

Photo courtesy of Mary Miller

WOOD CREEK HOMEOWNERS' ASSOCIATION

November 2018 NEWSLETTER

NUMBER 189

PRESIDENT'S MESSAGE

Hello Neighbors,

It would seem as though we went right from summer into a chilly Fall Season with a lot of rainfall in between. I'm sure everyone is preparing for the upcoming Holiday Season and quite busy to say the least. Already stores are rushing to set up their Holiday decorations. The excitement for the upcoming season is in the air!

It has been a rather busy latter part of the year around Wood Creek with many projects wrapping up before the snow flies. By the time this letter gets distributed, the painting and staining cycle will have been completed. Road repairs to storm sewers and drains have been completed. Several more Linden Trees have been eliminated as their root systems were near foundations walls on several townhouses or damaging sidewalks.

A contract has been awarded for the gutters to be cleaned as soon as the leaves are done falling.

At last month's board meeting (10/18) Bob Gerace of 48 CR was nominated and voted upon to fill an empty seat on the Board. Please join in welcoming him and his wife Patricia to the community. He brings a wealth of experience with him to the board. Three additional neighbors, Maureen Shay, Marilyn MacDonald and Carol Ruby, have been appointed by the board to assist on the Variance Committee.

Also, the Board at last month's meeting voted to move monies earmarked for the roofing project to CD's with higher rates of return. And the roofing committee headed by Joyce Haag along with Keith Knight, Emmett Miller, and Bob Gerace are in initial discussions with several roofing companies, one of which has offered to do

an inspection of several roofs, at no charge, to get a feel for what is ahead. We will bring any and all news on that committee's findings to you as they become available. Stay tuned on that one!

The monthly board meetings, on the third Thursday of each month, are now being held at the Spiegel Community Center which has now reopened after major remodeling. The meeting for December will be suspended due to the Holidays and will resume in January.

Our treasurer and co-treasurer are meeting with Crofton at the end of November to work on the capital plan for the WCHOA so that we can plan with some certainty for the major projects going forward. More to follow on that as well.

It is my plan to have a listening session in the Spring when the snowbirds come home.

A great big "thank you" to Terry & Ginny Quinn and the Welcome Committee for hosting a gathering at the Quinn's home for new neighbors.

From all of us on the Board to all of you, we wish you a very Happy, Healthy and Blessed Holiday Season.

Tom Shay, Board President

NEXT HOA BOARD MEETING

The next regular HOA Board meeting will be **Thursday, January 17 at 4 pm**

(No December meeting due to Holidays)

Spiegel Center, Room 204

NEW BOARD MEMBER

Please welcome **Bob Gerace**, 48 Creek Ridge, to the Wood Creek Board of Directors. He will be a great addition; having much board experience and has already offered to serve on the Roofing Committee. Bob will serve on the Board until June 2019, when he will stand for election by the community.



ROOFING COMMITTEE UPDATE

Your Board of Directors has created a Roofing Committee. The members of the committee are Joyce Haag (chair), Keith Knight, Emmett Miller, and Bob Gerace.

The purpose of the committee is to investigate when it is appropriate to replace the roofs in Wood Creek. The roofs were last replaced in 1995-1997. The committee has begun to investigate possible contractors, including Upstate Roofing and Ontario Roofing. You may see representatives from these contractors in the community from time to time, inspecting the roofs.

Several years ago (approx. 2012-2013) an extensive analysis was performed by the then board and roofing committee to determine the likely timing of reroofing the community and the financial implications for the community. At that time, it was thought that the reroofing project would start in 2018 and there were three annual assessments made of \$600 per unit for each of 2014, 2015, and 2016 with the expectation that additional money would need to be raised as we approached the commencement of the project.

Based upon the current condition of our roofs, we anticipate that roofing may need to start as early as 2019 but more likely 2020 or 2021. We expect this project to take 2 or 3 years to complete. Financial planning for this project by previous Boards has provided a good financial base for the project but the current roofing reserve fund is not sufficient to fully fund this project. We will be asking for preliminary estimates of the cost of this project which will be used by the board, **with input from the community**, to determine the best way to raise the additional funds. It **MAY** be necessary to seek some additional assessments. The Board will be communicating with the community as it gathers additional information about timing and cost of this project.

Submitted by Joyce Haag, 50 CR

PROPERTY MANAGER'S REPORT

It doesn't seem possible that winter is upon us again – already!

Although we have posted the following winter safety tips in the past, we think that it's a good idea to repeat them...

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.

Magic Plow will continue to remove snow from all paved surfaces this 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)

Gutters will be cleaned By Penfield Window Cleaning. This is to take place in late November, but the current snow has slowed their progress. Siding repairs have been completed, and painting has been completed by Accent Paint.

AND.... One picture is worth a thousand words!



Photo by Vicki Hoyt



NEW NEIGHBORS

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

Jamie Magee and Zach Lesnick, 15 Creek Ridge
Brenda and Ray Grosswirth, 11 Winding Wood

We hope you will enjoy your new homes!

VARIANCES

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

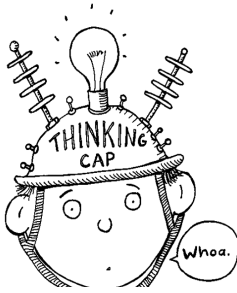
- R. Dennison, 137 WC. Request to replace rear bushes with Jade Pillar boxwood on each side of stairs at own expense.
- R. Gerace, 48 CR. Request to seal driveway at own expense.
- K. Walsh, 8 WW. Submitted variance for outdoor floodlight which previous owner installed without a variance.
- B. Hickey, 71CR. Request regarding painting.
- H. Mowl, 105 CR. Request to move a shrub.
- M. McArdle, 75 CR and J. Halligan, 77 CR. Requested tree trimming at the homeowners' expense.
- S. Waite, 159 WC. Request to replace lower panel on garage door. No change in color or style.
- R. Grosswirth, 11 WW. Request to replace existing storm door on patio.
- E. Zimmer, 78 CR. Request to install generator on side of unit, visible from street, but area is already landscaped there by a screen and evergreen. Approved on the condition that if current landscaping is removed, new shrubs must be added to hide view from street.

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.

Please be sure to get your side, front and back neighbors to sign page 2, giving their permission to have the variance request approved. Whoever can see where the change will be made should be asked. Thank you.

MAH JONGG

Who is interested in joining a MAHJONG group? Several residents have begun a Mah Jongg group that meets two Wednesday afternoons a month at 3 pm. It's a lot of fun. Most of us are beginners but we are learning from our more experienced players. (Thanks Joyce and Trish 😊.) We would love to have more of you join us! For more information, call Ginny at 381-7412 or ginny.quinn5@gmail.com



RANDOM THOUGHTS . . .

- ✚ Updated Directory – Lisa at Crofton has again updated the WC HOA Directory for us. You can find it on the website (www.woodcreekhoa.org) on the Residents' Login page. She has made it bigger and easier to read!
- ✚ If new neighbors have moved in close to you, please let Ginny know so they can be welcomed by the Welcome Committee and have their names added to our HOA Directory. Thanks!
- ✚ **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!**

