you can take your pet to Pooh Corner, but please take a bag to pick up any "accidents" your pet may have on the way!! This is a courtesy to all our neighbors. It is responsible to have your pet on a leash while outdoors and the law to have your pet under control at all times. *The board is seriously considering hiring a company to clean up and charging the owner a fee if the board finds the owner is in violation of not cleaning up after their pet(s).* Thank you to all homeowners/renters who clean up their yards and make SCHOA a pet friendly place!!
- **Light post:** one of our light posts was stolen/vandalized a few weeks ago. Please keep your eyes open and report any suspicious activity to the police or to our management.



Chimney and Roofing Report

Four new turbo vents have been purchased. Roofing repairs are being made at 1447/1449 with the new vents being installed. Temperature checks will be taken after the repairs are completed. See photo above.

Pool Report

No leaks was found and so no major increase in the water bills this year. The pool will reopen on Memorial Day weekend 2008.

Landscaping Report

The Board voted at the October meeting to go with GroundMaster for our lawn service next year. Diamond Landscape and Service will continue with snow removal and some landscaping activity. Lastly, the Board voted to reserve some fund each year in anticipation of fixing the tennis court in the near future.

Parking and The Winter Season

Since parking is limited at SCHOA and with the winter coming up please be aware about parking on SCHOA property, sometime it is necessary to park some vehicles on Sanzon drive.

If there is a snow emergency declared from the Greene county, The board will allow homeowners to park at the clubhouse until the emergency is over. Please check on the bulletin board, the website or contact our association managers before parking.

Parking on the turnaround, on the grass, blocking emergency, delivery, maintenance or your neighbor's vehicle is not recommended, especially, during the winter season. Please plan your parking carefully during the season to avoid being towed.

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/>.

Lastly, parking on Sanzon drive is the responsibility of the city of Fairborn and not that of SCHOA. Please contact the city of Fairborn for any problems parking on Sanzon drive.

Snow and snow removal Information Again

Snow removal starts after the accumulation has stopped and the snowfall has reached at least 2 inches. We generally have three crews working on snow removal. One crew is with a truck to push the snow from the main drives. The second crew has a snow blower clearing the main sidewalks along Sanzon and Zink roads. A third crew is with shovels clearing the areas in front of the garages and the sidewalks leading to the front doors as well as applying salt to all areas. The entire clearing process for a normal snowfall takes about six hours. A heavy storm with ice has taken over twelve hours. We strive to make snow removal transparent to the owners/residents. But when a major storm hits, this is not always possible. We ask for your patience and understanding. Any vehicle parked in a turn-around causes delays as there is nowhere to dump the snow. Vehicles parked in front of garages results in those areas not being completely cleared.

Snow removal information is usually posted on our SCHOA website to inform our residents when the crews will be coming to our complex, status of removal and any cancellations such as meetings. Please check our website often when there is a major snow storm. If the crews miss your area, please call the office or send an email.

Lastly, a normal snow removal with salt application costs the association nearly \$3,000.00. A major storm costs over \$5,000.00. Our annual snow removal budget is \$10,000.00. We strive to use this money wisely.

– By Barb Gudge

Doggone Poem

I took a walk thru Sycamore Creek
It was a quiet morning I didn't hear a peep;
The leaves has fallen, all red gold, and yellow
When I saw a cute little puppy being walked by a fellow;
I said "good morning", he replied, without a clue,
That his cute little puppy was leaving his poo
all over the common area in front of my house
I spoke not a word but thought "what a louse"!
Nobody wants to step in your doggie's - - -
So for Christmas this year ask for a baggie and a scoop!

Merry Christmas

REMEMBER –It's your responsibility –not your innocent Pup's

Cabbage Rolls without the Cabbage

Mix: 1 lb Hamburger, ½ lb Sausage, ¾ Cup Chicken Flavored Rice,
1 Egg, Onion Flakes.

Put layer of sauerkraut in bottom of pan.

Make hamburger mixture into balls and put on top of sauerkraut and
then out another layer of Sauerkraut on top of the hamburger balls.
Pour V-8 juice about halfway up on the pan you bake them in.

Bake for three hours at 350.

I think this is delicious! Try it sometime.

– By Anonymous

You Know You've Had Too Much holiday Cheer When...

1. You notice your tie sticking out of your fly.
2. Someone uses your tongue for a coaster.
3. You start kissing the portraits on the wall.
4. You see your underwear hanging from the chandelier.
5. You have to hold on to the floor to keep from sliding off.
6. You strike a match and light your nose.
7. You take off your shoes and wade in the potato salad.
8. You hear someone say, "Call a priest!"
9. You hear a duck quacking and it's you.
10. You complain about the small bathroom after emerging from the closet.
11. You refill your glass from the fish bowl.
12. You tell everyone you have to go home... and the party's at your place.
13. You ask for another ice cube and put it in your pocket.
14. You yawn at the biggest bore in the room... and realize you're in front of the hall mirror.
15. You pick up a roll, and butter your watch.
16. You suggest everyone stand and sing the national budget.
17. You're at the dinner table and you ask the hostess to pass a bedpan.
18. You take out your handkerchief and blow your ear.
19. You tell your best joke to the rubber plant.
20. You realize you're the only one under the coffee table.

