



Photo courtesy of Mary Miller

WOOD CREEK HOMEOWNERS' ASSOCIATION

"A Desirable and Welcoming Residential Community"

MAY 2016 NEWSLETTER

NUMBER 179

PRESIDENT'S MESSAGE

Greetings, everybody:

Surely, those of you who are in residence here this spring have noticed much activity in Wood Creek. Several owners (new and old) are making investments in their homes, a good sign of our community's health. Thanks for your patience as this work takes place. Lately, our new landscape contractor did the spring clean-up, mulching and some work on beds. Gary Romig, the owner, works frequently on site with his crews and it is quite a site to see them all with their equipment tending to our property. Gary has been candid with us about some of the issues Wood Creek HOA should address if we really want to upgrade the appearance of our community at a manageable expense level. It makes sense to listen to our property manager and an excellent landscape contractor like Gary Romig and you will be hearing more about these issues in the next several months. Tied in with discussion will be the handling of replacement and removal of major trees over the next several years after analysis of the responses from owners to the recent tree survey and receipt of the recommendations of the arborist with Genesee Tree.

Several other matters deserve brief mention.

The annual meeting of Wood Creek HOA will be held at 7:00pm at First Presbyterian Church of Pittsford on Thursday, June 16, 2016. I encourage all of you to attend if possible.

In my last letter, I extended my hearty thanks to Ginny Quinn, our newest director, for taking over our regular Wood Creek newsletter. Now she deserves hearty thanks again for assuming responsibility for our website. This is an important job as the website is our primary vehicle for making many documents about Wood Creek HOA available to all of us. This includes not only governance documents, but material about every board meeting, copies of financial results, etc. As I did regarding the newsletter transition, I now offer special thanks to Maureen Maloney Robb for her creativity and perseverance in establishing the website and managing it so well since its beginning. Thankfully, she is willing to help out Ginny as she begins her responsibilities for the website.

Speaking of the website, the board met on April 21 and documents relating to this meeting will shortly be posted on the website. This will include the agenda (which due to my error misstates the location of the annual meeting), the WCHOA budget for fiscal year July 1, 2016 through June 30, 2017, the updating of the Wood Creek policies relating to governmental matters, and the approval of a resolution to be put before the owners at the June 16 annual meeting requiring the WCHOA board each year to present to the owners its annual update of the Association's long term capital investment plan. Shortly, we will be posting the capital plan prepared by this year's board so the community and the next board can have a basis for discussing how we plan and pay for the investments needed to keep this community in tip top shape.

Finally, let me mention three matters relating to our own behavior as residents, friends and neighbors in our beloved community. The first is, again, to encourage all pet owners to observe appropriate etiquette as they and their pets walk about the community. The second is to request everyone to observe the speed limits in the community not only on Wood Creek Drive which is a town road with speed limit of 30 mph, but also on our private roads which are narrower, sometimes windier, and have a much lower speed limit than Wood Creek Drive. Several owners, including elderly people, have expressed concern about the unsafe speeds at which some of us drive. The third is to keep the new grass seed damp if the snow plow damage or other bare areas were reseeded by our landscapers. If the seed isn't dampened, it may not germinate, thus making the reseeding fruitless. Thanks to all!

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

Community First



DATES TO REMEMBER

Wood Creek Homeowners Association Annual meeting, Thursday, June 16, 7:00 pm,
First Presbyterian Church, Pittsford.

Next regular Board Meeting, Thursday, May 19, 2016, 5:30 pm, Spiegel Community
Center, Room 201. Variances will be presented.



KEEPING THE WOOD IN WOOD CREEK

Tree Survey / Next Steps

We continue to actively move forward on steps to care for the beautiful Wood Creek Trees.

Survey

- 60 Wood Creek residents completed our recent survey. As a species Linden trees lead the list for removal. 13 are out growing their space and causing sidewalk / driveway damage. An additional 21 trees were identified for removal and replacement.

Arborist Inventory

- Gary Raffel, from Genesee Tree, is completing an inventory of all our trees. He is waiting until they leaf out to determine their health. We will merge Gary's list with our Neighborhood Survey and prioritize actions. Trees that are unsafe or causing property damage will be addressed first - but all will be appropriately taken care of.

Budget

- A line item for long term tree work has been added to this year's capital budget. This is new and should allow funds for work over the next few years to address the removal and replacement of this critical resource.

More details will be forthcoming. The complete plan is due for the Annual Meeting in June.

