



# Happy Holidays!!!

## SCHOA's Annual Meeting

As you recalled from the last newsletter, "The Board of Trustees voted at the 2004 November Monthly meeting to change the annual meeting from the first Tuesday in October of each year to the first Tuesday in January of each year".

The 2006 Sycamore Creek P.U.D. Homeowners Association (SCHOA) annual meeting will be held Tuesday, January 3, 2006 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](mailto:schoa@siscom.net).

We look forward to seeing you at the annual meeting on January 3, 2006. There will be refreshments at the meeting.

## A Reminder From The SCHOA 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](mailto:schoa@siscom.net).

You should have already received a notification letter along with a proxy form for those who do not have a proxy on file, your proxy is no longer valid or has been dormant for a very long time. We had 67% participation at the last annual meeting.

Also, you can go to our web site, <http://www.siscom.net/~schoa>, to find past annual meeting minutes, the by-laws and other important information.

## A Message From The President



Mr. William Ziegler

To the residents of SCHOA:

Season greeting!

Well, we have come to an end of another year at SCHOA. There were many improvements and upgrades made this year to maintain our condominium and make them a better place to live. I will report to you more at our annual meeting. I want to thank the Board and to the volunteers who had made many of these improvements possible.

Please have a great holiday, be neighborly, have a safe party and take good care of yourself and your family.

Sincerely,  
Bill Ziegler,

## SCHOA Fee To Increase on 1/06

Your new monthly association fee starting with the January 2006 payment is \$125.00. This is a \$10 increase necessary due to the higher cost of maintaining our aging condominium (PUD) development. The Board of Trustees approved the increase at the 12/6/05 Monthly meeting.

If you have any question, please contact our association managers

## Editor's Comment

In this edition, attempts are being made to highlight some important issues and the joy of the holiday season at our community. You can also find this newsletter on the web, <http://www.siscom.net/~schoa/news.htm>

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### Board of Trustees

- Mr. William Ziegler, President
- Mrs. Judy Halsall, Vice-President
- Mr. Dana Gang, Treasurer
- Mr. Thong Tran, Secretary
- Ms. Sheila Moseley, Member-at-Large
- Ms. Sally Miller, Member-at-Large
- Ms. Ximina Chrisagis, Member-at-Large

**Newsletter Editor** — Mr. Thong Tran  
**Articles provided by:** Mr. William Ziegler, Mr. Bob Halsall, Mrs. Judy Halsall, Mr. Thong Tran

## Neighborhood News

Welcome to Sycamore Creek,

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

- **Office Etiquette.** The president requested that when residents called the office with questions, concerns, etc. that they keep the message short and do not use profanity.
- **Be A Good Neighbor.** Again, please respect your neighbors when play music or hosting a party. Ask your guests to park on Sanzon drive or if you are hosting a party at the clubhouse, ask your guests to use the parking lot at the clubhouse.
- **Parking.** Please observe our parking policy this winter. If you do not know the policy, please contact our office managers. Continue blocking your neighbor from exiting or entering his/her driveway or blocking the city trash collector and our contractor from removing snow this winter will result in immediate action either by towing and/or by legal action.
- **The holiday event party on December 2** was a great success. The board wishes to thank Hobart & Meloney Hall for planning this event along with other volunteers, and we also want to thank to all who came and enjoy the festivity and get to socialize with your neighbors. **See pictures on next 2 pages.** You can also views these pictures in pdf format at our web site, <http://www.siscom.net/~schoa/news.htm>.

## Weird News But True

### What's in a name...

LONDON, (AFP) - British tourists have left the residents of one charming Austrian village effing and blinding by constantly stealing the signs for their oddly-named village.

While British visitors are finding it hilarious, the residents of F---ing are failing to see the funny side, The Sunday Telegraph newspaper reported. Only one kind of criminal ever stalks the sleepy 32-house village near Salzburg on the German border -- cheeky British tourists armed with a sense of humour and a screwdriver. But the local authorities are hitting back and with the signs now set in concrete, police chief Kommandant Schmidtberger is on the lookout.

"We will not stand for the F---ing signs being removed," the officer told the broadsheet. "It may be very amusing for you British, but F---ing is simply F---ing to us. What is this big F---ing joke? It is puerile."

Local guide Andreas Behmueller said it was only the British that had a fixation with F---ing. "The Germans all want to see the Mozart house in Salzburg," he explained.

"Every American seems to care only about 'The Sound of Music' (the 1965 film shot around Salzburg). The occasional Japanese wants to see Hitler's birthplace in Braunau. "But for the British, it's all about F---ing."

Guesthouse boss Augustina Lindlbauer described the village's breathtaking lakes, forests and vistas. "Yet still there is this obsession with F---ing," she said.

"Just this morning I had to tell an English lady who stopped by that there were no F---ing postcards."



