

# In Touch

Spring 2010



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

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## 2010 SCHOA Annual Meeting Summary

The annual homeowner's meeting was held January 5th. After the board secretary tallied homeowners and proxy representatives (58%), she declared that we had a quorum to start the annual meeting. Mr. Ziegler, president, presented the agenda and went over last year accomplishments, 2009 year end financial report and the new budget for 2010.

After the president's presentation, Mr. Ziegler asked the attending homeowners if anyone would like to run for the four open board positions, and to please submit your name to the secretary. Ms. Christine O'Dell chose not the run this time. Mr. Leonard Davis was asked to run in her place. No one else choose to run. The three



current board members along with Mr. Davis were voted in by acclamation. They will serve for a two year term. The annual meeting was over at 7:30pm.

After a ten minute break, the board reconvened for the January regular monthly meeting. The board voted to retain most current board officers with minor changes: Mr. Hobert Hall is now the new Vice-President and Mrs. Judy Halsall is now the new Treasurer.

### A Message From The President



Mr. William Ziegler

*To the residents of SCHOA:*

Please use common sense and be sensitive to your neighbors immediately next to you when doing any constructions inside your unit, especially at night. Your neighbors need a good night sleep just like you. The same goes for loud music and TV noise.

Please remember we are not a college campus. Most of our residents have real jobs to go in the morning.

Sincerely,  
Bill Ziegler

### Goodbye And Good Luck

The board with regret says goodbye to Ms. Christine O'Dell and wish the future Dr. Christine O'Dell good luck in Las Vegas with studying for a PHD degree in clinical counseling at the University of Las Vegas.

### 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.*

### Board of Trustees

Mr. William Ziegler, President  
Mr. Hobert Hall, Vice-President  
Mrs. Judy Halsall, Treasurer  
Mrs. Maggie Perry, Secretary  
Mr. Ron Nischwitz, Member-at-Large  
Ms. Pat Zimmerman, Member-at-Large  
Mr. Leonard Davis, Member-at-Large

**Newsletter Editor**— Mr. Thong Tran

**Articles provided by:** Mr. William Ziegler, Mr. Bob Halsall, Mr. Thong Tran

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## 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.

- **Volunteers.** From time to time volunteers are needed to serve on various committees or helping to cleanup our complex. You can add your name to the *volunteer list/waiver form* from one of our association managers or on the web site. If the board needs your help, our association managers will contact you.
- **Parking:** Since parking is limited at SCHOA and with the winter coming up please be aware that while the board is flexible about parking on SCHOA property, sometime it is necessary to park some vehicles on Sanzon drive. Parking on grass, blocking emergency, delivery, maintenance or your neighbor's vehicle is not allowed.
- **Flowers & Plants:** All residents are encouraged to plant flowers and plants in front and on the side of their units. If you have any questions, please contact our association managers.
- **Be a good Neighbor:** Please use common sense and be sensitive to your neighbors immediately next to you when doing any constructions inside your unit, especially at night.
- **Welcome to the 'hood:** The board wishes to welcome *Takisha Martin, Justin Deisch* and *Jerome and Karen Faler* to SCHOA.

## Landscaping report

- Concrete repairs have been completed for the year.
- No termite issue was reported last year.
- Landscaping will continue with RC Property Management in Beavercreek. Snow Removal will continue to be with Diamond Landscaping.
- Chimney will continue as per need basis by Lee's Concrete.
- Minor repairs will be identified during the Spring Walk-thru and will be fixed by our maintenance manager. Also, our maintenance manager is available for fixing minor repairs inside your unit for a fee. Please contact our association managers to schedule repair inside your unit.
- The snow removal this winter depleted our snow removal budget for the rest of this year. If it snows again in November and December of this year, the board will do its best to try to shift the budget around to meet this need without raising fees.

**Please keep your eyes and ears open for vandalism at SCHOA.** Remember part of your condo fees pay for the landscaping and amenities at SCHOA and they are getting more expensive each year to maintain and repair. Call the police ASAP for any suspicious activity and report to the association managers as soon as you can.

**Please contact the association before doing any work outside of your unit or installing equipment (satellite dish, swing or wood storage).** Remember, the association owns the outside of your unit and you must get permission from the Board.

## Spotlight



Mr. Ronald Nischwitz, current resident, SCHOA board member and president of the Diabetes Association Dayton Areas (DADA)

Ronald Nischwitz is a former Major League Baseball relief pitcher who played from 1961 to 1963 and in 1965 for the Detroit Tigers and Cleveland Indians. A switch hitter, he threw left-handed, was 6'3" tall and he weighed 205 pounds.

Prior to playing professional baseball, he attended Fairview High School and then Ohio State University. Signed by the Tigers as an amateur free agent in 1958, Ron made his big league debut on September 4, 1961 with them against the Baltimore Orioles. He pitched two perfect innings, striking out three batters. He played in a total of six games in his rookie year, going 0-1 with a 5.56 ERA. In 1962, Ron was the Tigers' most used reliever, appearing in 48 games. He went 4-5 with a 3.90 ERA. In 64 2/3 innings, he struck out only 28 batters. At the plate, he proved to be a solid hitter, collecting five hits - including a triple - in 12 at-bats, for a .417 batting average. On November 27, he was traded by the Tigers with Gordon Seyfried to the Indians for Bubba Phillips.

Ron played in only 14 big league games in 1963, going 0-2 with a 6.48 ERA. He did not play in the majors in 1964. In 1965 Ron was traded to the New York Mets and injured his elbow and was assigned to be Hall of Fame's Tom Seaver's pitching Coach.