Make The "Wright" Move When Choosing A Real Estate Professional



Bill Grosscup, Realtor, RSD

Long Time Sycamore Creek Owner

USAF, Retired

Notary Public

684-2480 Cell

879-3662 Ext. 24

www.Grosscup.net (Search Engine)

bgrosscup@sbcglobal.net (Email)

"Customer Service Is Not A Thing Of The Past."

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COMPLIMENTARY SEMINAR

HAS THE MARKET REBALANCED YOUR PORTFOLIO FOR YOU? NOW'S A GOOD TIME FOR A CHECK-UP.

Market changes—whether up or down—can result in a portfolio that is out of balance. To keep your selected asset allocation on track and make sure you're properly diversified both across and within investment classes, it's important to rebalance your portfolio on a regular basis. At our free seminar, a Merrill Lynch Financial Advisor will help you look at your financial life in total and show you sophisticated diversification strategies that can help you balance risk and return, so you can reach your financial goals.

YOU'LL GET INSIGHTFUL ADVICE ON:

- COMMON MISCONCEPTIONS ABOUT DIVERSIFICATION
- MARKET VOLATILITY AND ITS IMPACT ON PERFORMANCE
- DIVERSIFICATION WITHIN EQUITIES, FIXED INCOME AND CASH
- STRATEGIES THAT CAN HELP REDUCE RISK

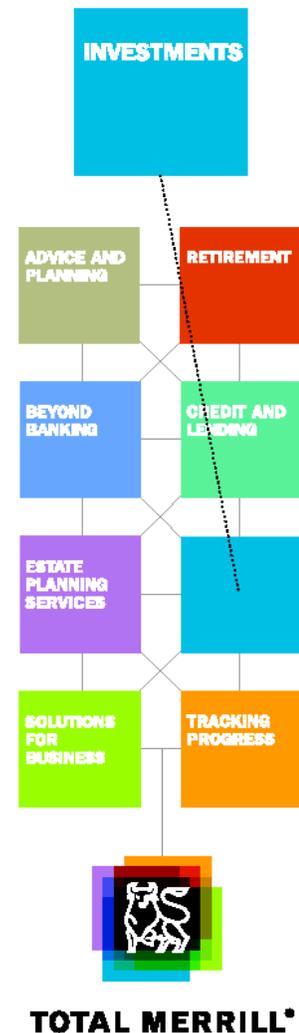
CALL SHON ANDERSON AT (937) 225-2614 OR EMAIL shon_anderson@ml.com TO RESERVE YOUR PLACE TODAY.

DATE: Saturday, January 26

TIME: 10:30 a.m.

**PLACE: Sycamore Creek Clubhouse
1450 Sanzon Drive
Fairborn, OH 45324**

**SPEAKER: Shon P. Anderson, CFP®, Financial Advisor
Merrill Lynch**



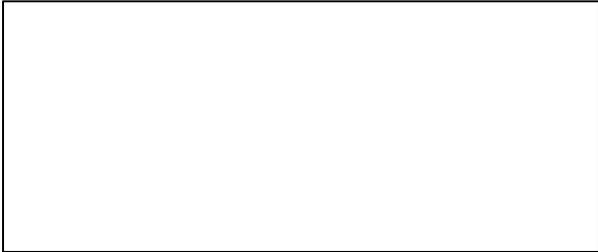
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1450 Sanzon Drive Drive
Fairborn, Ohio 45324
[Http://www.siscom.net/~schoa/](http://www.siscom.net/~schoa/)

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

Winter Reminders !!!

- Be sure to tune up your heat pump unit before winter starts. Call local Central Air and Heating companies for an inspection. Also, be sure to change the central air filter as well. The filter can be purchased at Meijer, Lowes or Home Depot. The filter should cost below \$3. If you do not know which filter to replace for your unit, please contact our office manager for more information.
- No wood may be stored directly on pavement of the front porch or contact any siding. All wood must be stored in appropriate metal racks. Keep wood away from the unit to keep termites away. Also, keep firewood off the grass areas next to your unit.
- Chimney cleaning can be done at a reduced fee (around \$50 or so) during the month's of January, February and March by contacting Dave Kuhbander @ 427-0222. He did the reduced fare cleaning last year and said that he would do it again this year.
- **This winter, please be patient, it takes time for our contractor to come out for snow removal, cleanup and to salt our driveways. Also, please observe our parking policy, do not block our contractor from snow removal and the trash collector from picking up trash. If necessary, your automobile will be towed without warning.**

CALENDAR OF EVENTS

December 25, 2007	Merry Christmas
January 1, 2008	Happy New year
January 8, 2008	SCHOA Annual Meeting
January 14, 2008	Martin Luther King's day
February 5, 2008	SCHOA Monthly Meeting
February 14, 2008	Valentine Day
March 4, 2008	SCHOA Monthly Meeting
March 9, 2008	Daylight Savings Time Begins (Turn your clock 1 hour forward)