

Photo courtesy of Mary Miller

## WOOD CREEK HOMEOWNERS' ASSOCIATION

"A Desirable and Welcoming Residential Community"

JANUARY 2015 NEWSLETTER

NUMBER 174

### PRESIDENT'S MESSAGE

Friends and neighbors –

There's a serenity about winter. Our streets are quieter. Only a few bundled folks brave the cold to walk. Whiteness rather than color marks the environment. Many of our residents are in the south or away for holidays. Less work is taking place on our units and grounds.

Don't be deceived by the quietude. Your property manager and board are active all year and are dealing with important issues. Deserving brief mention is the unsatisfactory snow plowing done during the major December storm. We noted the deficiencies (including the unacceptable plowing of grass rather than pavement). Rick Thomas, our property manager, dealt with the plowing supplier on this, and I believe the next two plowings were better.

Of far more strategic importance is the continuing saga of significant rotting wood on the exterior of our units, some serious enough to threaten damage to interior wood if not soon repaired. You'll recall that when Crofton Associates began the normal annual prep work for the 2014 painting cycle last fall, they discovered

major siding problems, including not only curled, cracked and rotting siding but permanent damage to the vapor barriers and insulation inside the siding. Like Pandora's Box, the opening of the siding revealed problems far more extensive than anyone expected although (from the roofing survey results and direct observations) we had some awareness of rotting. Because of the time urgency (i.e., the immediacy of the commencement of painting in September), there was no time to bid the siding work. Fortunately, and to Crofton's great credit, they stepped to the plate and did marvelous, expeditious work at expense comparable to what would have been paid to any competent contractor. To do this they had to forego or reschedule other work. Testimony received from numerous affected owners confirms the need for the work and the quality of Crofton's people.

The unexpected expense of the 2014 painting cycle was about \$70,000 more than budgeted. Happily, we are about at budgeted levels on other expenses so far this year. However, beginning in September, we deferred the budgeted monthly contributions of about \$14,000 to the capital reserve fund to be sure we would have sufficient operating funds for this fiscal year. These deferred contributions included \$5,000 per month

budgeted to the roofing sub-fund of the capital reserve. Of course, the special assessments payable to the roofing sub-fund in three annual payments have gone and must and will continue to go into the roofing sub-fund.

At the time we were dealing with the cash flow implications of the siding and painting expense, I directed the property manager to defer temporarily the fulfillment of work orders for major siding and rotting wood repairs other than included in the 2014 painting cycle. Such necessary repairs had been undertaken in the fall for three units. However, I was concerned about proceeding apace with other such repairs for two reasons: (1) the cash flow implications, and (2) the possibility that such repairs might go forward without adequate evaluation of which units most needed the work. Since that time, a number of work order requests have been filed and in the ordinary course we have discovered major rotting issues in a number of other units, not only with siding but with fascia and soffits. The location and nature of much such rotting clearly results from roof water drainage. The problems appear to be caused partly by gutters and downspouts which are too small and/or improperly installed, leading to overflows and roof drippage onto wood instead of gutters. Another cause appears to be the manner in which water is drained from upper roofs.

The property manager and the board are deeply engaged in confronting the issues just described. We are accelerating our development of the 2015-16 fiscal year expense budget. We are also preparing a multi-year capital plan and budget. Both the annual operating expense needs and the needs for our capital reserve will be considered in deciding the monthly maintenance assessment for 2015-16. We expect to call a special board meeting for discussion of these matters. Owners will be welcome to attend as they are welcomed at all board meetings. However, the only agenda item at that special board meeting will be the 2015-16 budget; an open forum for owner comments will not occur at that meeting. I remind you of the regular "listening session" to be held at 7:00pm in the Fisher Room of the Pittsford Library on February 19,

2015. These sessions are held for the exclusive purpose or receiving owners' questions and comments. In addition, for the first time since I have lived in Wood Creek, the board plans to hold a town meeting to present the budget to our community well before the annual meeting occurs in June.

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.

**Special Board meeting: Tuesday, February 10<sup>th</sup>, 3:00PM** at the Crofton office. The purpose is for Board to begin budget discussions.

**Listening Session: Thursday, February 19<sup>th</sup>, 7:00PM,** Pittsford Library Fisher Room.

**Wood Creek HOA Annual Meeting: Thursday, June 18<sup>th</sup>, 7:00PM.** Location to be determined.

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### **SCAM ALERT!**

Residents have received a mailing from Homeserve in recent weeks regarding water-line insurance. The letter states that you, as the homeowner, are responsible for the full cost of maintaining and repairing your exterior water line. This is not true.

