

Photo courtesy of Mary Miller

## WOOD CREEK HOMEOWNERS' ASSOCIATION

"A Desirable and Welcoming Residential Community"

APRIL 2015 NEWSLETTER

NUMBER 175

### PRESIDENT'S MESSAGE

Friends and neighbors –

Finally, there's a sense of springtime in the air. And it's about time! What a challenging winter! I am happy to see the seasonal activities of spring resume.....more people walking, cleanup of leaves and debris, pruning of trees, initial lawn treatments, and (especially pleasing) the early efforts of our snow plow contractor to repair the damage from this winter's snow removal. Your board and property manager have emphasized the need for early attention to this and it seems to have helped.

Of course, every season has both successes and challenges. This spring is no different. In my last letter I wrote about the need to address significant wood rotting and roof drainage issues in our community. To this challenge has been added the damage to over 30 units from leakage caused by ice damming. Because this type of damage was experienced by many thousands of buildings in the Rochester area, the persons who do repairs, paint, and deal with related insurance claims are backed up. There is unavoidable delay in completing all the tasks before us. Please be patient as our property manager works on this challenge. Many of Crofton's employees have been

working seven day weeks, as have many contractors hired by Crofton. The insurance adjuster from Cincinnati Insurance (our insurance carrier) was visiting our units this Thursday.

Although some ice damming is unavoidable in our current roofs, especially in a near catastrophic winter like 2014-15, we believe that we can take steps next year to better limit the damage. One likely step will be proactive roof raking where the nature of certain roofs and the history of prior ice damming suggest that raking might prevent ice from forming above flashing and ice shields. Another might be selective use of heat cables. Other steps will be explored. Owners suffering from ice damming might benefit themselves, too, by investing in improved insulation and ventilation control within their roofs.

As I mentioned in my January letter, the unexpected expense of the 2014 painting cycle was about \$70,000 more than budgeted. On a per unit basis, the level of expense for this work will probably continue for 2015, 2016, 2017, and 2018. In addition, it is important for our community to make capital investments in other ways to preserve and improve our properties. You are already aware of the expected need for reroofing in a

few years. Other examples are selected removal of undesirable trees, improvements of sidewalks and driveways, and addressing serious deficiencies in the drainage systems for many of our roofs. Further, the rotting problems in some of our units should be addressed quickly rather than waiting for their next painting cycle.

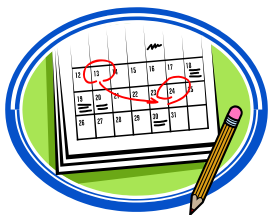
The property manager and the board are deeply engaged in confronting the issues just described. We accelerated our development of the 2015-16 fiscal year budget. We are also preparing a multi-year capital plan. Both the annual operating expense needs and the needs for our capital investments and capital reserve will be considered in deciding the monthly maintenance assessment for 2015-16. We held a special open board meeting for discussion of these matters and made the minutes available to owners. We also discussed the matters at the regular "listening session" held on February 19, 2015. In addition, for the first time since I have lived in Wood Creek, the board held a town meeting to present the budget to our community well before the annual meeting in June. Materials on the subject were sent in advance of that March 26 meeting. Forty-four owners attended. A summary of the discussion on that day was sent to all owners. I expect that the board will make some basic decisions on the budget at its meeting on April 20.

Thanks to all of you for your interest in our community and your patience and understanding. Your board is striving to preserve and enhance the qualities that make Wood Creek so special.

Steve Waite

### *Community First*

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#### **DATES TO REMEMBER**

**3<sup>rd</sup> Monday of the month:  
Board meeting, 5:30 PM at  
Spiegel Community Center.**

**Web Development Committee meeting** is now quarterly on the 2<sup>nd</sup> Tuesday, 7PM at 57 Creek Ridge. Contact Maureen for info.

**Wood Creek HOA Annual Meeting: Thursday, June 18<sup>th</sup>, 7:00PM.** Location is the Pittsford First Presbyterian Church.

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#### **HELP NEEDED**

As most of you know, last year we initiated a quarterly Neighborhood Gathering usually held at the Pittsford Library. About 25 to 30 neighbors attend each time.

In addition to the Neighborhood Gathering we also hold a monthly Living Room Gathering held at the home of various neighbors. About 8 to 10 people attend these sessions.

These Gatherings, at the direction of your Board, are designed to ensure communication channels between the Board and the neighbors remain open. They provide a forum for open discussion of issues that might be of concern, for clarification of Board actions, and for suggestions to make our community better.

We need help, however, in organizing and holding Living Room Gatherings. If you could help, we would ask you to contact 8 to 10 of your immediate neighbors and invite them to the Gathering in your home. The Gathering runs from 3:00pm to 4:30 pm. Some Gatherings end before 4:30, but none go beyond 4:30. We facilitate the discussion, so there would be no pressure on you to run the meeting. If you could help us, please call Bob Fien at 381-8922 or e-mail at [fien2@frontiernet.net](mailto:fien2@frontiernet.net). We would really appreciate your help. Thank you.

