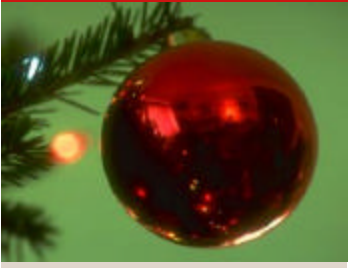


In Touch

Winter 2010



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 5, 2010

The 2010 Sycamore Creek P.U.D. Homeowners Association (SCHOA) annual meeting will be held Tuesday, January 5, 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.

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 5, 2010 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 5, 2010 along with a 2010 budget document and a proxy form for those who do not have a proxy on file, your proxy is no longer valid or your proxy has been dormant for a very long time.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 2009 property tax per unit share is \$43.93.**

A Message From The President



To SCHOA residents,

The board hosted a 'Meet The Candidates' night on Sept 29, 2009. The event had been on the 'drawing boards' since the spring. All eight candidates were invited, only half attended the event. It was moderated by the League of Women Voters, lasted about 2 hours and was attended by two former mayors of Fairborn, as were homeowners in the area and throughout Fairborn. I want to thank the candidates who attended and provided their thoughts and opinions about the direction that Fairborn needs to go. It should be noted that all the candidates that came to our event were elected and now represent the city of Fairborn.

Have a happy holidays!!!

SCHOA Activities

See Pictures of activities by your neighbors and the board this year on Page 2 and 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

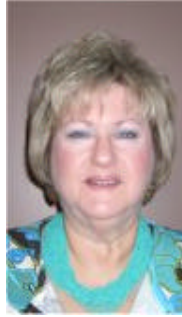
Mr. William Ziegler, President
Mrs. Judy Halsall, Vice-President
Mr. Hobert Hall, Treasurer
Mrs. Maggie Perry, Secretary
Ms. Christine O'Dell, Member-at-Large
Mr. Ron Nischwitz, Member-at-Large
Ms. Pat Zimmerman, Member-at-Large
Newsletter Editor— Mr. Thong Tran
Articles provided by: Mr. William Ziegler, 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. Also, keep firewood off the grass areas next to your unit.
- **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.
- **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.

Spot Light



Mrs. Judy Halsall, current resident , SCHOA Vice-President

Judy Halsall is our spotlighted member of the Board of Trustees this quarter. Judy has lived in our development for 25 years and is one of the original homeowners of our development, having her condo built in 1984.

Judy serves as vice president of the association and has been vice president since 2000. Before serving on the board of trustees Judy was active on many committees, especially the social and the architectural improvement committees. She was responsible for choosing much of our landscaping throughout the development and the décor of the clubhouse. Both of these two areas are extremely important to her in order to keep up our property values and for us to live in a pleasing environment.

Judy works as a FMS financial analyst at Wright-Patterson AFB. Judy formerly taught 6th grade in the Beavercreek Public School system. She is a graduate of Morehead State University (B.A.) and Wright State University (M. Ed).

The Board invited Candidates for Fairborn City Councils and Mayor

On September 29th, neighbors and board members attended "Meet the candidates" invited by our board president, Mr. William Ziegler, to discuss important topics affecting our complex and our Fairborn community. Four of the candidates running for city councils and mayor showed up at our clubhouse. A representative from the League of Women Voters moderated the debate and Q&A. It should be noted that all the candidates that came to our event were elected and now represent the city of Fairborn.



Mr. William Ziegler, president of SCHOA, introduced the candidates and a representative from the League of Women Voters



The four candidates from left to right: Robert Wood, Stuart Snow, Dan Kirkpatrick and Joan Dautel (mayoral candidate).



A reception was held after the meetings for the candidates and neighbors to get to know each other at a personal level.



Our neighbor, Lenny Davis, with Kim Farris and Marsha Bonhart at the Rob Dennis talk show on Dayton Access TV (above). Lenny Davis and his Stargate band performed at the show (below).



Board members and neighbors volunteered at the Diabetes Association Dayton Areas Car Show at Quaker Steak and Lube this May.



Neighbors and guests gathered at the new Tennis court on the 4th of July SCHOA Picnic.



Our neighbor, Barbara Ann Guggell, celebrate her 75th birthday at the Brio with family, neighbors and friends in September.

Board members and neighbors attended the baby shower for Richard and Maggie Perry, our neighbor and board secretary, at the October board meeting.



CALENDAR OF EVENTS

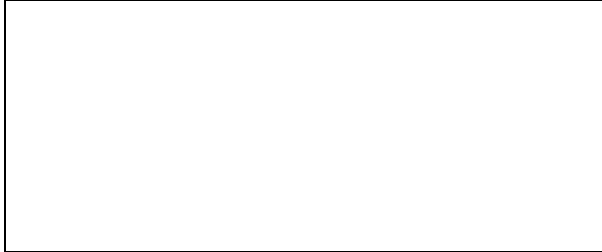
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|--------------------------|---|
| December 25, 2009 | Merry Christmas |
| December 26, 2009 | Kwanzaa (12/26/09 - 1/1/10) |
| January 1, 2010 | Happy New year |
| January 5, 2010 | SCHOA Annual Meeting |
| January 18, 2010 | Martin Luther King's day |
| February 2, 2010 | SCHOA Monthly Meeting |
| February 2, 2010 | Ground Hog Day |
| February 14, 2010 | Valentine's Day |
| February 14, 2010 | Year of the tiger (Chinese New Year) |
| February 15, 2010 | President's Day |
| February 16, 2010 | Mardi Gras (Fat Tuesday) |
| February 17, 2010 | Ash Wednesday |
| March 2, 2010 | SCHOA Monthly Meeting |
| March 14, 2010 | Daylight Savings Time Begins (Turn your clock 1 hour forward) |
| March 17, 2010 | St. Patrick's Day |
| March 30, 2010 | Passover |



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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