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WOOD CREEK HOMEOWNERS' ASSOCIATION

"A Desirable and Welcoming Residential Community"

AUGUST 2015 NEWSLETTER

NUMBER 176

PRESIDENT'S MESSAGE

Friends and Neighbors:

Having sent you a long letter on July 22, I'll limit this note to a couple plugs for community events and announcement of one important news item.

First, the plugs.

Let's have a record turnout for the Wood Creek picnic scheduled for Wednesday, September 16, 5:30 – 8:30PM, at King's Bend Park, Jefferson Road, in Pittsford. Those of you who attended our picnics in the recent past will remember what happy and spirited occasions they were. With Peg Glisson and her wonderful team presenting this year's event, we can be sure it will be equally enjoyable. There will be pulled pork, hot dogs, even veggie burgers for the conscientious, healthy eaters among us. The location at King's Bend, while not here in Wood Creek, is only a short drive and is a perfect location with many advantages, not least of which are facilities for any kind of weather. It's a great opportunity to meet our neighbors and have fun.

Please, everyone, encourage others to attend and collaborate with each other to be sure no one fails to join the fun because he or she lacks transportation. Many of us will be driving and can easily offer rides and shuttle service to others who prefer not to drive. This includes Jody and me.

The second plug relates to the intersection of Wood Creek Drive with Route 31. Most of us use this intersection every day. There have been many accidents there over the years. Our Association tried several times with the NYS Department of Transportation to get a stop light added on Route 31 or to lower the speed limit. Never were we successful. Recently, our good citizen, Wendy Ahlheim (7 Creek Ridge), contacted Rochester Reconnects, a local group that is assembling and analyzing accident reports over several years in the Rochester area. They hope to identify locations where accidents could be reduced by changing speed limits or other actions. Wendy is also in touch with Rick Funke, our NYS Senator. She is trying to get a complete list of accidents at this intersection and to get signatures on a petition to the DOT for changes. Wendy wants to receive reports from us about accidents there, and to hear from those willing to help

collect signatures on a petition and perhaps in other lobbying efforts. Please let her know if you can help.

Finally, I must report an important new item. Rick Thomas, our productive property manager for the past year, will be leaving our community to take over another HOA managed by Crofton Associates. This is in response to needs at Crofton, which is expanding its region-wide services as the premiere managing agent in the area for HOAs. Rick has a successful record in managing several HOAs during his association with Crofton. We are grateful to Rick for his conscientious and persistent work for our community.

Fortunately, Crofton has offered to us as a successor to Rick a person with communications skills and experience who lives in and loves Pittsford and is acquainted with our community. His name is Dan Buccieri. We heartily accepted Dan's designation after interviewing him. I'm happy to report that Tarrah Owen will continue as our assistant property manager.

Dan's appointment as Wood Creek's property manager became effective on August 3, 2015. He will be on our property frequently and will introduce himself. And don't hesitate to introduce yourselves to him when you see him. I am confident Dan will continue and build upon the work provided by Rick, including the recognition of and response to our rotted siding and related issues, the favorable renewal of our insurance coverage for three years at a modest rate increase, and the successful resolution of our insurance claim for ice damming leakage. Also favorable has been the response of the managing agent to work order requests which (according to many reports I have received) is much improved from past years, and the fine conduct of Crofton employees when they are in our community. The performance of boards, HOA officers, HOA owners, managing agents, and property managers is never perfect. I believe we are making progress.

Steve Waite

Community First



DATES TO REMEMBER

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.

Community Listening Session: Monday, August 17th, 7:00PM. Location is the Spiegel Community Center, room 201.

Wood Creek Summer Picnic: Wednesday, September 16th, beginning at 5:30PM. Location is Kings Bend Park. Flyer attached.

HOMEOWNER INPUT to CAPITAL PLAN

Later this year the Board of Directors (BOD) will adopt a Capital Plan to be followed by our Association in the future. The goal is for the completed Plan to include:

1. A schedule of the capital expenditures required to implement all of the things we expect to do in the future.
2. A schedule of future homeowner payments to fund the capital expenditures.
3. A description of each line item, which includes enough detail on each of its major components to decide whether the information is current and accurate along with the source of the information.
4. Provision for dealing with large unanticipated expenses.
5. A procedure that will be followed to review and update the Plan annually by knowledgeable people to insure that:
 - The costs are still appropriate.
 - It reflects the owner's expectations.
 - It is in the best interest of the Association.
6. A procedure that will be followed in the future to give the homeowners confidence that any BOD decision to make a significant change in either how reserve funds are used or payments to be made by homeowners will include a revised Capital Plan, which shows a schedule of future homeowner

payments that is adequate to fund our schedule of capital expenditures and to deal with unanticipated expenses.

