

# In Touch

Winter 2013



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., February 4, 2014

The 2014 Sycamore Creek P.U.D. Homeowners Association (SCHOA) annual meeting will be held Tuesday, February 4, 2014 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, Schoa1450@att.net.

We look forward to seeing you at the annual meeting. There will be refreshments.

### 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 schoa1450@att.net. You will receive an official letter of notification of the annual meeting by letter prior to the annual meeting along with a proxy form for those who do not have a proxy on file, your proxy is no longer valid or your proxy has been dormant for a very long time.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 and Finance

The Declaration of Covenants requires the board of trustees to make several documents available to owners each year. All homeowners should have received the 2014 budget in mid-December. The final 2013 financials will be available at the annual meeting.

### A Message From The President



To SCHOA residents,

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 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 Event

The winter events are still in the planning stage. If you have any idea for an event for the SCHOA community, please contact our association manager, at 937.426.8960 or Schoa1450@att.net, our association manager will relay your idea to our social event director for planning and communication.

### 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  
Ms. Takisha Martin, Vice-President  
Mrs. Judy Halsall, Treasurer  
Mrs. Pat Zimmerman, Secretary  
Ms. Lenny Davis, Member-at-Large  
Mr. Ron Nischwitz, Member-at-Large  
Mr. Dana Gang, Member-at-Large

**Newsletter Editor**— Mr. Thong Tran

**Articles provided by:** Mr. William Ziegler,  
Mr. Thong Tran, Ms. Clara Fletcher

## 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.
- **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.

## Welcome to the hood



We would like to extend our warmest welcome to our new residents this year:

Scott Broering and Terra Liette (1364)  
Kyle and Ann Lundberg (1380)  
Steven L. Bratten  
AnthonyJ. "AJ" Sligar (1465)  
Marie Thompson (1466)  
Tammie Barner (1442)  
Levi Hock (1446)  
Marina Andrejevic (1483)

## 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.

## Congratulations

Congratulation to our residents, Ryan and Ali Luther, as new parents to a baby boy this summer. And, also the Ke Qin's family newest baby girl this year.

Also, congratulation to our long time resident, Chuck Malloy, for being inducted into the American Football Association's (AFA) Semi-Pro/Minor League Football Hall of Fame in the Players Category. The event took place this past June of this year at the Pro Football Hall of Fame in Canton, Oh.



## SCHOA Parking Update

As winter is approaching, snow is coming and 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-a-rounds, 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 or Schoa1450@att.net, if you do not completely understand these restrictions.

## 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.

Happy Holidays!!!



## CALENDAR OF EVENTS

December 25, 2013  
December 26, 2013

Merry Christmas  
Happy Kwanzaa

January 1, 2014  
January 7, 2014  
January 20, 2014  
January 31, 2014

Happy New year  
Regular SCHOA Monthly Meeting  
Martin Luther King's celebration  
Chinese New Year (Year of the Horse)

February 4, 2014  
February 4, 2014  
February 14, 2014  
February 17, 2014

SCHOA Annual Meeting  
Regular SCHOA Monthly Meeting  
Valentine's Day  
President's Day celebration

March 9, 2014

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

March 17, 2014  
March 20, 2014

St. Patrick's Day  
Spring Equinox (Welcome to Spring)



**SCHOA**

1450 Sanzon Drive  
Fairborn, Ohio 45324  
<http://sharedhosting.siscom.net/~schoa/>

Phone: 937-426-8960  
Email: Schoa1450@att.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

## 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](http://www.Grosscup.net) (Search Engine)  
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