

In Touch

Winter 2011



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 4, 2011

The 2011 Sycamore Creek P.U.D. Homeowners Association (SCHOA) annual meeting will be held Tuesday, January 4, 2010 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 4, 2011 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 should have received an official letter of notification of the annual meeting by letter along with a 2011 budget document and a proxy form for those who do not have a proxy on file, your proxy is no longer valid or your proxy has been dormant for a very long time.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 2010 property tax per unit share is \$45.01.**

A Message From The President



To SCHOA residents,

You had better be a good neighbor because Santa Claus and his elves are watching and ready to put a lump of coal in your stocking if you are naughty.

Seriously folks, have a safe and very merry Christmas and a happy and blessed New year.

*Happy holidays!!!
Bill Ziegler, president of SCHOA*

SCHOA Activities

See Pictures of activities by your neighbors and the board this year on Page 3. Get involve at your complex and in your community.

If you wish to post any announcement or activity on the bulletin board at the clubhouse or in this newsletter, please contact our association managers.

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!!!

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Board of Trustees

Mr. William Ziegler, President
Mrs. Judy Halsall, Vice-President
Mr. Hobert Hall, Treasurer
Mrs. Maggie Perry, Secretary
Ms. Lenny Davis, 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

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.
- **Heat Pump:** 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.
- **Wood Storage:** 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. For firewood purchase, contact John Carpenter @ 296-5661 for delivery.
- **Chimney cleaning:** If you are using your fireplace with woods regularly each year, you should clean your chimney at least once every two years. It can be done for around \$115 or so by contacting Dave Kuhbander @ 427-0222 for appointment.
- **Patience is a virtue:** a reminder to all residents that it takes time for the snow removal crew to come out and awhile for them to do the entire complex at SCHOA. Your patience is appreciated.

Recipes for the Winter

Navy Bean Soup

1 (16 oz.) pkg. drive nay beans	1 cube chicken bouillon
6 c. water	2 Tbsp. Worcestershire sauce
1 (14/1/2 oz.) can diced tomatoes	2 tsp. garlic powder
1 onion, chopped	1 bay leaf
2 stalks celery, chopped	1 tsp. salt
1 clove garlic, minced	1/2 tsp. ground black pepper
1/2 lb. chopped ham	3 c water

Combine beans, water, vegetables, garlic, ham, and seasonings in a stock pot; bring to a boil. Lower heat, cover, and simmer for 2 hours. Add an additional 2 to 4 cups of water. Season with salt and pepper. Simmer for an additional two hours. Discard the bay leaf prior to serving. Yield: 8 servings.

Nutrition information: 250 calories, 41g carbohydrate, 19g protein, 2g fat, 15g fiber, 19mg cholesterol, 853mg sodium.

Source: *Ohio Diabetes Prevention and Control Program—The Good Carb Cook book.*

Spot Light



Mr. William Ziegler, current SCHOA President

I was born (1945) and raised in Youngstown, Ohio-while in Youngstown I attended both Youngstown College and Youngstown Technical Institute.

In Feb 1969 I moved to Fairborn, Ohio for an ADP (Automatic Data Processing) job at Wright-Patterson Air Force Base. (ADP was the forerunner to Information Technology when I first started the computer equipment could fill the clubhouse and had less memory and storage capacity than your home personnel computers today.) From 1969 to 1976 I worked with ADP.

In 1976 I took a new position in Foreign Military Sales. I managed contracts between the US government and foreign governments worth millions of dollars. I have traveled to many European countries and was sent to Pakistan in 1987.

In 1989 I went back in the data processing field and worked on a team to develop new processes and procedures for the sale of items not used by the US DOD as first line defense (a.k.a. 'nonstandard').

In 2001 I retired from the government with nearly 35 years of combined federal service-upon retirement I was awarded the Outstanding Civilian Career Service medal.

I got my bachelors degree from Wittenberg University (Springfield, Ohio), my Masters from Central Michigan University (Mount Pleasant, MI), and am a graduate of the Air Command and Staff College.

I am married to the former Rita Blackburn. We have a son Jeffrey who lived in this complex for a time-Rita and I are the proud grandparents of two.

I have volunteered my time in the community by serving on many boards and committees for the city of Fairborn (including serving as chairs) of the Planning Board, Board of Tax Appeals, Board of Adjudication, Community Reinvestment and Capital Improvements which accounts for about 25 years of volunteer service

I have worked on the festival committee for my church and have served as the president of SCHOA for many years.





Sanzon Drive was paved in early November by the city of Fairborn.



Spotlights were added to the front entrance sign and new light posts around our complex helps beautify and give our residents a sense of security around our complex.



Thanks to the residents for a great pumpkin presentations and carving this year. The presiding judge was our board member, Mr. Lenny Davis. For winners and honorable mentions, see our web page: <http://sharedhosting.siscom.net/~schoa/halloween.htm>



Landscaping including trees trimming on Sanzon drive and around our complex by our maintenance manager and our landscaping contractor were completed this year. More is scheduled for next year if budget permitted.



CALENDAR OF EVENTS

December 25, 2010
December 26, 2010

Merry Christmas
Kwanzaa

January 1, 2011

Happy New year

January 4, 2011

SCHOA Annual Meeting

January 17, 2011

Martin Luther King's day

February 1, 2011

SCHOA Monthly Meeting

February 2, 2011

Ground Hog Day

February 3, 2011

Chinese New Year (Year of the Rabbit)

February 14, 2011

Valentine's Day

February 21, 2011

President's Day

March 1, 2011

SCHOA Monthly Meeting

March 13, 2011

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

March 17, 2011

St. Patrick's Day



SCHOA

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
- Miami Valley Hospital.....937-208-8000
- Fairborn Post Office.....937.878.4647
- Fairborn Income Tax.....937-754-3006
- Fairborn Utility Billing Office.....937.754.3007
- Fairborn Water and Sewage.....937-754-3097
- Fairborn Street Department.....937-754-3098
- 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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 Long Time Sycamore Creek Owner
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