



Photo courtesy of Mary Miller

WOOD CREEK HOMEOWNERS' ASSOCIATION

February 2018 NEWSLETTER

NUMBER 186

PRESIDENT'S MESSAGE

To Wood Creek Homeowners,

As we wrap up our third quarter and move closer to the 2018-2019 fiscal year, there are two major items on my mind. First is the financial strength of our Community and second is the people strength of our Board and Committees going forward.

Our Board and Property Manager have done well keeping our spending in line while dealing with planned and unplanned maintenance costs. We are on plan and on budget! Discussions and information gathering for the Wood Creek HOA 2018-19 Budget are well underway.

We must also plan for the "staffing" of our Board. The 3-year terms of two of our Board Members will end in June and one interim Board member's interim position terminates in June. The Nominating Committee is compiling a slate of candidates for these open positions. Please consider helping us continue to be a "Welcoming and Desirable Community" by volunteering to serve on our Board or Committees. Contact Ginny Quinn, Chair of the Nominating Committee, (ginny.quinn5@gmail.com) or any Board Member to see how your skills could be used.

Stay in touch,

Tom Glisson
thglisson@gmail.com

FROM THE BOARD

Ad Hoc Committee Updates

Landscaping Group – this committee is working on providing alternative methods to maintaining the shrubs behind some homeowners' decks. Three alternatives were presented to the Board at the February meeting. The Board is reviewing the suggestions and will make a decision at the March meeting.

Pond Group – Kate Spencer, Emmett and Mary Miller and Mike McArdle are meeting to review the professional proposals currently on file. They will be presenting options at the March Board meeting.

Retention Wall Group – An engineering firm has been engaged to survey the wall area, evaluate the condition of the wall and make long and short -term repair recommendations.

490 Berm Group – local landscapers have been contacted to propose cost effective, low maintenance solutions for this problematic area.



PROPERTY MANAGER'S REPORT

Wood Creek Property Manager, Christine Sears, has compiled a calendar of outside work for residents to expect in 2018:

Landscaping

- Spring cleanup - April through May 15th
- Mowing - May through October
- Mulching - April through May 15th
- Fall clean up - October through Thanksgiving

Tree Pruning

- Spring pruning – light pruning of courtyard trees - May ***Homeowners who have specific trees in mind should contact Crofton by March 30th***
- Major pruning of large trees throughout the property is approx. June 1 through July 15 and September 15 through October 15
- Replacement of trees removed last fall is to be completed by April 30th. This includes removing wood chips and reseeding area

Other services:

- Gutter cleaning normally takes place in November. In 2017 the leaves fell very late so the gutter cleaning was after Thanksgiving.
- 2018 Painting - Buildings 71-77, 79-87, 89-93 Creek Ridge, and 135-143 Wood Creek. These will be painted in the fall with a more exact schedule to follow. The deadline for any color change request is August 1, but all color changes require a Variance, which must be received by the Board Variance Committee by July 15.
- All chimneys will be inspected in the next few months for exterior damage.

Completed in 2017:

- 4 more linden trees were taken down and a crab apple tree was planted near the guest parking area
- Sidewalks were replaced at 80, 82 and 84 Creek Ridge and wrought iron railings were installed
- Gutters were cleaned in June and at the end of November
- Siding repair and painting of 34 homes



NEW NEIGHBORS

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

Joseph and Lisa Dugan
10 Winding Wood

We hope you will enjoy your new home!

DID YOU KNOW?

THE NEW WOOD CREEK DIRECTORY is updated and available on our website (www.woodcreekhoa.org) on the restricted Residents Only (log-in required) page. The link to this page is at the top right of the Homepage on the black bar.

NEW TO THE WC WEBSITE is a detailed tutorial on how to “Access & Troubleshoot the Residents Only Website”. (Please see below.) Our Webmaster, Mary Conte, has prepared directions and information for residents to create a login for WordPress. It can also be found on the drop-down section on the right side of the website Home Page. Click on the + sign and the article will open. Continue to call Ginny Quinn at 381-7412 if you have questions. Our goal is to have EVERY resident using the website!

THIS NEWSLETTER is published quarterly: February, 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 (or if you know someone who would rather) receive a printed copy, please let Ginny know that as well.

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 or 381-7412) know. Only the information you wish to include will be listed.

Save the Date!

