



Photo courtesy of Mary Miller

## WOOD CREEK HOMEOWNERS' ASSOCIATION

NOVEMBER 2016 NEWSLETTER

NUMBER 181

### **PRESIDENT'S MESSAGE:**

Hello to all.

Isn't it wonderful to see all the color of Fall here in our woods? Visitors and new neighbors are quick to point out the beauty of this great neighborhood of ours. Our buildings, with their classic lines and warm colors, add a great element of interest to our autumn landscape.

It is reassuring to hear a different element of Autumn as well - Crofton's carpenters hammering and sawing as they restore worn portions of our homes. This year 27 buildings had repairs made to siding and trim. The work was done with skill and care while coming in under budget.

On the subject of budgets - the Board is very aware of their responsibility to build reserves for our major capital projects while controlling costs effectively. There are four key Capital Projects that we are managing:

**Re-Roofing all Units, Road and Driveway Repairs, Sidewalk Replacements, and Restoring the Retention Pond to full functionality.**

No, we don't have enough for all of this. Fortunately, previous boards have set aside funds knowing these costs would come. Our Board is working now to plan out the roof work and associated cash flow. At the same time, we cannot ignore the other elements of our infrastructure.

The Board is looking forward to seeing all our neighbors at the Holiday Party, December 3rd. Things are going pretty well here - we should gather and celebrate our good fortune with good friends.

Stay in touch,

Tom Glisson

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### DATES TO REMEMBER

**WOOD CREEK HOLIDAY PARTY: Saturday, December 3, 2016, 4:00 pm, Location: King's Bend Park, North Lodge.** Sign-up flyer is on the last page.

**3<sup>rd</sup> Thursday of the month: HOA 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 18 Creek Ridge. Contact Ginny for info as to next meeting date.

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### VARIANCES

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

- Javid (25 CR) plant pachysandra and hosta plants.
- Vandenberg (48 CR) vents for bath fans
- Miller (81 CR) Hydrangeas removed
- Brookins (139 WC) Mailbox approval
- Philbrick (98 CR) painting front door in accordance with policy
- Stander (99 CR) change of paint color in accordance with policy
- McDonald (129 WC) request permission to plant 2 bushes and 1 Alberta Spruce
- Auer (38 CR). Request permission to install a backup generator
- Wickham (6 CR) requests permission to replace rear (back) door

Please remember that the 2-page variance requests are due **12** 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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## NEW RESIDENTS

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

New residents since August:

16 Creek Ridge - Thomas Shay  
29 Creek Ridge - Ellen Xydias  
89 Creek Ridge - Eugene Christopher

We hope you're enjoying your new homes!

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## 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 page of Crofton's 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 now complete. Next year the HOA will be painting 34 units in total. Notice will be given late summer for the start date.
2. Fall Gutter Cleaning
  - a. Every fall the Association has the gutters cleaned. The gutters will not stay clean however. 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. Shrub Pruning
  - a. Gary Romig and his crew have completed the fall shrub pruning. The pruning was an on-going project which was completed on a weekly basis.
4. Shrub Replacements
  - a. There were very few shrub replacement requests this year. Shrubs will be inspected again next spring for any replacement needs.
5. Fall Cleanup
  - a. Fall cleanup is underway now that mowing has been completed for the season. Romig's crew can be expected on any day of the week. Cleanups will continue until the winter weather takes hold or the trees are bare, whichever comes first.

6. 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 Sundays this year and will not affect collection.

7. 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 24 & 25, 2016 (Thanksgiving)
  - ii. Monday, December 26, 2016 (Christmas)
  - iii. Monday, January 2, 2017 (New Year's)

8. Plowing Contractor

- a. Snow removal will be offered by Magic Plow again this year. The plowing season technically begins on November 1<sup>st</sup>. Thank goodness we haven't seen any white stuff yet. Once we do, snow will be plowed/shoveled after 3" of accumulation over 50% of all asphalt surfaces. The Association plows do not come though as frequently as the Town of Pittsford plows; they have different specification they follow. The steps for the 5 addresses on upper Creek Ridge will be shoveled, along with all courtyard sidewalks and the space in front of the garage doors. Please bear in mind the plows have a routine to follow. They will plow the main roads first, then come back for the driveways and the shoveling will be done by a separate crew.
- b. If you have questions about winter services, please contact Crofton instead of stopping the contractor. It is not safe to approach the driver of the plow on foot, especially if visibility is poor. This way the contractor can stay on schedule and Crofton can stay abreast of any concerns with the service.

