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WOOD CREEK HOMEOWNERS' ASSOCIATION

August 2018 NEWSLETTER

NUMBER 188

PRESIDENT'S MESSAGE

Hello Neighbors and Friends:

I trust that everyone's summer has been enjoyable.

Let me begin by saying "thank you" for your vote of confidence in June and for allowing us as the board to represent you as a community. I believe I speak for all the board members when I say that.

We as a board have our work cut out for us. In the not too distant future (2020) we will begin what is perhaps the largest undertaking and the costliest for our community, the roof replacement. We have a committee made up of former presidents of the board and former board members, in place now, led by the capable Joyce Pluta-Haag, our current vice president, which is reviewing notes from previous boards on this subject matter. They are in the process of gathering information which will support our decisions as we move forward on the issue of the roof replacement.

Chuck Minster and Howard Cone, the treasurer and assistant treasurer are busy with monitoring expenditures and helping the board plan for current and future projects.

Ginny Quinn, can't say enough good things about her. She keeps us all on track and always with a smile.

Will Ruby, in addition to his career as an attorney, is also our operations guru and that can be a handful to oversee.

I would be remiss if I didn't say "thank you" to all the board members as well. They give of themselves daily with no remuneration but to serve and make it a better place for all of us to enjoy.

Now let's get on to business... the trees around the recharge basin which were slated to be cut down are now done! The roadways and catch basins are scheduled to be repaired and that hopefully will be started soon (we are at the mercy of the vendor and their schedule). The balance of concrete stairways to two of the townhouses on WC are being put out for bid as we speak and hopefully will be done before the end of this season.

I will ask, of all the neighbors, a favor please...if you intend to make **any changes** affecting the exterior or grounds of your townhouse you need a variance request form to be completed and approved **prior to** any work being done.

If for any reason you'd like to chat about ideas for the community or issues that pertain to the WCHOA you can reach me on my cell 585-455-1998.

To all of you enjoy the balance of this beautiful summer and stay safe.

Tom Shay, Board President

NEXT HOA BOARD MEETING

The next regular HOA Board meeting will be **Thursday, September 20, 4 pm** in the

Fisher Room of the Pittsford Community Library.

Starting with the October meeting, we will be in the newly renovated Spiegel Center. We will let you know the room location when it is assigned.

Who is interested in joining a MAHJONG group? Several residents are interested in starting a Mahjong or Bridge group here in Wood Creek. It would be fun, exercise our brains, and give us a reason to get together in the long, cold winter. If you're interested, please respond to Ginny at ginny.quinn5@gmail.com.



PROPERTY MANAGER'S REPORT

Wood Creek Homeowners,

I wanted to take a moment to say how beautiful the community looks right now. I hear from many residents how pleased they are with the landscaping and how nice the courtyards look. You should be proud to call Wood Creek home!

I would like to give you an update on some of the projects that were completed this year, some that are still in the process and some that are still due to be complete. We had removed 10 courtyard trees this summer. There were trees that had outgrown the space that they were in and started causing damage to the gutters and the roofs that they were encroaching on. The stumps of those removed trees will be ground in the fall. Next year the courtyard trees will be assessed again and more will be removed. For those courtyard trees that weren't removed, many were pruned back by request of the homeowner. Many large trees were removed at the recharge basin that sits behind the houses on upper Creek Ridge. This is the first phase of planned clean up to this area. Chimneys are in the process of being inspected. Repairs are also taking place to those chimneys that are in the most need of repair according to the inspection report. This will be an on-going project over the next several years. The upper part of Creek Ridge will have the roads repaired this month by Magic Seal. Magic Seal will also be repairing the catch basins at the entrance of Creek Ridge. There will be another assessment of the Linden Trees that are to be removed. We try to remove a few each year so the Board will look at the budget numbers and decide how many can be taken down this fall. Two more sets of concrete steps will be replaced this year as well as the installation of railings for those steps. Among the large projects I just mentioned, there are many other small projects that happen on a weekly basis at Wood Creek as well. As you can see, not only does the Board take their responsibility of preserving the beauty and the structural integrity of Wood Creek very seriously, I do as well.

