



Photo courtesy of Mary Miller

WOOD CREEK HOMEOWNERS' ASSOCIATION

"A Desirable and Welcoming Residential Community"

OCTOBER 2015 NEWSLETTER

NUMBER 177

PRESIDENT'S MESSAGE

Friends and neighbors:

Much is happening in Wood Creek and more activity is expected in coming months. Surely, no one has missed the repair and replacement of defective siding and other rotting wood on the 21 units in this year's paint cycle. The painting of these units is now nearly finished, as is work on some gutter and downspout improvements. Selective work of similar nature just began on over a dozen additional units needing early attention. Road repairs on Creek Ridge were recently completed. Replacement of damaged and winter-killed shrubs took place this month.

I hope many of you will attend the informal community meeting scheduled at 7:00pm on Thursday, November 12 in the Fisher Room, Pittsford Public Library. At that meeting, Dan Buccieri (our new property manager) and I will report not only on the activities just mentioned but on several other matters. Dan will talk about the board's recent decision to retain new contractors for snow removal and landscape maintenance. In addition, I will discuss my intentions regarding the long range planning **process** and preparation for the reroofing project anticipated within the next several years. This meeting will be an occasion for reporting to you in an informal setting and also for listening to your questions and comments. No decisions will be made.

It is with great gratitude to Maureen Maloney Robb, but with regret, that I report Maureen has decided she will no longer produce our quarterly Wood Creek newsletters after this edition. Maureen has diligently and capably

handled the newsletter for several years. She is certainly entitled to shed this responsibility. None of us should have to bear community service obligations indefinitely when there are 125 other owners who could volunteer. Maureen has tried to line up a successor, as have I, but there have so far been no takers. If we are to continue this worthwhile communication vehicle, someone in our community must step forward. If you have any interest in performing this valuable service, please contact Maureen directly or contact me.

We will soon face a similar crossroad regarding responsibility for the private WCHOA website which is the repository for many important WCHOA documents, enabling convenient review by all owners. Maureen is the person chiefly responsible for creating this website and keeping it current over several years. She needs a rest. If you believe this website is important, as I do, please contact Maureen or me. Maureen will be willing to work with her successor to make the transition smooth and painless but, of course, continuing attention will be needed if the website is to be kept current.

Tom Glisson, chair of the nominating committee this year, requested the board's appointment of Ginny Quinn, Emmett Miller and Laura Philbrick as committee members. The board made these appointments at its October 20 meeting. The committee will now identify possible candidates for board membership. First will be the nomination of a person to replace Bob Edelman who moved from the community this October. Next, nominations will be made for election to the board at the June 2016 annual meeting. Please let Tom or any committee member know if you are interested in serving.

As we approach the turn of October into November, the remembrance of last year's devastating winter is with us. This is another topic which can be discussed at the November 12 meeting. There is no panacea for ice damming and related leakage problems. We have been considering a number of steps which together should lessen the number and seriousness of such problems. As individual owners, we can ourselves help by improving the insulation and ventilation inside our roofs and sealing the leakage of warm and moist air from our living space into our roofs. Several owners who had energy audits done in their homes and did work on these conditions have experienced good results. Of course, the improvement of such conditions will also be a focus when we do our community-wide reroofing.

Please make a note that our community holiday cocktail party will be held at Kings Bend, 5:00pm, on Friday, December 4, 2015. More details later from the social committee. Let's make it a happy, well attended occasion!

As always, thanks for your interest and support and (sometimes) your patience which can be a great salve to those on the WCHOA board and the many people who work for our community.

Steve Waite, President, 159 Wood Creek Drive, swaite1@rochester.rr.com, 385-0581

Community First



DATES TO REMEMBER

Informal Community Meeting, Thursday, November 12, 2015, Fisher Room, Pittsford Library.

Holiday Hors D'Oeuvre Party: Friday, December 4th, at 5:00PM. Location is Kings Bend Park. Sign-up flyer is attached.