The HOA and Town of Pittsford are responsible for water lines outside your home. You do not need water-line insurance.

This company has operated the same scam elsewhere in NYS, according to news reports. This scam has been shut down in at least two other locations in NYS. The operators are now targeting our area. If you receive the letter, you may discard it or you may choose to report it the Sheriff's department as a scam.

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### NEW RESIDENTS

Please make the following new residents to our community feel welcome:

- 4 Creek Ridge - Richard & Donna Hooker
- 25 Creek Ridge - Cynthia Javid
- 36 Creek Ridge - Jim & Suzanne Speicher
- 93 Creek Ridge - Kathleen Spencer
- 98 Creek Ridge - Laura Philbrick
- 12 Rainberry - Jim Mrva

We hope you're enjoying your new home!

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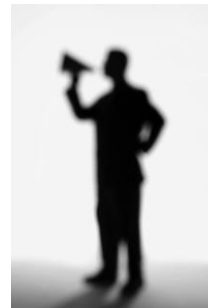
### WINTER PARKING RESTRICTIONS STILL IN EFFECT

The Town of Pittsford winter parking restrictions are in effect November 15 through April 1 of each year. Parking of any vehicle on public roads – including state highways – is prohibited during this time in all areas within the town and outside of the village. Within Wood Creek, the parking restrictions apply to Wood Creek Drive.

Wood Creek HOA Policy #36, Parking Regulations, also applies. It states, in part, that no overnight parking is permitted on WC roads at any time; and that residents may park only in their own driveways not the Visitor Parking area. Most important of all, driveways will not be plowed if cars are parked in them.

If your family has too many cars to park them all in the garage, perhaps you could ask a neighbor who has only one car to rent the extra garage space.

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### PROPERTY MANAGER'S CORNER

➤ The Association is hard at work this winter making sure the roads, driveways and sidewalks are cleared of snow. Please bear in mind Wood Creek Drive is the only road plowed by the Town of Pittsford and they plow more frequently than the Association does. The Town likely plows every 1" of accumulation, and they also salt the roads as needed. The Association plows are contracted to come after 3" of accumulation, and they will salt only upon request of the Association. This helps keep the cost for plowing under control. The sidewalks are cleared by yet another contractor who is also held to the same 3" specification set by the Association. When conditions dictate, you may see the shovel crew out ahead of 3" just to keep the sidewalks safe for ice melt application. Homeowners are asked to keep a small supply of calcium chloride, **not rock salt**, available to remove ice from their walk ways and driveways as needed. (The Association is not responsible to remove ice from sidewalks and driveways.) Rock salt is corrosive when used on concrete. Please take care to avoid rock salt on concrete surfaces.

- This March you can expect to see the catch basins being inspected and tree pruning being done. It is best to prune the trees while they are still dormant. (This work is typically awarded in January.) Homeowners have contacted us with their requests and the Board has inspected for other trees that are close to the buildings and therefore need to be pruned. If you have a tree concern you would like to have addressed,

please feel free to call and let us know. However, new requests will likely be held until next winter.

- Homeowners can expect to receive information about the proposed budget for 2015-2016 in March as well. Budget preparation begins in January each year.
- 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 YOU NEED TO KNOW ABOUT POLICIES:

- ✓ **Policy #98, Emergency Generators at Wood Creek**, has been updated to comply with revisions in the Town of Pittsford code for generators. A link to the revised policy can be found on the HOA website at [www.woodcreekhoa.org](http://www.woodcreekhoa.org). A portable generator does not require a variance.
- ✓ **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.
- ✓ According to **Policy #61, Security Signs**, only free-standing "security" signs are allowed. Those attached to a unit are not allowed.

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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.

- ❖ There are now 40 residents using the Residents Login page. If you are not one of them and want to be, please email Maureen with your name, address and phone number. You may also send your website comments and input to Maureen at [mmr14534@yahoo.com](mailto:mmr14534@yahoo.com).
- ❖ The website is updated at least twice a month, including right after the monthly Board meeting with Minutes from the previous month's meeting. There are also photos of community events, and up-to-the-minute info and announcements.
- ❖ 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.
- **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 8:30AM. 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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#### VARIANCES

The Board approved variances for the following units at the November, December and January meetings:

20 Creek Ridge (Keegan): replace front door and side light

52 Creek Ridge (Green): remove a Box Elder tree and four dead Buckthorns, and trim adjacent trees

79 Creek Ridge (Edelman): garage door replacement

121 Wood Creek (Webster): trim overgrown Arborvitae at rear deck

16 Winding Wood (MacMillan): install a backup generator.

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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