I wish everyone a wonderful end of summer and beginning of fall!

Christine Sears
Property Manager
Crofton Perdue and Associates



NEW NEIGHBORS

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

Mary Dugan, 10 Winding Wood
Raja and Lazmi Rao, 3 Creek Ridge
Amy Mangieri, 155 Wood Creek
Kathy Walsh, 8 Winding Wood

We hope you will enjoy your new homes!

A NOTE FROM THE SOCIAL COMMITTEE

Attendance at the Wood Creek HOA Social Events has been declining. At the June Wood Creek HOA Annual Meeting, the Social Committee made available a brief survey to gauge residents' interest in and thoughts about our semi-annual gatherings and/or other kinds of community events. Our goal is to continue building warm community connections.

Twenty-two of those present (probably less than a third of those in attendance) completed the Survey. The majority (68%) wants Social Events to continue and 68% also prefer smaller occasional neighborhood gatherings. Roughly half want the King's Bend Events, and about the same are interested in smaller, occasional gatherings at other venues.

Consequently, the Social Committee has concluded there is low interest in the Fall Picnic and has cancelled our September reservation at King's Bend; **there will be no Wood Creek Fall Picnic this year.** Fortunately, the Town allows cancellations and most of our payment reserving the Lodge was refunded.

The Social Committee is taking a hiatus, as the community decides what, if any, events they want. Please express your opinions to our current Board, so they can help determine how to proceed. A few residents wrote in suggestions such as euchre, craft, or puzzle nights and progressive dinners, or a ladies' night out. We encourage those interested to take the lead on such events.

The Social Committee is looking for some new members, whether you are a brand-new resident or have been here a long time, give us a try! We do have fun. 😊 You may call Ginny Quinn at 381-7412 if interested.

Co-chairs,

Peg Glisson, Vicki Hoyt, and Sandra Martin

VARIANCES

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

- W. Ruby (28 CR) Remove 4 hemlock trees in rear
- K. Frederick (44 CR) Replace 5 windows
- C. Fullerton (27 CR) Remove railroad ties
- L. Philbrick (98 CR) Replace 2 exterior lights on rear of unit with auto on/off LED
- C. Wittman (11WW) Relocate dryer vent from inside garage to exterior w27 CR – Carol Fullerton, homeowner, described the common area behind her unit and 29 CR. It needs landscaping: remove timbers, remove all three river birch trees, grind stumps all
- L. Greenlaw (24 WW) Landscape area around new generator
- C. Fullerton, (27 CR) Common area behind her unit and 29 CR need landscaping: remove timbers, remove all three river birch trees, grind stumps
- P. Webster (121 WC) Sewer back-up - bathroom and shower. HOA to repair sewer outside, homeowner repair inside

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.

RANDOM THOUGHTS . . .



✚ **PLEASE WATER TREES.** We are coming to the end of our beautiful – but hot and dry – summer. You may have noticed that many trees, especially the smaller ones, are looking stressed. It is not too late to water them; maybe it will help them to bounce back and be healthy in the Spring. It is up to each homeowner to water their trees to keep our neighborhood beautiful.

- If you need a hose, the Quinn's have an extra one – 3 if you take it apart! Let Ginny know if you want one.

✚ **BOOKS!** Judith Maloney is inviting all homeowners in Wood Creek to enjoy her “Little Free Library”. She has a bookcase on her front porch filled with books and welcomes us to “take one and leave one” if we wish. Or just take one! Stop by 2 Creek Ridge and check it out

✚ **STORM WATER DRAINS.** Please keep storm water drains clear to prevent flooding and driving hazards. Heavy and sudden rainstorms, like the ones we've had recently, can leave behind clogged storm drains. Please check any storm drains near your home and rake them out if necessary.

✚ **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.

✚ ...And don't forget to think about **Mahjong!** (See box, page 2.)



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