



Photo courtesy of Mary Miller

## WOOD CREEK HOMEOWNERS' ASSOCIATION

March 2019 NEWSLETTER

NUMBER 190

### PRESIDENT'S MESSAGE

I'm sure I'm not the only one asking "will this winter ever end?" In any case it's been busy to say the least. By the time this newsletter comes out you will no doubt realize that we have changed the refuse company to Youngblood and as a reminder **refuse collection will now be on TUESDAY's beginning March 5<sup>th</sup>. The new company is Youngblood/Casella.** We have entered into a one-year contract with them and will review that at the appropriate time for renewal if we are satisfied. Three bids were obtained for the purpose of getting the best price.

We also entered into a new one-year contract with Broccolo Tree and Landscape for lawn fertilizing. And as with the refuse we obtained three bids for those services as well with the board deciding on Broccolo with an option for two, additional one-year contracts, with increases of no more than 2% per year (suggested by Bob Gerace).

The Roofing Committee has been busy with several roofing companies and had Upstate Roofing examine several roofs both on the exterior and interior. The committee and several board members will meet with Upstate in March to discuss their findings. Once we have information as to the extent of suggested roof repairs, the Treasurer and co treasurer can begin to review possible assessments intended for the roof project. The board is now considering dates for a "listening session" with this information to be shared. More still must be done in this regard.

The general insurance policy for the entire community which covers the structure and common property for liability is up for renewal in March and is being reviewed as we speak.

As you can plainly see it's been busy despite the cold and snow.

I personally want to take this time to thank the board members for their time and talents as it couldn't be done without them. We as a community should be proud of the board members that choose to take the time to share their talents. We are blessed to have so many who step up to the plate each and every day to make it a better place to live. If you have an interest in a position on the board please see Mary Ann Keegan, Debbie Bellisario or Bob Gerace as they are all on the nominating committee.

Warmest regards,

Tom Shay, President

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## NEXT HOA BOARD MEETING

The next regular HOA Board meeting will be **Thursday, March 21, 4 pm,**

**Spiegel Center, Room 204**

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## THE BOARD NEEDS YOU

The Nominating Committee is looking for interested residents to run for Board positions this year. They are working to fill **two or three spots**. If you want to be more involved in the workings of the Board of Directors and the HOA in general, please contact a member of the Nominating Committee. They are: Bob Gerace, [rgerace1@rochester.rr.com](mailto:rgerace1@rochester.rr.com), Mary Ann Keegan, [mkeegs20@gmail.com](mailto:mkeegs20@gmail.com) and Debbie Bellisario, [dlbellisario@gmail.com](mailto:dlbellisario@gmail.com).

## ROOFING COMMITTEE UPDATE

The Roofing Committee continues to work on identifying the scope of the roof replacement project. We continue to gather data to determine WHEN the project should start and HOW MUCH the project will cost. Once we have a better estimate of the cost we will be sharing information with the community about likely ASSESSMENT scenarios. Upstate Roofing, one potential contractor, has been very generous with its time, providing us with useful information.

-Joyce Haag, Roofing Committee Chair

## HOUSEKEEPING NOTES

It has been mentioned several times at recent Board of Directors meetings that there is an increase in dog feces left along sides of Wood Creek roads. The Board asks all residents to be considerate and clean up after their pets, and if you know of someone (from inside WC or elsewhere) who is not picking up after their pet(s), please talk to them or notify a board member.

.... Speaking of dogs, barking dogs that are tied up outside are being heard frequently by residents, especially on cold days. Please take appropriate care of your pets and to the extent possible, minimize barking.

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### NEW NEIGHBORS!

Melissa and Bob Woodruff, 139 Wood Creek Drive, Jan. '19  
Diane O'Neal, 127 Wood Creek  
Richard Gianforti, Jr. and David Mauro, 125 Wood Creek, Nov. '18  
James and Patricia Boyle, 89 Creek Ridge, Oct. '18  
Doug Healey, 6 Summer Tree, Dec. '18  
Susan Kazmierczak, 11 Summer Tree, Dec. '18

We hope you will enjoy your new homes!

