



Photo courtesy of Mary Miller

## WOOD CREEK HOMEOWNERS' ASSOCIATION

August 2017 NEWSLETTER

NUMBER 184

### PRESIDENT'S MESSAGE

To Wood Creek Homeowners,

Thanks to all who came out for the Annual Homeowners Meeting in June. At that meeting we reported on the financial and physical state of our HOA, then we heard from homeowners in attendance. Several questions were answered that night. We could not devote enough time at the meeting and have a list of 14 unanswered questions. Those questions are being answered in monthly Updates or at Board meetings.

One thing we heard loud and clear was that homeowners desire more open two-way communication. As a Board we have taken some steps to improve on that note.

- A Monthly Q & A site has been added to our web page. Questions sent to Ginny Quinn will be answered on this site. The site will be updated monthly.
- A Survey will be sent to all homeowners this fall. Bill Jabs has generously volunteered to conduct the survey and organize the feedback.
- As Board President, I am sending out monthly "Updates ". These should help keep everyone in the know between newsletters. Part of listening is to acknowledge that we hear. These notes are intended to respond to your questions - showing we have heard you.

One question raised at the Annual Meeting concerned the roof project. Crofton has been working with an Engineering Firm to put together a comprehensive roofing plan for Wood Creek. A Project Report will be sent

out in the next 30 days giving Homeowners many of the answers we all need to understand this significant capital endeavor.

In closing, we all received the announcement of a Hearing on proposed amendments to our Governing Documents. The principle Amendment concerns limiting the number of rental units allowed at Wood Creek. Many homeowners have requested this change. The August 17 hearing has been postponed to allow homeowners more time for consideration.

Stay in touch,

Tom Glisson

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### **FROM THE BOARD...**

A Note from Our Newest Board Member...

Hello neighbors, allow me to introduce myself, Tom Shay. I hear they gave me a title when I got on the Board but I'm still looking for the celery! LOL. All kidding aside I've been asked to be Director of Operations which is basically to oversee the daily issues of the property and act as a liaison between the neighbors and the board with regard to the property manager. As issues arise within the community, I'm the one who attempts to get them resolved to everyone's satisfaction. Quite often you can find yourself juggling many issues on a given day. And hopefully the homeowner is satisfied and happy with the outcome. It involves being in touch with other board members and the board treasurer to make certain there are adequate dollars in the budget allocated for jobs to be scheduled. Getting in touch with Christine at Crofton and following up on outstanding issues. Assisting in developing long range plans and budgets. To me the greatest satisfaction comes from getting the job done for someone and helping out a neighbor. Thank you for allowing me to be of service.

Tom Shay

16 Creek Ridge

...and a THANK YOU from TOM SHAY...

A BIG Thank you to those who helped with the pond cleanup several weeks ago: Chuck Minster, Rich Padula, Jack Kita, Phil Lewis, Deb Bellisario, and Ursula Miller for her moral support. In addition, a big thank you to John & Jo Hallagan for supplying the cold bottled water to the group. Nice job done by all and I might add it looks much better. -TS

(The residents around the pond and the Board thank you as well. And many thanks to Tom Shay for organizing the cleanup! -GQ)

THANKS to Jody Lehr Waite...

...for organizing the very enjoyable Ladies' Night Out! We all had a great time at the Pittsford Pub last June. It was a perfect way to get to know each other better, and we all look forward to doing it again sometime.

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**WELCOME to our new Property Manager,  
Christine Sears  
and Assistant Property Manager,  
Lisa Marie Guarino  
at  
Crofton Perdue Associates, Inc.  
They can be reached at  
585-248-3840**

A note from our new Assistant Property Manager at Crofton...



Having a dog is a joy, but please remember with that joy are responsibilities such as keeping yours and neighboring yards free of dog feces left by your pet.

Due to the realization of some very large dog droppings found in the community, this friendly reminder is being sent to ask that you immediately clean up after your dog.

Your cooperation in this matter is much appreciated.

Thank you,

Lisa Marie Guarino  
Assistant Property Manager  
Crofton Perdue Associates, Inc.

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## DATES TO REMEMBER

**Wood Creek Board Meeting  
Thursday, August 17, 5:30 pm at  
the Hahnemann Center,  
The Highlands of Pittsford.**



**Wood Creek Annual Picnic** – Save the Date! Saturday, September 9, 4:30 – 7:30 pm at King's Bend Park.

Thanks to Peg Glisson and the Social Committee for hosting this picnic again this year.

Please see the flyer/registration form at the end of this newsletter.

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## VARIANCES

The Board approved variances for the following units at the May and July 2017 meetings:

10 Rainberry (Morgans) – To replace sliding glass doors in rear of unit. New doors will not have grilles. There being no requirement for grilles in doors/windows in rear of unit, the request was approved.

4 Creek Ridge (Hooker) – Request installation of venting through basement wall for hot water heater, and replace A/C with Rheem Unit. Approved.