Following his playing career, he served as the head coach of Wright State University baseball team from 1975 to 2004. He was named Baseball Coach Emeritus at Wright State University at the end of 2004. In April 2000, a new baseball stadium at Wright State University was named after him and his son, Gregg, who played for WSU for one season before losing his life in a construction accident in 1980.

In 1988 he founded Ohio Business Week which is a nonprofit organization that teaches high school students about the Free Enterprise system on a college campus each summer (See [OhioBusinessWeek.org](http://OhioBusinessWeek.org)).

In 2006 he was inducted into the Ohio State Athletic Hall of Fame and The American Baseball Coaches Hall of Fame.

Ron has lived in Sycamore Creek for several years. He has served on the board of trustees for various organizations throughout the region as well as a member of the SCHOA board of trustees. He is still very active in local sports and continues to run his own business, Accounts Receivable Management Service, located in Dayton and Fairborn.

## Pool Opening

The pool will open on the Friday before Memorial Day which is, May 28, 2010 this year. The pool is for the enjoyment of all residents and their guests. **Remember, if your guests are using the pool, you must be present at the pool.** Be considerate of those that live near the pool area. Remember to **keep the pool gate locked at all times.** Only residents of Sycamore Creek should have keys. Please don't let people in the gate. Only those residents with a paid up association fee account are permitted to use the recreational facilities which include the pool, tennis and basketball courts. If you do not have a key, one may be obtained from the association management staff after account status verification. If a renter needs a key, notify your landlord and requests a key from them. There is no diving permitted at the pool and running in the pool area is prohibited as well. No glass items such as glasses, cups, etc. should be brought into the pool area as any broken glass can cause injury and if it enters the water, the pool must be emptied and refilled at considerable cost. Also, **alcoholic beverages, concealed weapons and smoking are not permitted in the pool area.** Anyone under the age of 14 must be supervised by a mature adult at all times.



**No pets are permitted in the pool area.** Anyone found with a pet inside the pool area will be subject to losing their pool privileges for the season. The operation of our pool falls under the guidance of the Greene County Health Department, and is inspected from time to time without warning. Any violations of

county policy are grounds for the pool to be closed by the health department. The pool will be open for use from sun-up to sun-down each day during the season. It is requested that if you open an umbrella on one of the tables, please close it before you leave. Storms cause heavy damage when umbrellas are left open. **Please remember that the pool is not to be used by your guests if you rent the clubhouse.** This prevents other residents the chance to use "their" pool.

## CALENDAR OF EVENTS

May 04, 2010	SCHOA Monthly Meeting
May 8, 2010	Tentative Spring Walk-thru
May 28, 2010	Pool Opening
May 31, 2010	Memorial Day

\*\*\*Please note: The board had voted at the February board meeting to cancel board meeting for the following months this year: April, June, July and September. Of course, any emergency or important items that need to be discussed for those months the president will call for a meeting with full board.

## Spring Reminders !!!

- Get out your garden hose and hose down exterior of your unit to remove dirt and grime that has accumulated during the winter!
- Plant flowers outside your unit if you choose!
- Test your smoke alarm and re-check your condo insurance.
- **Drivers, please slow down and watch for children as you are turn into your driveway! Also, parents, for their safety, children are not to play, bike, skate, scooter, or sit on SCHOA's parking lots and driveways!**
- Please take your pet to Pooh Corner or clean up their mess. **Dogs in this development are required to be on a leash** except in Pooh Corner.
- Landscaping is getting expensive at SCHOA. Please **DO NOT PARK OR DRIVE ON THE GRASS**, your vehicle and your guest's vehicle will be towed without warning.

## Dog Owners Beware!!!



Are neighborhood dogs leaving "land mines" of poop for you and yours to deal with?

Do you wish your yard could remain a "poop free zone"? (If you live on a corner lot, chances are you're yard gets "hit" even more than most.)

Landscaping is very expensive at SCHOA and "land mines" of poop just make it worse.

The board is asking all residents who see such an "incident" to (politely) inform the dog owner that you'd like your yard to remain poop-free. If the dog owner refused to comply in a timely manner, the board ask you to take pictures of the dog leaving "land mines" as poop-proof. The board will then contact a company to pickup the "land mines" and charge back the cost to the resident (assuming the board can prove residency at SCHOA) along with an administrative fee to the homeowner.

## Spring Walk-thru



Each Spring, the board of trustees, committees, and other interested residents of Sycamore Creek walk through the development to see what areas of improvement need to be made. Items looked at

include landscaping issues, concrete repairs, and damage done during the winter months. Repairs are noted that are the responsibility of the association to fix and discrepancies that are the responsibility of the resident are also identified. Discrepancies that are the responsibility of the residents will be noted in a letter to the unit's owner and/or resident. If you are aware of a problem that the board needs to take care of, please call the association office and leave a message.

The board will look into your problem during this spring walk through. *Watch the bulletin board for date and time.* We will meet at the clubhouse, have some hot coffee and donuts, and than start our walk through.

## Winter Pictures



Mr. William Ziegler, president of SCHOA, presented a certificate of appreciation to Ms. Christine O'Dell for service on the board. Ms O'Dell is moving on to Las Vegas for her PhD degree.



Residents and board members celebrated Ms. Christine O'Dell going away and the winter blues party at the March board meeting.



According to the National Weather Service, this was one of the worst snow seasons on record. It has also depleted our snow removal budget which will require adjustments.



How NOT to park your car at SCHOA during a winter storm.



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Fairborn, Ohio 45324  
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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