3rd Thursday of the month: Board meeting, 5:30 PM at Spiegel Community Center.

Web Development Committee meeting is now quarterly on the 2nd Tuesday, 7PM at 57 Creek Ridge. Contact Maureen for info as to next meeting date.



OPPORTUNITIES AVAILABLE

Meaningful Work, Flexible Hours, Interesting Friendly People

Wood Creek's Home Owner Association is made up of neighbors who like it here and want to keep our community strong. Right now the Association has an open Board position to fill and several other opportunities that may be just what you are looking for.

This is meaningful work. Most of us come from owning our own homes and we know that it is important to pay attention to the facilities and grounds in order to protect our investment. We are fortunate that Tarrah and Dan, from Crofton, take care of the heavy lifting in this regard. After all, we moved here to avoid heavy lifting! However, we homeowners have a Governance Board filling the oversight role. These duties can be performed with a very manageable investment of time. (Important Work, Flexible Hours).

Being on the Board is a chance to interact with the great people that make Wood Creek more than just attractive buildings and an awesome location. We are a community and the Board members take steps to ensure that we stay that way. The Board itself is made up of competent, dedicated, friendly people interested in where we live. (Interesting, Friendly People).

Want to learn more? Contact one of the Nominating Committee:

Ginny Quinn - ginny.quinn@gmail.com - 381-7412

Emmett Miller - ehmpsu@rochester.rr.com - 383-5663

Laura Philbrick - lmphil@msn.com - 507-7271

Tom Glisson - thglisson@gmail.com - 451-4831

Submitted by Tom Glisson, Board Member, Wood Creek HOA

VARIANCES

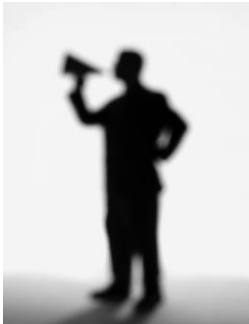
The Board approved variances for the following units at the August, September and October meetings:

- 143 CR (Tighes): Install a backup power generator.
- 57 CR (Robbs): Amend an approved variance to reroute stove exhaust fan.
- 32 CR (Clouser): Replace and relocate shrubs and perennials.
- 128 Wood Creek (Pointon): Change paint scheme of unit as part of this year's paint cycle.
- 126 Wood Creek (Willert): Replace dying bushes along garage with box woods and a dwarf ewe.
- 22 Creek Ridge (Cook): Install a backup power generator.
- 18 Creek (Quinn): replace windows.
- 64 Creek Ridge(Corella/Frackenpohl) - replace windows.
- 4 Summer Tree (Petcoff) – replace skylights.

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.

Submitted by Dick Vandenberg, Variance Committee Chair

PROPERTY MANAGER'S CORNER



There are several projects and service schedule changes homeowners need to be aware of for this fall/winter. There is a service/events calendar on the Wood Creek website where these services and events are also posted. Feel free to reference the calendar at any time, 24/7.

1. Exterior Painting
 - a. This project is well under way and should be wrapping up soon.
2. Fall Gutter Cleaning
 - a. Every fall the Association has the gutters cleaned. Throughout the rest of the year homeowner can request additional gutter cleaning. Fall gutter cleaning typically occurs after the majority of leaves have fallen, close to Thanksgiving.
3. Refuse Delays
 - a. Garbage collection will be delayed from Thursday to Friday in observance of the Thanksgiving Holiday. Christmas and New Year's occur on Fridays this year and will not affect collection.
4. Crofton Office Closings – calls will continue to be taken by the answering service at (585) 248-3840 and a property manager will be on-call.
 - a. Our office will be closed on:
 - i. Thursday & Friday, November 26 & 27, 2015 (Thanksgiving)
 - ii. Friday, December 25, 2015 (Christmas)
 - iii. Friday, January 1, 2016 (New Year's)

5. New Contractors

- a. After many years in the business, and many years of service at Wood Creek, Chris Corrigan of Patrick's Landscaping will be ramping down. Many homeowners have become familiar with Chris and may even have had him perform some individual services for them. Chris will continue to welcome your requests for individual services should you wish to call him.
- b. There will be new faces for contracted services for plowing & shoveling and landscaping. The Association has contracted with Magic Plowing to provide snow removal services, they will shovel as well as plow. Starting this spring, G.J. Romig Property Management will be providing all of the landscaping services for the Association. These two companies have provided services for other communities managed by Crofton and have proven themselves worthy of the task.