**Best wishes to one and all for a happy and healthy holiday season from Crofton Associates.**



Submitted by Tarrah Owen, Asst. PM

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### DID YOU KNOW???

- ❖ The Variance Committee has been hard at work revising the two forms that are required to request a variance to make changes to the exterior of your home. The form will be available from Tarrah and on both the Crofton & Wood Creek websites.
- ❖ Are you interested in walking the neighborhood with friends? Getting your exercise while chatting and catching up with each other? We think it would be fun to start a “walking club”. If you’re interested, meet at the corner of Wood Creek and Creek Ridge (near #3 CR) at 9:00 am on Wednesday, December 7. Please join us! Dogs are welcome.
- ❖ “**PROPERTIES FOR SALE**”. If you have plans to put your unit up for sale, and would like to have it posted on our website and here in the Newsletter, just let Ginny Quinn ([ginny.quinn5@gmail.com](mailto:ginny.quinn5@gmail.com) or 381-7412) know. She will post only your address and contact information.

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### WOOD CREEK WEBSITE UPDATES



- ❖ With the October Board meeting, we began posting the Agenda for the monthly meetings on the home page under Community News and Updates. The agendas will also be posted on the residents’ page under Meeting Minutes.
- ❖ We hope you have checked the WC website recently and seen the new photos of our homes and beautiful fall foliage.
- ❖ If you have any photos you’d like to contribute, please email them to Ginny, Jim Frackenpohl, Sandra Martin or Mary Miller.
- ❖ If you are interested in gaining access to the Residents Only portion of the website, please email Ginny at [ginny.quinn5@gmail.com](mailto:ginny.quinn5@gmail.com).
- ❖ 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 August 2016.**
- ❖ You may send your website comments and input to Ginny directly. Wood Creek Homeowners Association web address is [www.woodcreekhoa.org](http://www.woodcreekhoa.org). Sign on and bookmark the site.

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## GENERAL REMINDERS



Snow plowing and shoveling is done when there are at least three inches of snow. Also, please remember to keep driveways clear of cars. The plow can't plow any driveway that has a car in it. Please see Crofton article above, #8a.

Bird feeders may be used only between October 1st and April 3rd. During the rest of the year, either the bird feeders or the food must be removed.

Winter is the time many of our residents travel to warmer climates, and it is always a good idea to prepare for your home while away. The following is from the *Wood Creek Homeowners Handbook*.

Before leaving for an extended period of time (more than one month):

- Every homeowner should have emergency contact information on file with Crofton Associates.
- Give someone you know a key and your contact information and ask them to check your home at least once a week.
- Tell the Property Management Office who has your key, when they will be checking your home, and what their phone number is.
- Secure your home to guard against water line breakage and burglary. Turn off water and drain interior plumbing system. Replace washer hoses older than 7 years.
- Keep an adequate amount of heat in the home. Setting the thermostat no lower than 55°F is recommended.
- Discontinue newspaper and mail delivery.

It was suggested by a resident that it's a good idea to place a brick on your recyclables to hold them in place on a windy day.

Sidewalks are going to be repaired starting this fiscal year, beginning with those most in need. These repairs will take place over a five-year period.

Power washing is permitted on decks and cement steps and sidewalks to brighten them up, using water only.

Trees are being replaced starting this fall for most varieties except for Japanese lilacs.

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 informal community meetings.

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*(Please see the Holiday Party flyer on the next page...)*

**WOOD CREEK HOLIDAY  
HORS D'OEUVRES COCKTAIL PARTY**



**Saturday, DECEMBER 3, 2016**

**4 PM**

**KINGS BEND PARK**

**NORTH LODGE**

**Please Bring:**

- Hearty Hors D'oeuvres
  - Your Own Alcoholic Beverage (or 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 November 28**

Drop off registration form below and checks at 18 Creek Ridge

**ANY CONCERNS OR QUESTIONS CALL: 381-8585 (Sandra Martin)**

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REGISTRATION FORM

NAME(S) \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

