



Photo courtesy of Mary Miller

## WOOD CREEK HOMEOWNERS' ASSOCIATION

"A Desirable and Welcoming Residential Community"

FEBRUARY 2016 NEWSLETTER

NUMBER 178

### **PRESIDENT'S MESSAGE**

**Greetings, everybody:**

**There's not a lot to report since my January 24 letter to you. A few things of note, however.**

**First, my hearty thanks to Ginny Quinn, our newest director, who is now producing our regular Wood Creek newsletter. This is her first edition. I'm delighted that this critical communications vehicle is in Ginny's good hands. I cannot mention Ginny without also thanking Maureen Maloney Robb for her distinguished service of several years producing the newsletter and her help to Ginny as she begins her efforts.**

**Second, I encourage you to attend the listening session scheduled Tuesday, March 15, 2016 at 7:00pm in the Fisher Room, Pittsford Public Library. These sessions give owners and board members an opportunity to discuss informally whatever matters are on the minds of the owners. Because there is no formal agenda, there is always free flowing discussion in a congenial atmosphere. Every one of these sessions has been both enjoyable and helpful.**

**Finally, I'm pleased to report that Crofton Associates secured a special pricing arrangement with Felluca Door Company for the purchase and installation of new reinforced steel backing garage doors matching the newer doors within our community at a discount of 15% from standard price. Multiple color options are available. As some of you know, Felluca has already installed many doors in Wood Creek and provided high quality**

service. Several of our units still have original wood doors which are gradually but inexorably wearing out. Some are difficult to maintain. If you are considering a new garage door you might want to contact Crofton or Felluca, although, of course, you may select another contractor if you wish.

Steve Waite, President, 159 Wood Creek Drive, [swaite1@rochester.rr.com](mailto:swaite1@rochester.rr.com) ; 385-0581

### *Community First*

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#### **DATES TO REMEMBER**

**Community Listening Session**, Tuesday, March 15, 7:00 pm, Fisher Room, Pittsford Library.

**Board Meeting**, Thursday, February 18, 5:30 pm, Spiegel Community Center. Variances will be presented.

**Wood Creek Homeowners Association Annual meeting**, Thursday, June 16, 7:00 pm, location to be announced.

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#### **KEEPING THE WOOD IN WOOD CREEK**

##### **A Legacy of Care**

All of us here in Wood Creek are benefiting from the commitment of neighbors over the years who have cared for the hundreds of trees that are on our grounds. We owe them our thanks. Our documents show numerous studies and long-term initiatives have been undertaken to maintain and improve these trees as they move through their life cycle.

We will be performing annual dormant tree pruning for 19 addresses this March. Those included in the work will receive notification from Crofton.

Our current board is committed to continue this tradition and to build on past plans. Building on such past plans, a 3- to 5-year Capital Plan is being developed for our trees.

##### **Key Initiatives**

Past studies by several tree companies, along with input from our neighbors, have identified 5 to 7 key initiatives that will focus on replacing diseased and overgrown trees with desirable alternative species. We do not have

the resources to accomplish this in 1 year; yet we need to start. A specific plan and time line are being developed.

**Expert Advice**

The success of this plan will depend on the knowledge and skill of people with a record of accomplishments in this field. For this reason, we have chosen to work with Genesee Tree and our partners at Crofton. Gary Raffel, Vice President at Genesee, is a certified Arborist with dual skills in forestry and biology supporting systems-oriented tree care. Gary has worked with us for some time now and has shown a real concern for the quality of our trees. He demonstrates an excitement for this project and a cost sensitive approach.

Dan Buccieri, Property Manager from Crofton, has access to all the experience Crofton has managing other wooded communities. In addition, Dan has shown an ability to listen to residents and respond to what he hears. Dan and Gary are a solid team.

**Listening to Each Other**

A key element of a successful capital plan is listening to our residents. Each of us will receive a short survey in the mail within the next few weeks. Please watch for the survey and complete it. All of us both fund and benefit from this project. All should feel proud of our green spaces.

Best regards,

Tom Glisson  
Wood Creek Board Member

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**VARIANCES**

The Board approved variances for the following units at the October, November and December 2015 meetings:

- 153 Wood Creek (Bellisario):                      Replace French Doors
- 135/137 Wood Creek (Dennison/Joerger):      Modify and landscape courtyard
- 129 Wood Creek (Mc Donald):                      Exterior gas line modification
- 44 Creek Ridge (Fredrick):                      Replace French Doors

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

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## PROPERTY MANAGER'S CORNER



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

### New Contractors

- a. There will be new faces for contracted services for snow removal and landscaping. The Association has contracted with Magic Plowing to provide snow removal services, they will shovel as well as plow.
- b. 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

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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.

- ❖ Ginny Quinn, a newly appointed Board member, has joined the web development committee as the Board representative.
- ❖ Registrations to use the Residents Login page is now at 40% of households. Financials, complete minutes, the Directory are all located there.
- ❖ You may send your website comments and input to Maureen at [mmr14534@yahoo.com](mailto: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 February 2016.**



## NEW RESIDENTS

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

4 Creek Ridge - Richard & Donna Hooker

25 Creek Ridge - Cynthia Javid

26 Creek Ridge – John and Lindsay Hoff

36 Creek Ridge - Jim & Suzanne Speicher

93 Creek Ridge - Kathleen Spencer

98 Creek Ridge - Laura Philbrick

10 Rainberry - Mark & Margaret Morgans

12 Rainberry - Jim Mrva

129 Wood Creek - Marilyn McDonald

We hope you're enjoying your new home!

## GENERAL REMINDERS



- **Winter NO PARKING** rules which began November 1<sup>st</sup> continue. 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?
- Keep abreast of what is happening in your community by reading the periodic newsletter, checking the website regularly ([www.woodcreekhoa.org](http://www.woodcreekhoa.org)), attending monthly Board meetings and special sessions like the upcoming Informal Community Meeting.

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