

In Touch

Winter 2012



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 10, 2012

The 2012 Sycamore Creek P.U.D. Homeowners Association (SCHOA) annual meeting will be held Tuesday, January 10, 2012 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 10, 2012 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 10, 2012 along with a 2012 budget document and a proxy form for those who do not have a proxy on file, your proxy is no longer valid or your proxy has been dormant for a very long time.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 2011 property tax per unit share is \$42.91.**

A Message From The President



To SCHOA residents,

So winter's coming, so what? A little snow, little ice, cold temperatures what more can one ask for.

So what's going on at SCHOA? As you will read in this newsletter, there are some important articles that you should be aware of. If you have further questions/comments, please contact our association managers or attend the next monthly board meeting (usually the first Tuesday of every month).

Stay safe during the upcoming winter months. We'll talk to you in a few short months.

Sincerely,

Condo Fees Increase

Starting **January 1, 2012**, our association condo fees will increase by \$10 from \$135 to **\$145**. For more information, please see Page 2 of this newsletter or contact one of our association managers (office phone number is listed on Page 4 of this newsletter).

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

Mr. Hobert Hall, Vice-President

Mrs. Judy Halsall, 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 wood regularly each year, you should clean your chimney at least once every two years.
- **Patience is a virtue:** a reminder to all residents that it takes time for the snow removal crew to come out and several hours for them to do the entire complex at SCHOA. Your patience is appreciated.

Condo Fees Increase

By now all homeowners at Sycamore Creek should have received a letter addressing a fee increase starting in 2012.

At the Board of Trustees meeting on October 11, 2011 a discussion and subsequent vote was taken to increase the monthly fees from \$135.00 per month to **\$145.00** per month starting on **January 1, 2012**. Due to increasing costs of goods and services and the aging of our development, the board saw no other course of action. They want to continue providing services at the same level as in past years which help keep our property values from further declining. Building materials have increased significantly as has our cost of insurance. Many of the trees located in the front of our units are dying and are in need of replacement. A multi-year replacement program was directed by the board and the first 15 trees will be replaced this winter. Our top priority is to keep our property values from declining.

Every effort is being made to keep costs down and at the same time keep our development in good repair. Sycamore Creek PUD Homeowners' Association still has one of the lowest association fees in the greater Dayton area. Many developments pay much more and do not have the amenities that we offer.

Chimney Fires

Winter is upon us and fireplace season has started. Already this season SCHOA has had its first chimney fire. Fortunately there was little damage and no injuries. This was because of an alert neighbor who saw fire coming from the chimney and banged on the door of the resident who was unaware of the situation. The fire department was called and their quick response prevented a disaster from happening.

As a reminder to all residents who plan to use their fireplace this season, please have your chimney cleaned and inspected before you light that first fire. If you need a reliable chimney sweep you can call Dave Kubander at 937.427.0222. Dave has cleaned a number of chimneys in SCHOA in the past and has proven to be a reliable contractor. Remember, cleaning and repairing chimneys (other than the outside) is the owners responsibility.

Keeping SCHOA Beautiful

At the request of a resident, SCHOA held a flower contest to see who had the prettiest flower garden this year. Pictures were taken of all the units that had planted flowers this year and management selected the best five units.

The pictures of the best five were sent by e-mail to all units for which we have e-mail address. The units were asked to respond with their pick for the best.

After responses were tallied, the winner is Kattie Wright of 1433 Sanzon Drive. Stop by and take a look at what Kattie has done to help beautify Sycamore Creek. Kattie won a free Clubhouse Rental for her efforts. Congratulations Kattie!

SCHOA Parking Update

As you should all be aware, we have parking restriction at SCHOA. To help us enforce these restrictions, we have made arrangements with a new towing company. R. Robinson Towing of Fairborn. R. Robinson Towing has installed new restricted parking signs up at each drive entrance and has started towing illegally parked cars.

As a refresher, there are only two parking places for each unit. One is in the garage and the second is directly in front of the garage. Vehicles parked anywhere else on SCHOA property are subject to towing without notice. The cost of towing is \$95.00 and the cost of storage for each 24 hours is \$12.00. These fees must be paid to R. Robinson Towing (by the owner) before your car will be released to you after you have provided proof of ownership.

Vehicles parked in front of units, alongside of units, in the turn-arounds, etc. are parked illegally and are subject to towing. We will use some common sense before towing provided the illegally parked vehicle is not blocking the access of emergency vehicles, is not keeping someone from gaining access to their garage, is not parked on the grass and is moved within a reasonable period of time (as determined by the parking committee). Should not be overnight. Repeat offenders will be given no second warning and their vehicle will be subject to towing. Contact management at 937.426.8960 if you do not completely understand these restrictions.

Towed vehicles may be reclaimed at R. Robinson Towing, 3800 State Route 444, Fairborn, OH 45324, phone 937.458.3666.

Snow and Ice Removal

Winter will soon be upon us and we will be dealing again with snow and ice. The policy at SCHOA is to have snow removed once it has reached a depth of 2 ½ inches in normal snowfall. The snow removal crews are called once it has been determined that the storm is about to end. The exception is when we are in the midst of a major storm and it is obvious that it will take two visits to clear the drives and walks. Once the snow removal crews are in place they first clear the main drives with a truck and plow. This is followed by ground crews manning shovels that will clear the sidewalks and areas that could not be reached by the truck and plow.

Please be patient as it takes about six hours to clear SCHOA once the crews start to work. Chemicals for ice melting are only applied if we have an ice storm that requires such action. The problems with ice melting chemicals is that they cause problems for the pads on dogs, damages plants and lawn areas and once the ice melts, it will only refreeze causing a continuous problem. History has shown that snow and ice removal is one of our bigger expenses at SCHOA. The cost to remove an average snowfall is about \$2,500. If chemicals are added for ice, the cost is double. A major storm can cost as much as \$10,000 to clear.

Because of this, many factors are considered before calling for snow removal crews. The amount of snow expected, the length of the storm, when the storm is expected to end and the temperatures expected over the next few hours. During snow storms, weather maps are followed closely to both protect you from the slippery conditions as well as protect your hard earned dollars. The best defense in winter weather is to plan ahead, slow down and be careful.



CALENDAR OF EVENTS

December 20-28, 2011	Happy Hanukkah
December 25, 2011	Merry Christmas
December 26, 2011	Happy Kwanzaa
January 1, 2012	Happy New year
January 10, 2012	SCHOA Annual Meeting
January 16, 2012	Martin Luther King's celebration
January 23, 2012	Chinese New Year (Year of the Dragon)
February 14, 2012	Valentine's Day
February 20, 2012	President's Day celebration
March 11, 2012	Daylight Savings Time Begins (Turn your clock 1 hour forward)
March 17, 2011	St. Patrick's Day
April 3, 2012	SCHOA Monthly Meeting



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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