

In Touch

Winter 2009



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

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Happy Holidays To All!!!

SCHOA's Annual Meeting— 7:00p.m., January 6, 2009

The 2009 Sycamore Creek P.U.D. Homeowners Association (SCHOA) annual meeting will be held Tuesday, January 6, 2009 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.

Three 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 6, 2009 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 6, 2009 along with a 2009 budget document and a proxy form for those who do not have a proxy on file, your proxy is no longer valid or your proxy has been dormant for a very long time.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 2008 property tax per unit share is \$45.00**

A Message From The President



To SCHOA residents,

As I review the obituaries listed on page 2 of this newsletter and look at the picture of my latest grandchild I'm reminded that this is just a circle of life and we are only put on earth for a brief time. We need to make the most of our time here and do everything like someone is watching-since I believe HE is.

Sincerely,

William Ziegler, president of SCHOA

Spotlight at SCHOA



Notice: future newsletter we will do our best to include a picture and brief description on a member of the Board of Trustees, a member of the management team, volunteer, or other residents at SCHOA so you can see who your neighbors are.

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

Mrs. Maggie Perry, 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, Mrs. Judy Halsall

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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.

- **Damage Report:** damages to our complex due to high winds from hurricane Ike in September exceeded \$50,000. The association management and our insurance company were working together with various contractors to correct the damages at SCHOA before the winter set in. The president wants us to remember that we are responsible for a \$2,500 deductible so our 2008 budget will be affected by at least that amount.
- **Crime Report:** A thief was caught by the Fairborn police in the early hours of Friday, September 19th, after one of our residents reportedly saw him committing the acts and immediately dialed 911. The Fairborn police responded immediately, gave chase, and caught the thief near the Meijer parking lot. The officers made him come back and identify all the automobiles that he had allegedly broken into, including cars that were parked on Sanzon drive and in front of people's garages at SCHOA. **Great neighborhood watch, Mr. Hurst!!!**
- **Tennis Court:** now that the \$200 special assessment from each unit's owner has been approved, the maintenance for the tennis court is scheduled for early Spring of next year. The maintenance including resurfacing, new high fence and new lock to be added to the tennis court. The key for the lock will be the same as the one that opens the pool's lock.
- **Condo Fees:** our condo fees for 2009 will be **\$135 effective January 1, 2009** (a \$10 increase was approved by the Board at the November meeting). A detailed letter will be sent out soon.

Obituaries

Dr. Ann Wendt, a long time resident at SCHOA died October 10, after a short battle with cancer. Dr. Wendt was born in Webster, SD on September 11, 1937, the only child of the late Albin and Agnes Carlson. She was a Professor of Management at Wright State University. She also served as a labor arbitrator for collective bargaining grievance disputes for many public and private organizations, and as a Fact-finder and Conciliator for the Ohio State Employment Relations Board. Survived by her daughters, LeAnn (Scott) Dickerson, and LuAnn (Scott) Brigham of Salt Lake City; and six grandchildren.

Ms. Pennie Atkins' mother passed away on November 1. Ms Atkins' mother had been living with her for the past several months at SCHOA while she cared for her mother during her extended illness. Patricia Bland Garrett, age 73, retired from Columbus City Attorney's Office. Preceded in death by husband Charles Bland, son Douglas Bland, second husband Richard Garrett, grandson Douglas James Bland. Survived by son, Brad (Christy) Bland; daughter, Pennie Atkins; grandchildren, great grandchildren. Three step-children, several step-grandchildren and great grandchildren of Richard Garrett.

Kathy Crites a long time resident at SCHOA, 58 years old, died Sunday, November 2, 2008 at her condo. She was a barber/hairstylist at the Kut Hut in Fairborn. She was preceded in death by her father, Gritty Doolin. Survivors include her husband, Darrold Crites; two daughters and sons-in-law, Kristie and Joe Jarrell and Erika and Brian Hoeflich; her mother, Monie Doolin; three brothers, Charlie, Raymond and Jerry Doolin; a sister, Debbie Doolin and grandchildren, Chase Vaughn, Joe Jarrell, Chelsie Womack, Cheyenne Jarrell, Kaitlynn Jarrell and Sebastian Hoeflich.

The Association's condolences go out to all of the families.

Citation Award



Mr. Byrin Hurst (left) receiving a Neighborhood Watch citation from SCHOA president, Mr. William Ziegler at the October monthly meeting. See Crime Report article above for more info.