Submitted by Tarrah Owen, Asst. PM

WHAT YOU NEED TO KNOW ABOUT POLICIES:

- ✓ It's the season when little critters are looking for a cozy home for the winter. **Policy #11, Removal of Animals and Insects from Dwellings**, states that the homeowner is responsible to rid the home of pests. Then Crofton will repair any exterior entry points that an exterminator has identified.
- ✓ It is important to have read **Policy #107, House Decorations Policy**, as the holiday decorating season approaches. For instance, did you know the policy forbids inflatable lawn ornaments?
- ✓ **Policy #37 - Satellite Dish** requires a variance.
- ✓ **Policy #98 - Emergency Generators at Wood Creek** may be installed according to very specific conditions. A variance is required.



WOOD CREEK WEBSITE UPDATES

The Wood Creek Homeowners Association web address is www.woodcreekhoa.org. Sign on and bookmark the site.

- ❖ There are now a few more than 1/3 of households registered to use the Residents Login page. Financials, complete minutes, the Directory are all located there.
- ❖ General web usage varies month-to-month and always shows an uptick when Board Minutes and/or photos are posted.
- ❖ You may send your website comments and input to Maureen at mmr14534@yahoo.com. Plus there is under the Resident Login tab, a Neighbor-to-Nighbor section that allows you to post an item for sale or other comment for residents only.
- ❖ The Residents Directory is updated every few months as there are changes. The Directory is found on the Residents Login page. **Most recent update is October 2015.**

GENERAL REMINDERS



- **Winter NO PARKING** rules begin November 1st. The Town of Pittsford prohibits overnight street parking during the winter and in our community that applies to Wood Creek Drive.
- **Policy #36, Parking Regulations**, prohibits overnight parking on HOA roads at any time.
- Remember that if your car/cars are parked in your driveway during the snow plowing season, you risk not having your driveway plowed.
- Are you ready for winter? Do you have a home emergency kit readily available in the event of a power outage, including flashlights, battery-powered radio, and extra batteries? And what about a car emergency kit, including flashlight, battery-powered radio, extra batteries, a blanket or 2, drinking water and non-perishable food, and a shovel?
- Have you made all the necessary arrangements to keep your home safe while you are away?
- Editor for the community's quarterly Newsletter is needed. The next newsletter is scheduled for late January or early February. Contact Maureen Maloney Robb or Steve Waite if you are interested to learn more. Be a good neighbor by leashing your dog and picking up after it, by parking in designated areas only, and by being welcoming and friendly to newcomers.
- Keep abreast of what is happening in your community by reading the periodic newsletter, checking the website regularly (www.woodcreekhwa.org), attending monthly Board meetings and special sessions like the upcoming Informal Community Meeting.

WOOD CREEK HOLIDAY HORS D'OEUVRES COCKTAIL
PARTY 2015



DECEMBER 4

KINGS BEND PARK

NORTH LODGE

5 PM

PLEASE BRING: Hearty Hors D'oeuvres, Your Own Alcoholic Beverage (or your own non-alcoholic beverage), Coffee and Water and Soda will be provided.....

CHECKS ONLY: \$6.00 per person – make checks out to Wood Creek HOA

RSVP by December 1....drop off registration (see below) and checks at 55 Creek Ridge

NAME(S)_____

ADDRESS_____

PHONE_____

IF YOU NEED A RIDE PLEASE CALL 248-0002
Should we have to cancel we will call you
ANY CONCERNS OR QUESTIONS CALL: 248-0002 (Dory Deisenroth)