At our annual meeting, I described our proposal for future capital expenditures and Steve Waite discussed several alternatives for funding these expenses. In his recent letter, Steve said owners will have time to get acquainted with the issues and communicate their preferences to the BOD before the plan is adopted. Please share your comments and questions with me (RobertEdelman@gmail.com), (381-9067) or Steve (swaite1@rochester.rr.com), (385-0581). Steve or I would be delighted to discuss the capital plan with any group of owners.

Here are some of the questions which I hope you will consider:

1. With regard to item 6 of the Plan goals, what procedure should be used to provide adequate assurance to the homeowners? Two suggestions to consider:
 - Adopt a resolution of the owners at next year's annual meeting requiring the board each year to present to the community its capital plan, including not only the investments called for but also the plan for how we will pay for such investments.
 - Adopt a bylaw amendment, which requires the BOD to publish a revised schedule of homeowner payments whenever a significant change is made in how reserve funds are used. The revised payment schedule must be adequate to fund all future expenditures. The amendment should also require publishing a similar revision of the payment schedule whenever any part of the payment schedule is changed, e.g., reducing the projected monthly fee for the coming year.
2. What is the minimum amount of money that should always be available to meet unanticipated expenses? When setting this amount, should we consider money in dedicated funds to be available to meet unanticipated expenses?
3. What combination of monthly maintenance assessments and special assessments should be

used to fund our proposed capital expenditures? How should the special assessments be scheduled: as lump sum payments, or as small payments over an extended time?

4. Are there other ways of funding capital expenditures that should be considered?
5. Are there additional tasks that should be added to the current list of expenditures?
6. Should the scope or timing of any of the current list of expenditures be changed? Should any be eliminated?

Submitted by Bob Edelman, VP – Capital Planning

VARIANCES

The Board approved variances for the following units at the May, June and July meetings:

- 137 Wood Creek (Dennison): Update landscaping in the alcove by the front door.
- 98 Creek Ridge (Philbrick): Install high efficiency furnace vent.
- 64 Creek Ridge (Corella/Frackenpohl): Remove existing yews along garage.
- 57 Creek Ridge (Robb): Reroute stove exhaust fan.
- 57 Creek Ridge (Robb): Install two Trellises to protect furnace and hot water intakes.
- 128 Wood Creek (Pointon): Update plantings along sidewalk and garage.
- 157 Wood Creek (Weinstein): Replace storm/screen combination door.
- 64 Creek Ridge (Corella/Frackenpohl): Install new front door and sidelight.
- 32 Creek Ridge (Clouser): Replace storm/screen combination storm door.
- 64 Creek Ridge (Corella Frackenpohl): Install courtyard garden.
- 18 Creek Ridge (Quinn): Update landscape on north side of residence to conceal egress.
- 18 Creek Ridge (Quinn): Change color of front door to black.

- 81 Creek Ridge (Miller): Replace dead bush to left of garage with a yew.
- 11 Summer Tree (Sanford): Replace dead Birch trees with Magnolias and dwarf Japanese Maple
- 18 Creek Ridge (Quinn): Install a flower box on garage window.
- 159 Wood Creek (Waite): Remove courtyard tree and reduce the size of the courtyard garden.

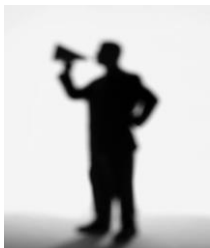
Please remember that the 2-page variance requests are due 10 calendar days before the monthly meeting. All variance requests must be submitted directly to the Crofton office with supporting documentation. Board members and contractors may not accept them for you. Policy #28 outlines the Procedure for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

Submitted by Dick Vandenberg, Variance Committee Chair

“LIVING ROOM” SESSIONS

The Living Room Sessions will begin in September. These sessions start at 3:00 pm and go to about 4:30 pm, and consist of between 7 and 10 people in an immediate neighbor or cluster of Wood Creek. Steve Waite, our President, and some Directors will attend. It’s an opportunity for your neighbors to raise any concerns they might have, to clarify any misunderstandings they might have, and to get to know their Directors and plans for the future. These sessions are a lot of fun. If you would like to host a Living Room Session please contact Bob Fien at fien2@frontiernet.net or at 381—8922 for more information.

