



Photo courtesy of Mary Miller

WOOD CREEK HOMEOWNERS' ASSOCIATION

November 2017 NEWSLETTER

NUMBER 185

PRESIDENT'S MESSAGE

To Wood Creek Homeowners,

Five large trees have been removed as part of our Tree Renewal Plan. The current work started last year after our survey of all owners. We are on plan to remove and replace approximately ten trees a year. Over 60 trees were identified last year for review. Our arborist reviews the list each year and we prioritize the list - unhealthy or unsafe trees go first. Then those that are causing damage to surrounding structures. Then we look at those that have outgrown their surroundings.

The Board conducted an Audit of Building and grounds this month. We do this informally every month; however, the Fall Formal Audit helps us plan for work in the Spring while also managing cash spent year end. Input is used to build next year's budget.

Gutters will be cleaned late this month.

Our Survey is back and was distributed to the community last week. Thanks to Bill Jabs and his team for tackling this project.

Responses to the Survey will be discussed at our Listening Session, Monday, November 27, at the Pittsford Library.

We know, from past Listening Sessions, that four Major Projects will come up: **Shrubs in the Rear of Property, the Berm near 490, the Retention Pond and the Retaining Wall behind Rainberry.** These projects require a planned solution that has community support. **The Board decided last month to establish four Ad Hoc Committees with the charter of submitting specific proposals for each of these initiatives. Board members have been assigned to each project and homeowners are invited to join. Details will be out after our Board Meeting this week.**

The Board is delighted that Susan Salzman and Will Ruby have joined us on the Board. We had a wonderful informal get together at Susan's home last week. Very pleased to be working with this generous, enjoyable group of talented people. We are back to a workable number of members.

Ginny Quinn reports that the Welcoming Committee is fully staffed and has been in touch with our new neighbors!

Stay in touch,

Tom Glisson

WELCOME NEW BOARD MEMBERS

Susan Salzman, 124 Wood Creek.

Greetings to my Wood Creek neighbors!

I've agreed to fill a vacant spot on the HOA Board until June, and I'd like to introduce myself. I am a native Rochesterian, taught high school English in the city for more than 30 years, and now have a retirement job at Talbots in the Village. I'm a Baby Boomer in the midst of the "sandwich generation". I have a 100-year-old aunt who helped raise me now residing at the Jewish Home. I spend time there several days a week. At the other end, I'm lucky to have my son, daughter-in-law, two precious grandchildren and a grand-dog in Fairport. I spend as much time with them as I can.

I moved to Wood Creek in May 2016 after a divorce. I love my townhouse. I was warmly welcomed by several neighbors when I moved in, and have enjoyed living here very much.

Learning how the Wood Creek HOA functions is most interesting and quite time consuming, but I am a lifelong learner, and this experience is teaching me many new things!

Will Ruby, 28 Creek Ridge

Will and his wife Carol have lived in Wood Creek since May 2017. They come here from the Brighton/Pittsford area and are the parents of twin daughters and one son. He has also served on the HOA Board of their condo in Florida for four years. Will has been a practicing attorney for 43 years, 15

of which have been spent as a judicial hearing examiner in municipal code violations. We are pleased to have Will on our Board; he brings much experience and knowledge to our BOD.

PROPERTY MANAGER'S REPORT



Wood Creek Residents:

Hi everyone! In reading through the resident survey that was recently completed, I noticed a few of you didn't even know I existed so I figured it would be best to start out by introducing myself. My name is Christine Sears and I have been with Crofton Perdue Associates since June. My professional background includes careers in real estate as a new construction specialist and property management as a residential property manager. I live in Victor with my two teenage girls and three small dogs that keep me very busy in my spare time.

I know there are many who live quietly and keep question or concern anyone know. Some concern becomes larger taken care of and then disgruntled. I just know that you can call or

**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**

residents at Wood Creek to themselves and if a arises, you don't let time passes and the or the problem doesn't get one can become wanted to let everyone email either myself or Lisa

at any time with any concern or issue. We will do our best to answer your questions or to help you with your concerns. Please don't feel like you are bothering us – we are here for you!

I also wanted to give everyone a reminder on the importance of filling out variances. A variance must be submitted for anything you wish to change, add or remove from the exterior of your house and/or yard. If work is performed without an approved variance then you may be subject to fines. Please be as detailed as you possibly can and if you think that the change you are requesting will affect your neighbors, you must get written permission from them before it is submitted. The Association works diligently to get these variances approved in a timely manner so please be as thorough as you can when filling it out.