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## VARIANCES

The Board **approved** variances for the following residences at the January and February 2019 meetings:

- Janet Bossert, 6 Winding Wood, asked to replace two existing skylights at own expense
- Mike McArdle and John Halligan, 75 and 77 Creek Ridge, submitted request to take down overgrown ornamental tree behind their units at own expense
- Tom and Dorrie Deisenroth, 53 Creek Ridge, request to install generator

- Dick Dennison, 137 Wood Creek, replace garage door
- Steve and Jody Waite, 159 Wood Creek, replace portion of garage door

Please remember that the **2-page** variance requests are due **12** calendar days before the monthly Board 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 make your neighbors aware of your variance request and ask them to sign the Variance Awareness Form. Usually any neighbor that has a view of the work to be done should be asked to sign the Variance Awareness Form.**

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### MAH JONGG

**Who is interested in joining a MAH JONGG group?** Several residents have begun a Mah Jongg group that meets the second and fourth Wednesday afternoons every month at 3:30 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](mailto:ginny.quinn5@gmail.com)

### WALKING GROUP

The weather is sure to get warmer soon...

Our Wednesday walking group hasn't gotten together much lately, but it's time to get going again. Won't be able to blame the cold and ice much longer! Please join us every Wednesday at 9 am. Meet at the corner of Creek Ridge and Wood Creek, near #2 CR. There are some fast walkers and some slower walkers. Anything goes! Hope to see some new faces there soon.



### IS YOUR PROPERTY FOR SALE?

If so, or 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](mailto:ginny.quinn5@gmail.com) or 381-7412) know.

## Statement to the Board at the February 21, 2019 Meeting

I have lived in Wood Creek for 28 years, long enough to remember being greeted with a wave and friendly smile every time I went outside my door. A true sense of spirit, caring, and camaraderie existed among homeowners. Times have changed. However, many individuals still understand the importance of high morale and community spirit.

In 2001, an astute Board established Wood Creek's Mission Statement. This statement includes the professional standards of conduct expected from Boards. They focused on the community as a whole, maintained strong ethics, and were fair to everyone. The Board recognized that the tone they set was followed by the community members.

Once again, we have a committed, diligent Board. Their professionalism, integrity, and leadership skills make it clearly evident that they value and abide by the Wood Creek Mission Statement and Guiding Principles. The Guiding Principles address courteous behavior. These guidelines apply to all the residents and the management company of Wood Creek.

It is appreciated that our Board welcomes homeowner input through Open Forums. Although the forums provide opportunities for understanding, problem solving, and compromise, there is concern that they are not always positive or productive. To achieve optimal results, a non-confrontational, respectful, considerate environment must exist. The establishment of specific, ethical Rules of Conduct may help guide us into achieving the utmost positive results.

Harmony is important to everyone because harmony means peace.

-Published with Permission by a Community Member

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## **GREENLIGHT networks**

You may soon find in your doorway or mailbox a flyer from greenlight networks. You may have heard of them; they have held meetings in Pittsford lately to tell people about their new, 100x faster internet service. Greenlight is a local company building a fiber-optic network right to the home. Greenlight says they can provide:

- ❖ "Netflix, HBO, and Hulu on multiple devices without buffering or delay and cutting the cord on cable TV."
- ❖ "Pay one low flat rate for ultra-high-speed internet service with no hidden fees or promotional deals."
- ❖ Greenlight says, "Increase home's value by over \$5,000 by adding a fiber connection to their home."

Check out their website at [GreenlightNetworks.com](http://GreenlightNetworks.com). The more of our neighbors that sign up for service the faster we get fiber! \*

\*Information obtained from greenlightnetworks.com flyer.

## **COYOTE ALERT!**

Residents on Creek Ridge have reported seeing the remains of what is believed to have been an attack on a rabbit, squirrel or cat, most likely by a coyote, on the evening of March 4th . We want all residents to be aware that there are coyotes in our area, and to be cautious when walking small dogs at night or leaving them outside unattended.

## ***RANDOM THOUGHTS...***

- ✚ If you are new to Wood Creek and haven't been welcomed or been included on the Welcome New Neighbors list here, please let Ginny know so you can be welcomed by the Welcome Committee and have your names added to our HOA Directory. Thanks!
- ✚ If you are not yet signed up for the Debbie's Neighbor-to-Nighbor email newsletters, you can receive it by contacting Debbie Bellisario at [DLBellisario@gmail.com](mailto:DLBellisario@gmail.com).
- ✚ ...And consider joining our **Mah Jongg** and **Walking groups!**