129 Wood Creek (McDonald) – request to add a flower box in the garage window facing the courtyard. Approved.

40 Creek Ridge (Martin) – Request to install new front door and storm door. Both doors approved.

46 Creek Ridge (Kita) – Request to remove overgrown hedges. Crofton to contact Pittsford Landscape. Approved.

128 Wood Creek (Pointon) – Request to have driveway sealed. Sealing is to be done in August 2017; therefore, there was No Action on the request.

105 Creek Ridge (Bishop) – Request to have a moving sale. Not allowed by Declarations. Request denied.

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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## DID YOU KNOW???

**WALKING GROUP.** Wood Creek Residents: Join us on Wednesday mornings at 9:00 am to walk – **fast, slow, or in-between** - and chat for an hour or so. There are currently 6-8 of us who get together to walk around the neighborhood or to the Village, the Highlands or the Canal. We meet at the corner of Creek Ridge and Wood Creek, near #2 CR. We'd love to see you there – no need to sign up, just come if you can.

**PROPERTIES FOR SALE.** If you have plans to put your unit up for sale, and would like it posted on our website and/or here in the Newsletter, just let Ginny Quinn ([ginny.quinn5@gmail.com](mailto:ginny.quinn5@gmail.com) or 381-7412) know. Only the information you wish to include will be listed.

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## WOOD CREEK WEBSITE UPDATES

- ❖ 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).
- ❖ At the end of each month, we receive an automated report of the number of visits to the Wood Creek HOA website. From July 1-31, 2017, a total of 105 individuals visited the site 159 times. Some of the more heavily visited categories include:
  - Board Members – 28
  - For Sale – 21
  - Board Minutes – 20
  - Newsletter – 19
  - Governing Documents – 17
  - Policies - 8

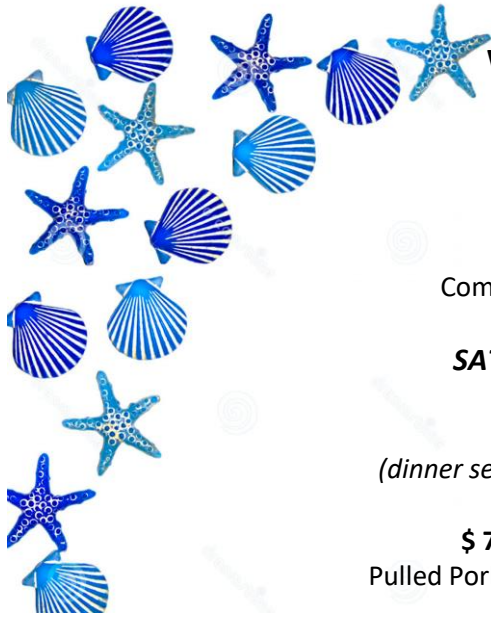
## FROM OUR NEIGHBORS

Elizabeth DiVincenzo, 11 Creek Ridge:

I've had my dog walker, Marcia, for over 2 years, and I highly recommend her to any Wood Creek residents who may be in need! She's extremely dependable, flexible when possible, and very loving with my little poodle Sophie. Marcia is currently accepting new doggie clients, and can be reached at: 585-491-6215, or [weaverma2@gmail.com](mailto:weaverma2@gmail.com).

Joyce Haag, 50 Creek Ridge:

Is anyone interested in starting a mahjong and/or bridge group in the community? If you are interested, please contact Joyce at 413-8288 or [roberthaag73@gmail.com](mailto:roberthaag73@gmail.com)



**WOOD CREEK HOMEOWNERS ASSOCIATION  
ANNUAL PICNIC  
KING'S BEND PARK**

170 W. Jefferson Rd., Pittsford

Come, celebrate the gift of good neighbors!

**SATURDAY, SEPTEMBER 9**  
4:30 – 7:30 PM

*(dinner served at approximately 5:15 PM)*

**\$ 7.50 per person includes:**

Pulled Pork, Beef Hot Dog or Veggie Burger  
Buns, condiments, etc.

Lemonade, Iced Tea, Coffee — **OR** BYO Beverage, alcoholic or non-alcoholic

Please bring a dish to pass, based on your last name:

A – G: side dish (salad, vegetable)

H – S: hors d'oeuvre

T – Z: finger dessert

(If desired, bring a lawn chair outside seating during hors d'oeuvre portion of event)

**RSVP by Thursday, August 30**



**Leave completed form below and check in box at main entry of 18 Creek Ridge  
(Quinns' home) by Tuesday, August 30  
Checks only, made out to Wood Creek HOA**

Name(s) \_\_\_\_\_

Phone: \_\_\_\_\_

Number Attending at \$ 7.50 EACH \_\_\_\_\_

Total Enclosed: \_\_\_\_\_

Please indicate your **entrée choice** and number of portions:

\_\_\_\_\_ Pulled Pork          \_\_\_\_\_ Beef Hot Dog          \_\_\_\_\_ Veggie Burger

I am bringing \_\_\_\_\_ (be specific) to pass.

Questions: Call Peg Glisson at 748-4892