Submitted by Bob Fien, VP-Community Relations



PROPERTY MANAGER’S CORNER

There are several projects and service schedule changes homeowners need to be aware of for this fall/winter.

1. Paving repairs along Creek Ridge (end of Aug – early Sept)

- a. The center seam of the road has deteriorated and will no longer hold crack fill. The center section of the road will be milled and re-paved. This will be done as needed and should only cause intermittent delays in traffic.
2. Carpentry Repairs (starting the 2nd week in August)
 - a. There are 21 homes in 5 buildings included in the painting cycle this year. (14-18, 20-24 & 26-32 Creek Ridge, 2-12 Rainberry & 1, 3 Rainberry, and 124-128 Wood Creek) Carpentry repairs will be made to the existing siding to ensure all rotted wood is replaced prior to painting.
 3. Exterior Painting (starting in September)
 - a. All exterior wood siding and trim will be painted. Any homeowner included in the painting cycle who wishes to make a color change to their front door should submit a variance to do so. There will be a charge to the homeowner of \$35.00 for the 2nd coat to complete the color change. (This is because the Association painting contract only calls for one coat to refresh the existing color. Color changes will require 2 coats.)
 4. Front Shrub Replacements (September)
 - a. There are a number of addresses which received damage to the shrubs between the winters of 2014 & 2015. As several shrubs did not fully leaf out until the end of March the Association began making a list of the damage in April of 2015. Homeowner comments were compiled during the April inspection as well.
 - b. It was decided to wait until after the spring shrub pruning was completed in June to finalize the shrub replacement list - many shrubs were more in need of pruning than replacement.
 - c. Quotes have been requested from local nurseries for the replacement shrubs since there are 34 addresses on the list.

We are being told the stock is depleted at this time and they will have a much better selection in another month or so. Watering needed for shrubs installed in August is aggressive and several of the 34 homeowners may not be able to do so. For these reasons we have made a conscious decision to wait until September to make shrub replacements.

- d. Several homeowners have asked for more communication on this project and we hope this information is helpful in understanding the time frame at hand.

5. Refuse Delays

- a. Garbage collection will be delayed from Thursday to Friday in observance of the Labor Day and Thanksgiving Holidays. Christmas and New Year's occur on Fridays this year and will not affect collection.

6. 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. Monday, September 7, 2015 (Labor Day)
 - ii. Thursday & Friday, November 26 & 27, 2015 (Thanksgiving)
 - iii. Friday, December 25, 2015 (Christmas)
 - iv. Friday, January 1, 2016 (New Year's)

As always, if you have any exterior maintenance concerns, please call Crofton Associates at 248-3840 to let us know.

CHEMICAL APPLICATION DATES

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

TREE/SHRUB TREATMENTS

Week of October 12th
Deep Root Feeding

LAWN TREATMENTS

Week of September 14th
Fertilizer and Weed Control

Visit 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.

WHAT YOU NEED TO KNOW ABOUT POLICIES:

- ✓ **Policy #23 Home Owners' Responsibilities** states the following among other items:
 - Abide by the Declaration, Bylaws and Board Policies of the Wood Creek Owners Association.
 - Work cooperatively to improve the quality of life within the Wood Creek community.
- ✓ **Policy #28 Procedure for Handling Requests for Variances** states that all requests for a variance must be submitted to the Property Manager.
- ✓ **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 July showed an uptick due to notes from Annual Meeting as well as notes from June Board meeting being 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-Neighbor 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 July 2015.**

GENERAL REMINDERS



- Volunteer to serve your community. You could serve on the Board, or a committee. You could help organize a community event. Debbie Bellisario recently organized our community food drive for the Pittsford Food Pantry. Peg Glisson is hard at work with her committee planning our Summer Picnic

on September 16th. What community event would you like to organize? A holiday gift drive for the needy (can be done through the Food Pantry). The

holiday party? Bring your ideas to the Board.

- 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.woodcreekhoa.org), attending monthly Board meetings and special sessions like the Listening Session or Budget hearings.
- The Contractors List has been updated. Find it on the Residents Login page of the HOA website. If you have any additions or deletions to that list, contact Debbie Bellisario.