For the new

Spring Fling

Sunday, April 29, 2018

King's Bend Park

(more information to follow)

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, March 22, 2018, 4 pm at Crofton
- Spring Fling, April 29, 2018, King's Bend Park

GENERAL REMINDERS

- Policy #107 states that all seasonal displays should be removed after a reasonable time has passed. For example, with the onset of Lent, Christmas ornaments and wreaths should be stored until next Holiday season.
- 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.

WOOD CREEK WEBSITE INFO

TO ACCESS & TROUBLESHOOT THE RESIDENTS ONLY WEBSITE

Our Wood Creek website (www.woodcreekhoa.org) has a tab titled **Residents Login**. This password protected part of the site contains important information for our residents about our homeowners' association.

If you would like to register for access to the Residents Login section of the web site, you may do so by contacting Ginny by email (ginny.quinn5@gmail.com) with your name, address and phone number for verification purposes. Only Wood Creek HOA residents may apply.

DIRECTIONS and INFORMATION for Residents to create a login for WordPress

If you are new to WordPress and don't have an ID and password yet:

[directions to set up a wordpress ID and password](#)

If you already have a WordPress account set up but can't remember your password-You will need to know which email address you used to set the account up.

[To reset your WordPress password](#)

NOTE: If you have a change in your email address and don't remember your account password, contact Ginny Quinn to have a new account set up.

FYI: [WordPress Privacy Policy](#)

MEET OUR NEW ASSISTANT PROPERTY MANAGER

Hello Wood Creek HOA!

By now you have all had some communication with me and although I was introduced to you in May 2017 when I assumed my position at Crofton Perdue, most of you probably recall the transition period between myself and Tarrah was very short, thus I couldn't properly introduce myself. So, without further ado, I shall take you on a brief journey to help you get to know the person behind the emails, phone conversations, snail mails, etc. you know as Lisa Marie Guarino, Assistant Property Manager for Crofton Perdue Associates, Inc.

My professional career includes six years of Property Management and apartment leasing prior to Crofton Perdue. I currently hold my NYS Insurance Agent License and also Brokers License, and I am a Notary Public. I was a substitute teacher for 16 years while a stay-at-home mom to my son and daughter. I've been involved in animal rescue/foster/adopting for 20 plus years and as my children grew up in such an environment, their love and compassion for animals has carried over to where they have adopted animals as well and my daughter, whom is 23 works in marketing and is also professional dog trainer. Her incredible sense of compassion, patience, and pure love for animals is just awe-inspiring. My son, whom will be 25 (my goodness, where has time gone??) this month, entered and began his career in our United States Air Force as an Officer almost one year ago. He was graduated OTS and was commissioned as a Second Lieutenant in June. He has a critical job supervising the maintenance of F-22's with 50 plus Direct Reports he is responsible for. I am so humbly proud of my kids and love them beyond the moon. I'm also pretty fond of my two dogs and my cat. They keep me pretty busy, and I thoroughly enjoy my snuggle time with them! ☺

In my spare time I enjoy writing. I am currently working on a children's book which is just about complete! Additionally, I have a collection of poetry I have written and continue to add to. I also enjoy photography. I hope to incorporate the two interests one day for publishing.

Since finding myself working for Crofton Perdue and having my first experience and exposure to HOA's, I have come across many new and exciting challenges and people and I enjoy my interactions with Wood Creek. It is always a pleasure to see you come in the door at Crofton Perdue and it's always been so easy assisting you (even if there's been a challenging situation, Wood Creek HOA always makes it easier, if that makes sense?).

Christine Sears is a great HOA manager and a teammate. I believe our methods of strategizing and our committed, professional, yet fun-hearted team she and I have built together as your manager and assistant manager have reflected ever so positively in the day to day lives of all of you. We have seen this positive change from the feedback from so many of you, the positive interactions via email and phone we regularly receive from so many of you, the financial status of the HOA, the overall health of the HOA. It is our intent and goal to continue to manage Wood Creek to the best of our ability to make your community your best home ever! I appreciate the good work relations I have made with all of you and look forward to much more success and yes, laughter ahead.

In closing, I thank you for going on this brief journey with me. To sum up my life, my journey; life changes all the time. Sometimes good. Sometimes not. But, there is always, always something to be grateful for. And I certainly have much to be grateful for.

All the best...Lisa