On a final note, Magic Plow will be doing your winter plowing again this year. They will come out when 3" of snow has accumulated. They will make every effort to have snow plowing completed by 6:30 am and 4:00 pm. Please be aware that many factors may have an effect on these times so know this is not a guarantee but rather a goal. There also will be areas where the plows may damage the lawns. Please know that all these areas will be repaired in the spring.

Happy Holidays!
Christine Sears



NEW NEIGHBORS

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

Carol and Will Ruby, 28 Creek Ridge
Jo and Howard Cone, 52 Creek Ridge
Barbara and David DeYoung, 87 Creek Ridge
Mary and Harold Mowl, 105 Creek Ridge
Shelly Willison & Mark Palazzo, 2 Summer Tree
Ann Comisso, 8 Summer Tree
Julie Bernacki, 14 Winding Wood

We hope you will enjoy your new homes!

SOCIAL COMMITTEE NEWS

SAVE THE DATE

Just a reminder that there will not be a Holiday party this year. In lieu of the Holiday party we are having a Spring Fling, in April. So please save the date, **April 29, 2018**. It will be great to emerge from a long winter to catch up with all our friends and neighbors and to welcome spring. Hope to see you all there.

Have a wonderful Holiday and a happy and healthy New Year.

Sandra Martin & Vicki Hoyt

DATES TO REMEMBER

Wood Creek Board Meetings
will be held the 3rd Thursday of
the month, 4 pm at Crofton,
111 Marsh Rd, Suite 1
until the Spiegel Center
reopens



- The next HOA Board meeting will be Thursday, December 21, 2017, 4 pm at Crofton.
- Spring Fling, April 29, 2018, King's Bend Park.

VARIANCES

The Board approved variances for the following units at the August, September, October and November 2017 meetings:

- 28 CR (Ruby) – Paint front door and side light Black to match shutters. Approved.
- 34 CR (Bender) – Install flower boxes, front window. Approved.
- 64 CR (Frackenhohl & Corella) – change the body color of their unit to “Sand Castle” (approved color); the trim to remain the same color it is now. Approved.
- 66 Creek Ridge (Merli): change color of front entrance from turquoise to Rancho Red. Approved.
- 25 Creek Ridge (Javid), change color of trim to Sand Castle, and keep siding as is, Navajo White. Approved.
- 84 Creek Ridge (Salem): Residential wrought iron railing to be installed by the steps. Approved.
- 128 Wood Creek (Pointon): Plant shrubs. Approved.
- 129 Wood Creek (McDonald): Need name of shrubs desired. No Action Taken.
- Quinn (18 CR), new garage door. Approved.
- Javid (25 CR), requests change of paint color on unit. Can be done in one coat; no cost to homeowner. Approved.

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.

DID YOU KNOW?

RESULTS OF THE SURVEY recently conducted in Wood Creek are posted on the WC HOA website: www.woodcreekhoa.org on the restricted page (Residents Only). You will see the link in the top left column of the Home Page. Click on the link and you will be taken to the Residents' page. Your login password is required to open the documents. All residents have received the 3-page summary (hand-delivered by neighbor-volunteers) but the 23-pages of comments is available only on the website, through a board member, or at Crofton.

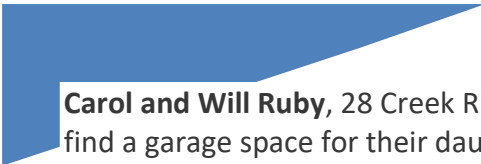
Thanks to Bill Jabs, Emmett Miller and Wendy Ahlheim and their team for conducting the Survey. And thank YOU for participating.

THIS NEWSLETTER is published quarterly: January, May, August and November. It is emailed to all households by Lisa at Crofton. It is also posted on the website via the "Newsletters" link at the top of the home page. If you have anything you would like to post, questions, or comments, please contact Ginny. If you would rather receive a printed copy, please let Ginny know as well.

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 (gabby.quinn5@gmail.com or 381-7412) know. Only the information you wish to include will be listed.

FROM OUR NEIGHBORS



Carol and Will Ruby, 28 Creek Ridge, need to find a garage space for their daughter's car, from December through May. Their daughter has moved out of town, so the car will not be going in and out of the garage. If you have an extra space in your garage and would like to help, please call Carol at 585-507-3554.

GENERAL REMINDERS



- It's birdfeeder season. Our HOA policy #105 - Bird Feeder and Bird Houses - allows birdfeeders **between October 1 and April 30**. Please also remember that a variance is required to put up a bird feeder or bird house. Refer to the policy for more information.
- Keep abreast of what is happening in your community by reading this quarterly newsletter, checking the website regularly (www.woodcreekhoa.org), attending monthly Board meetings and special sessions like the upcoming Listening Sessions.



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