Regards,

Tom Glisson,
VP Operations
HOA Board Member

VARIANCES

The Board approved variances for the following units at the January, February and March 2016 meetings:

36 Creek Ridge (Spiecher):	Remove tree
71 Creek Ridge (Hickey):	Install two bath vent covers
71 Creek Ridge (Hickey):	Install two high efficiency furnace vents
71 Creek Ridge (Hickey):	Install egress window
32 Creek Ridge (Clouser):	Replace bedroom and kitchen windows
57 Creek Ridge (Robb):	Install new rear entry door and storm door
71 Creek Ridge (Hickey):	Install new landscaping

64 Creek Ridge (Corella/Frankenpohl):	Install new rear storm door
71 Creek Ridge (Hickey):	Install new replacement windows throughout
71 Creek Ridge (Hickey):	Replace garage door
71 Creek Ridge (Hickey):	Install new radon vent pipe
143 Wood Creek (Tighe):	Install landscaping
129 Wood Creek (McDonald)	Replace existing patio under rear deck
15 Winding Wood (Iati):	Install dryer vent
16 Winding Wood (MacMillan)	replace bushes along garage
71 Creek Ridge (Hickey):	Install new rear entry door and two exterior French doors
129 Wood Creek (Mc Donald)	Install new rear storm door

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



Chemical Application Schedule (weather dependent)

For information on chemicals being applied go to: www.croftoninc.com, "Our Communities", "Chemical Application Information".

For schedule changes due to weather, go to: www.croftoninc.com. Click on "Our Communities" for an alphabetical listing and select **"Wood Creek"**.

Lawn:

- Fertilize, Weed & Crabgrass - week of 5/2/16
- Fertilize, Grub & Spot Weed – week of 6/13/16
- Fertilize & Weed – week of 8/29/16

Trees & Shrubs:

Inspection, Treatment & Disease Control – week of 5/23/16

Inspect & Treat – week of 6/13/16

Inspect & Treat – week of 7/18/16

Pests: morning of **May 27, 2016**

The Association has chosen to provide a community wide pest barrier for both bees and carpenter ants. These pests pose a threat to people and structure. The exterminator uses an organic product of concentrated Chrysanthemum Oil for this treatment. The product is organic and non-toxic to people and pets. The product will be applied around the eaves to deter bees. (You may wish to have your windows cleaned after this application is applied.) The product is also applied around the perimeter of the foundation to deter carpenter ants. (Please stay inside until the product has dried, about 30 minutes, on treatment day.) Both treatments are guaranteed for six months. If any nests are found after the treatment date, the exterminator will re-treat at no additional cost.

Landscaping Services - A Summary of What's To Come

Plow Repairs - The plowing contractor has already completed lawn repairs. Sod clumps have been put back into place. Soil and seed were applied to areas damaged during plowing.

Spring Cleanup - This service was completed by G. J. Romig in late April. Mowing will soon commence, on a weekly basis.

Shrub Care - An inspection of shrubs will be conducted by G. J. Romig. The Association is responsible for maintaining the front planting beds and those on the ends of buildings which face the street. Homeowners may call Crofton with concerns regarding specific shrubs to have them addressed as needed. Plantings installed at the back of the home should be cared for by the homeowner.

Bed Edging and Mulch Installation - This service is provided by G. J. Romig. The front and street facing side beds have been edged. This is done once a year to define the beds for mowing. Beds have been cultivated or mulched as appropriate during edging. We find this to be an effective use of both the contractor's time and the Association's money.

Shrub Pruning - The shrubs were pruned aggressively last fall. As a result, the first of two scheduled shrub pruning services will take place in June/July. We want to give the plantings enough time to fill in. G.J. Romig will be focusing on shaping and rejuvenating the plantings in the first round of pruning. The second round of pruning will take place in the fall. Shrubs will be pruned at that time to reduce their size and prepare them for the winter ahead.

Roof Inspection

The Board has agreed to hire an independent firm, TY Lin International, to conduct an engineering inspection on random homes throughout the property in May. The results of this inspection will be used to design specifications for the re-roofing project. Please be prepared for staff to access your roof for this purpose. As the inspection is random, we will not be able to notify individuals in advance.

Refuse Delays—Garbage collection will be delayed from Thursday to Friday in observance of Memorial Day, 4th of July, and Labor Day holidays.

All of the Association’s services and events are posted on the Crofton Website. Please browse to: www.croftoninc.com, click on “Our Communities” (listed alphabetically) and select “Wood Creek”. This webpage is a handy reference for homeowners. We encourage you to visit frequently for real time updates of the scheduled services listed above. You can also find further detail about chemical applications and other documents specific to your community posted here.



Submitted by Tarrah Owen, Asst. PM



WOOD CREEK WEBSITE UPDATES

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

- ❖ Many thanks to Maureen Maloney Robb for coordinating the WCHOA web committee for the past several years. Maureen is stepping down and Ginny Quinn will take over her duties.

- ❖ Registration 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 Ginny at ginny.quinn5@gmail.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:

Jean and Brian Hickey at 71 Creek Ridge

Susan Salzman at 124 Wood Creek Drive, will be closing in May

We hope you will enjoy your new homes!

GENERAL REMINDERS



- Birdfeeder season has ended. Our HOA policy #105 Bird Feeder and Bird Houses allows birdfeeders only **between October 1 and April 30**. Please discontinue adding seed and/or store your feeder until fall.

Please also remember that a variance is required to put up a bird feeder or bird house. Refer to the policy for more information.

- When we have a prolonged dry spell in spring and summer, please be sure to water any new grass seed and plantings in your area. New trees are especially susceptible. Help your neighbors by watering for them if they are unable.
- 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 upcoming Annual Meeting.
