



Photo courtesy of Mary Miller

WOOD CREEK HOMEOWNERS' ASSOCIATION

February 2017 NEWSLETTER

NUMBER 182

PRESIDENT'S MESSAGE

Invitation for New Board Members:

Let me be direct and say that our community needs to maintain a strong functioning Board so this HOA can serve all of us. Yes, we are going to need two replacement members this June.

Now please stick with me. You might be thinking of joining - that would be great. Or I know you know one of your neighbors who would do a great job on the Board. Either way Ginny Quinn and her Nominating Committee would like to meet with you.

Board members meet once a month and have some additional responsibility for Board functions that requires some time each month. For example: Ginny edits the newsletter, Kate audits and presents the financials. We also enjoy getting to know what is going on with the management of our property.

Our current Board is made up of generous neighbors who have become my friends and we do enjoy getting together with each other. The same could happen to you! You will meet new people and find living here even more enjoyable than you thought.

Please give Ginny an email or call.

Stay in Touch,
Tom Glisson

DATES TO REMEMBER!

**Listening Session – Wood Creek
Community with the Board**
7:30 pm
Feb. 23 at the Pittsford Library
Fletcher Steel Room, 2nd Floor



Third Thursday of the month: Board meeting, 5:30 PM at Spiegel Community Center.

Please note: the **February Board Meeting** will be held from 4-5:30 pm at the Crofton Associates, 111 Marsh Road, Suite 1, Pittsford.

VARIANCES

The Board approved variances for the following units at the October, November and January meetings:
(December meeting canceled due to inclement weather)

- 6 Winding Wood (Bossert) – dryer vent relocation
- 129 Wood Creek (McDonald) – install privacy fence on side of deck
- 93 Creek Ridge (Spencer) – install patio under rear deck & associated landscaping
- 7 Creek Ridge (Alheim) – window replacement
- 95 & 97 Creek Ridge (Landsman and Minster) – tree removal and replacement
- 6 Summer Tree (D’Angelo) – Paint contrasting color around garage door and peak of garage
- 71 Creek Ridge (Hickey) – replace existing 6 skylights

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.

Many of our neighbors have or have had very interesting careers/hobbies/adventures. If you have a story to tell or would like to submit an article that would be of interest to Wood Creek residents, you are encouraged to do so! Please email the newsletter editor at ginny.quinn5@gmail.com with your suggestions.

PROPERTY MANAGER'S CORNER



There are several projects and service schedule changes homeowners may wish to be aware of for the rest of the winter. There is a service/events calendar on the Wood Creek page of the Crofton Perdue website where these services and events are posted. Feel free to reference the calendar at any time, 24/7.

Winter Safety Tips:

- There are buckets of ice melt provided by the mailboxes throughout the community. Please use this around the mailboxes or your own front walkway. Remember, rock salt should be avoided as this will pit the concrete.
- Homeowners may wish to salt their own driveways when icy conditions prevail.
- Walk slowly and carefully to avoid a slip and fall accident. Most falls occur while getting in/out of a parked vehicle.
- Wear colorful clothing while walking your dog. Try using a reflective vest or a lighted leash/collar if you have one. This will make you more visible to motorists both day and night.

Community Services:

- Dormant tree pruning will be conducted by Genesee Tree Service, typically in March. Their goal will be to prune limbs away from the buildings.
- G.J. Romig will begin the landscaping season in April/May, depending on the weather, with a good spring cleaning of the grounds.
- Magic Plow will continue to remove snow from all paved surfaces for the rest of the winter. Please note, snow removal begins once 3" or more has accumulated. Plow repairs will be made to the turf once the soil is warm and dry enough to support seed germination. (Typical timing is late April/early May)

Submitted by Tarrah Owen, Asst. PM

HOME FOR SALE IN WOOD CREEK

14 Winding Wood

**For more information, contact Karen Menachof,
Nothnagle Realtors, 585-770-4404**

DID YOU KNOW?



TAX SEASON IS UPON US ONCE AGAIN. Sandra Martin, 40 Creek Ridge, has submitted some information about taxes that you may find helpful, including an article about recognizing tax fraud and items that your tax preparer will want you to bring to your first appointment. The articles are on the last two pages of this newsletter. Thank you, Sandra!