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#### **VARIANCES**

There were no variances submitted for Board action in either February or March.

Please remember that the 2-page variance requests are due 10 calendar days before the monthly meeting. All variance requests must be submitted directly to the Crofton office with supporting documentation. Board members and contractors may not accept them for you. Policy #28 outlines the Procedure for Handling Requests for Variances.

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## WINTER PARKING RESTRICTIONS ENDED

The Town of Pittsford winter parking restrictions ended April 1<sup>ST</sup>. However, Wood Creek HOA **Policy #36, Parking Regulations**, still applies. It states, in part, that **no overnight parking** is permitted on WC roads at any time; residents and visitors may park on one side of the street only on the side opposite the mail boxes; and that residents may park only in their own driveways **not the Visitor Parking area**.

Wood Creek Drive is a Town of Pittsford road. Overnight parking is allowed.

Please be cautious when parking on the roadways that you are not creating a hazard by parking behind a neighbor's driveway.

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### PROPERTY MANAGER'S CORNER



➤ **Plow Repairs**—The plowing contractor has already begun lawn repairs. Sod clumps have been put back into place. Soil and seed will be put down once the soil is warm and dry enough to support seed germination.

➤ **Spring Inspection**—Many shrubs and perennials have sustained damage due to the severe temperatures this winter. An inspection of shrubs will be conducted by Rick Thomas and Maureen Maloney Robb on 4/15/15. Please contact the office to add any concerns you have to this list.

- **Spring Cleanup**—this service is expected to be conducted by Patrick Property Maintenance by the end of April or beginning of May. Mowing will commence soon after on a weekly basis.
- **Refuse Delays**—garbage collection will be delayed from Thursday to Friday in observance of Memorial Day, and Labor Day.
- As always, if you have any exterior maintenance concerns, please call Crofton Associates at 248-3840 to let us know.

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## What causes ice dams

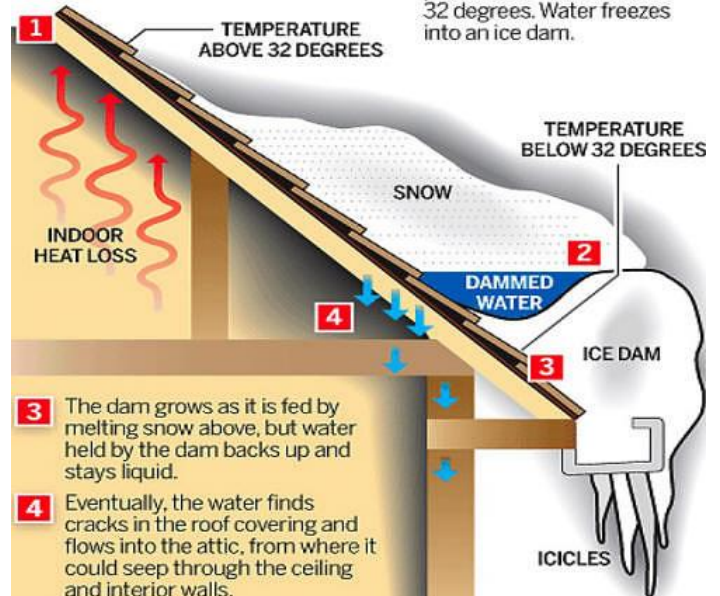
An ice dam is a ridge of ice that forms at the edge of a roof and prevents melting snow from draining off the roof. The water that backs up behind the dam can leak into a home and cause damage to walls, ceilings, insulation and other parts of the house.

### An ice dam might form when ...

- There is snow on the roof.
- Average outside temperature is below 32 degrees.
- Roof surface temperature is above 32 degrees at its higher end and below 32 degrees at its lower end.

### How it forms

- 1** Indoor heating rises through the ceiling into the attic and warms the roof surface.
- 2** Snow on the heated part of the roof melts and flows down until it reaches that part of the roof that is below 32 degrees. Water freezes into an ice dam.



## ICE DAM PREVENTION

Many of the Wood Creek homeowners (as well as a good portion of Monroe County) had some form of ice damming this year which caused interior damage. We would recommend that every homeowner have a free energy audit completed and do your best to have any, if not all, of the recommendations completed. This step



could save the Association, and your homeowner fees, THOUSANDS of dollars in a very short time.

Many contractors offer free energy audits and you are not obligated to have any of the work done but they will give you a thorough report of any areas of your home that are in need of maintenance. You can call Rise Engineering at 800-422-5365 to schedule this audit. Isaac Home Energy Performance also provides free "Whole House Energy Audits". Please call 546-1400 to schedule with them. You also can check with your heating and cooling contractor to see if this is something they offer.