In Honor and In Memory



Wright State University's Baseball stadium was renamed to the Nischwitz stadium in honor of its former head coach and our esteemed resident and current SCHOA board member, Ron Nischwitz, and in memory of Ron's son and former baseball player, Greg Nischwitz, 1961-1980.

– Murphy’s Work Laws By M. Magic

To err is human, to forgive is not company policy.

Anyone can do any amount of work provided it isn't the work he is supposed to be doing.

Important letters that contain no errors will develop errors in the mail.

The last person that quit or was fired will be the one held responsible for everything that goes wrong - until the next person quits or is fired.

There is never enough time to do it right the first time, but there is always enough time to do it over.

If you are good, you will be assigned all the work. If you are really good, you will get out of it.

You are always doing something marginal when the boss drops by your desk.

People are always available for work in the past tense.

If it wasn't for the last minute, nothing would get done.

When you don't know what to do, walk fast and look worried.

You will always get the greatest recognition for the job you least like.

No one gets sick on Wednesdays.

The longer the title, the less important the job.

Once a job is fouled up, anything done to improve it makes it worse.

Success is just a matter of luck, just ask any failure.

– Holiday Jokes By Practical Joker

Q: What do you get if you deep fry Santa Claus?

A: Crisp Cringle.

Q: What did the ghosts say to Santa Claus?

A: We'll have a boo Christmas without you.

Q: What did Santa shout to his toys on Christmas Eve?

A: Okay everyone, sack time!!

Q: What do snowmen eat for breakfast?

A: Snowflakes.

Q: If Santa Claus and Mrs. Claus had a child, what would he be called?

A: A subordinate claus.

Q: Why did the elf push his bed into the fireplace?

A: He wanted to sleep like a log.

Q: Why did Santa spell Christmas N-O-E?

A: Because the angel had said, "No L!"

Q: What goes Ho, Ho, Swoosh, Ho, Ho, Swoosh?

A: Santa caught in a revolving door!

Q: Why does Santa Claus go down the chimney on Christmas Eve?

A: Because it " soots " him!

Q: What do you do if Santa gets stuck in your chimney?

A: Pour Santa flush on him.

Q: What do you call people who are afraid of Santa Claus?

A: Claustrophobic.

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 around \$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.
- **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.
- **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 22, 2008

Hanukkah

December 25, 2008

Merry Christmas

December 26, 2008

Happy Kwanzaa

January 1, 2009

Happy New Year

January 6, 2009

SCHOA Annual Meeting

January 19, 2009

Martin Luther King's day

January 26, 2009

Asian New Year (Year of the Ox)

February 3, 2009

SCHOA Monthly Meeting

February 14, 2009

Valentine's Day

February 16, 2009

President's day

March 3, 2009

SCHOA Monthly Meeting

March 8, 2009

**Daylight Savings Time Begins
(Turn your clock 1 hour forward)**

Pictures at SCHOA—2008 (to see pictures in color, please visit our site, <http://www.siscom.net/~schoa/news.htm>)



The blizzard-like of 2008 dumped about 13 inches of snow in our area between Friday 3/7 through Saturday 3/8.



Spring/Summer flowers still blooming in the Fall at Ms. Pennie Atkins' condo.



Folks enjoying the Late Summer's Labor day party by the pool. Photographed by Ms. Helen Dean.



High winds from hurricane Ike wreak havoc in Ohio on September 14, 2008 and causing damage at SCHOA. See Damage Report on Page 2 for more info. Photographed by Mr. Bob Halsall.



Beggars night at SCHOA and at the Schatmeyers resident. We actually saw beggars come out at SCHOA for the first time in a long time. Most residents were very gracious to see them.



A group of residents and friends came to Wright State University to see "Thoroughly Modern Millie" in support of our SCHOA resident student, Heidi Gilberson (center), who was in the play on November 8, 2008.

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.

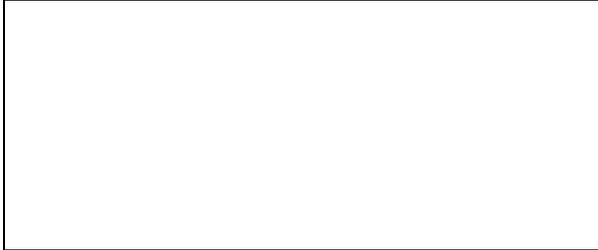
To add your contact information and register for the CodeRED system, please click on the following link: <https://login.coderedweb.com/codereddataentry/index.cfm?Groupid=1134>. See next page for a sample of the web form that each resident needs to fill out on the web.



SCHOA

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

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