Eric Bonn, RE/MAX Resources  
1210 Meadow Bridge Dr, Ste C  
Beavercreek, OH 45434  
"Sell" Phone: 937-369-6461

**BUYING \* SELLING \* INVESTMENT PROPERTIES???**  
**SCHOA #1 REALTOR FOR LAST 2 YEARS!!.**

**\*\*\* Certified Residential Specialist, REALTOR**

If you are considering a MOVE in the near future and need to know the MARKET VALUE of your condo, or tired of RENTING let me help you find your dream home. If investing has been in your plans, let me show you what it is currently available in apartments, duplexes or rehabs.

If your are considering selling your condo, I am always working with buyers that are looking for a condo in Sycamore Creek, let me show you how easy selling can be! Special discounts available for Sellers / Buyers and Dual Agency!!!

The highest compliment our friends and customers can give us is to recommend us to a friend or neighbor. We appreciate your referrals!

*This is a paid advertisement*

**Pictures from SCHOA Holiday Party on December 2. Thank you to all who came.**

Our hostess, explaining the rules of gift exchange below.



Get to know your neighbors time!



Dinner time!



**Portrait Time! Sorry I can only fit so many folks...Those not here...My apology.**

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Our president, Bill, and his lovely wife, Rita.



One of our beloved association managers, Clara.



Our vice-president, Judy, and her handsome husband, Bob (who is also one of our association managers).



Our residents and our hostesses, Meloney & Hobart



Our residents at 1453



One of our board members, Ximina



Our residents at 1487



Below is our dedicated and hardworking board secretary, board member, newsletter editor and photographer.



## Strange News But Also True

### Let this be the warning...

AMSTERDAM, Netherlands (DDN) – A court has decided enough is enough. It banned a woman from contacting her daughter’s school or teachers because she complained too much.

The woman, whose name was not released, overloaded the Borgh Elementary School in the northern city of Zuidhorn “with an incessant stream of questions, comments and complaints,” a panel of judges at the Groningen District Court wrote in their judgment.

In the future, the woman will be allowed to submit complaints to the school on a single page of paper once a month, the court ruled.

In the 2004-05 school year, the woman sent 50 emails and 20 letters to the school, and came nine times to visit.

Her complaints ranged from treatment of her daughter (described as highly gifted) to disagreement about curriculum, method of teaching and the safety of the school.

She also wrote 29 letters to the school board and others “to the National Complaint Commission, the Labor Inspection Service, the Educational Inspection Services, the Queen’s representative and the media,” the judgment said.

### Ponderables:

- What disease did cured ham actually have?
- When your photo is taken for your driver's license, why do they tell you to smile? If you are stopped by the police and asked for you license, are you going to be smiling?
- Why do they call it an asteroid when it's outside the hemisphere, but call it a hemorrhoid when it's in your rear?

## CALENDAR OF EVENTS

December 25, 2005	Happy Holiday
January 1, 2006	Happy New year
January 3, 2006	SCHOA Annual Meeting
January 16, 2006	Martin Luther King’s day
February 7, 2006	SCHOA Monthly Meeting
February 14, 2006	Valentine Day
March 7, 2006	SCHOA Monthly Meeting

## Winter Reminders !!!



- The porch area is not to be used for storage even if items are in storage containers. Grills are to be kept on the patio. Also, nothing is to be fastened to the outside structure of you unit. One exception is a porch swing that has been approved by the Association. The Association reserves the right to remove unapproved items and will store items for up to 30 days at the owner’s expense. Storage fees are \$10.00/day. After 30 days the unredeemed items will be disposed of.
- 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.
- 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 city trash collector from picking up trash. If necessary, your automobile will be towed without warning.

## Condo Winterization

Before it’s freezing cold, it would help to winterize our condos, here are a few tips and hints of preparation:

- 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 more visible when snow has fallen and add safety as well.
- Be sure to tune up your central air and heat unit before winter starts. Call local Central Air and Heating companies for 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 \$2. If you do not know which filter to replace for your unit, please contact our office manager for more information.

- If you are planning to use the fireplace, do you know when was the last time the chimney was cleaned. Local cleaning chimney companies should charge you around \$50 to clean. See “Winter Reminders” above on how to store firewood on the porch.
- Be sure to put the fire in the chimney completely out when no one is home.
- If you have a smoke detector in your unit, now is the good time to change the battery.





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Fairborn, Ohio 45324  
Http://www.siscom.net/~schoa/  
Phone: 937-426-8960  
Email: schoa@siscom.net

**To: SCHOA Resident(s)/Homeowner(s)**

- 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.....937.878.4648
  - 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



**The Realtor that lives in Sycamore Creek. I have a personal interest in your property value. Please call me for a no obligation Market Analysis of your Condo. Visit my website at [WWW.GROSSCUP.NET](http://WWW.GROSSCUP.NET)**

Bill Grosscup  
Residential Specialist  
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Multi-Million Dollar Producer  
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