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### CHEMICAL APPLICATION DATES

One-Step Tree and Lawn Care does the fertilizing, pest control and such for Wood Creek. The schedule for the 2015 season follows:

#### TREE/SHRUB TREATMENTS

Week of April 6th

Spring Root Feeding

Week of April 13th

Horticultural Oil & Disease Control

Week of June 15th

Disease Control Inspection

Week of July 20th

Disease Control Inspection

Week of October 12th

Deep Root Feeding

#### LAWN TREATMENTS

Week of April 27th

Fertilizer, Weed & Crabgrass Control

Week of July 6th

Fertilizer & Spot Weed Treatment

Week of September 14th

Fertilizer and Weed Control

Visit [www.croftoninc.com](http://www.croftoninc.com) for schedule changes and chemical information.

There are no set times for these applications. All applications are weather dependent.

**Homeowners** – Please remove yellow flags 24-hours after each application is completed.

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### WHAT YOU NEED TO KNOW ABOUT POLICIES:

- ✓ Policy #105 **Bird Feeders or Bird Houses**, require a variance. In addition, the policy states in part that **bird feeders may be used only until April 30<sup>th</sup>**. During the rest of the year, either the bird feeders or the food must be removed.
- ✓ Please read **Policy #02, Bed Maintenance**, as you plan for courtyard and/or deck-side plantings. Most plantings done by homeowners require a variance. The exception is that annuals may be planted without a variance in already delineated bedding areas.
- ✓ **Policy #11, Removal of Animals and Insects from Dwelling**, states that the homeowner is first responsible for clearing the invasion either himself/herself or by obtaining the services of a self-paid exterminator. If the exterminator or homeowner can prove a point of entry for the pest was not by the homeowner, then the HOA is responsible to repair/block the point of entry.
- ✓ **Policy #37, Satellite Dish**, requires a variance.

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## WOOD CREEK WEBSITE UPDATES

The Wood Creek Homeowners

Association web address is

[www.woodcreekhoa.org](http://www.woodcreekhoa.org). Sign on and

bookmark the site.

- ❖ You may also send your website comments and input to Maureen at [mmr14534@yahoo.com](mailto:mmr14534@yahoo.com).
- ❖ The Residents Directory is updated monthly if there have been any changes and that is only found on the Residents Login page. **Most recent update is January 2015.**

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## GENERAL REMINDERS



- **No parking on the grass** at any time, please. This reminder is especially important during this time of the year when frequent rains make for soggy pavement edges and when repairs from

winter plow damage are underway.

- Homeowners **may not** ask a contractor working onsite to do work for them, even work that may

seem related to the contracted work. If a homeowner wants a contractor to perform work outside of the normal working hours that contractor is on site, the homeowner may sign a separate agreement/contract with the contractor. Please be aware that some work may require a variance.

- **Holiday on Monday or Thursday?** Trash collection is delayed until Friday.
- **Recyclables and trash blowing in the wind** makes for an unsightly community. Please remember to weigh down your paper and plastic recyclables before placing them on the curb. This will eliminate litter and loose paper throughout the property. Garbage collection at Wood Creek rarely begins before 7:30AM, so please wait until Thursday morning to put your trash out to help prevent the unsightly wind-blown trash that appears every windy Thursday.

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## **PRESIDENT'S LETTER ON BOARD NOMINATIONS**

### **WOODCREEK HOMEOWNERS ASSOCIATION**

*"Community First"*

April 14, 2015

To the Wood Creek HOA owners:

At the annual meeting of WCHOA on June 18, 2015, 7:00pm, at First Presbyterian Church of Pittsford, we will elect new directors to replace Fred Holderle and Maureen Maloney Robb whose terms expire. Fred and Maureen are discerning, diligent and effective directors. We are sorry to lose them and, of course, are grateful to them for their years of service to our community.

Fortunately, the nominating committee chaired by Bob Fien and including Ellen Clouser, Judith MacMillan and Maureen Maloney Robb, has done a fine job selecting two new nominees to succeed Fred and Maureen. For this we thank Bob and the other members.

The nominees are Tom Glisson (10 Summer Tree) and Kate Spencer (93 Creek Ridge). Tom and Kate have much in common in that they joined our community in the relatively recent past and have a long history of professional accomplishments and community service. Tom's career has been in human resources, Kate's in accounting and finance. You will receive their resumes when the annual materials are mailed.

Under the bylaws of WCHOA, we are required to notify the community of the nominating committee's selections no later than April 16, 2015. Thereafter, any two owners may submit additional owners as nominees for election to the board. Such additional nominations, if received before May 14, 2015, will be included on the ballot for election at the annual meeting.

If you have any questions about this process, do not hesitate to communicate with me.

Sincerely,

Steve Waite, President, WCHOA