“PROPERTIES FOR SALE”. If you have plans to put your unit up for sale, and would like it posted on our website and here in the Newsletter, just let Ginny Quinn (ginny.quinn5@gmail.com or 381-7412) know. Only your address and contact information or that of your realtor will be listed.

VARIANCE FORM. Did you know there is a new form that should be used when applying for a variance? The form is available from Tarrah at Crofton and on both the Crofton & Wood Creek websites.

WALKING GROUP. Our little walking group is up and running (ok, walking) on Wednesday mornings at 9:00 am - weather permitting, of course. Join us! We meet at the corner of Creek Ridge and Wood Creek, near #2 CR. We walk around the neighborhood or to the Village or the Highlands. Hopefully when the canal path dries up in the Spring, we'll venture there as well!

PETER WEBSTER (121 WC) put the Holiday wreaths up on the Wood Creek entrance sign. They looked so nice and festive. Thank you, Peter!

The **NOMINATING COMMITTEE** will host an informal information meeting open to anyone interested in learning more about the WC Board and what the board members do. Date and location TBA.



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.
- ❖ You may sign up to receive automatic notifications of changes to the web pages by going to the Association web address (www.woodcreekhoa.org) and going to the bottom of the Home Page. There you will find a box like this. Just enter your email and click OK.

Be notified of page updates	
<input type="text" value="enter email"/>	
OK	it's private

PROTECTING YOUR FINANCES

Don't be a Victim of Tax Fraud

If you get a call from the "IRS" threatening you with lawsuits or jail unless you pay up immediately, don't worry. It's a scam.

IRS impersonation and tax scams by phone, e-mail, snail mail and text are ongoing. Criminals use increasingly creative ploys to trick tax payers but you can protect yourself and your money.

What to Watch For

First, you should know that the IRS doesn't initiate contact with taxpayers by e-mail, text message or social media channels to request personal or financial information. This includes requests for PIN numbers, passwords, or similar access information for credit cards, banks, or other financial accounts.

Here are five more things that scammers often do but the IRS will not do. Any of these five things is a telltale sign of a scam.

1. Call or demand immediate payment, nor will the agency call about taxes owed without first having mailed you a bill.
2. Demand that you pay taxes without giving you the opportunity to question or appeal the amount it says you owe.
3. Require you to use a specific payment method for your taxes such as a prepaid debit card.
4. Ask for credit or debit card numbers over the phone.
5. Threaten to bring in police or other law-enforcement groups to have you arrested for not paying.

Where to Get Help

If you get a phone call from someone claiming to be from the IRS and asking for money, report it to the Federal Trade Commission at www.FTC.gov

WHAT TO BRING TO THE TAX PREPARER

1. **Last year's return**, the last two years if this is your first appointment. Chances are much of the information – Social Security numbers, address and the like – will be the same, saving everybody time and reducing the risk of errors.
2. **Your W-2.** W-2s must be mailed to employees by January 31. They show your income and how much you've already paid in income taxes. If you've had more than one job this year, you need a W-2 form from each of them.
3. **1099s** – If you're a freelancer or part-time worker, you should have 1099 forms from everyone for whom you've worked this year. These forms are also used to report earned interest, cancellation of debt, dividends received and proceeds from broker transactions.
4. **Receipts for donations.** Keep the receipts for all charitable event sponsorships, money or food for holiday charities and any other money donations. Keep a list of items and the values you assigned them along with the receipts for any household goods, toys and clothing donations. If you volunteer, keep a record of your mileage and other expenses.

5. **1098 forms.** Homeowners can deduct mortgage interest. Also deductible are student loan interest and tuition paid to colleges and universities.
6. **If you have a home office,** you can deduct some of your rent, mortgage, utilities and so on. Bring any relevant receipts.
7. **If you've been looking for work,** bring receipts for whatever the search has cost you – transportation, paying to join a job search website, hiring a resume writer or taking relevant courses.

This list should get you started, but your tax preparer will let you know about any additional documentation needed to complete your return.

Submitted by Sandra Martin (40 CR)