



Photo courtesy of Mary Miller

## WOOD CREEK HOMEOWNERS' ASSOCIATION

JUNE 2019 NEWSLETTER

NUMBER 191

### PRESIDENT'S MESSAGE

Dear Homeowners,

Happy Spring to everyone. It seemed that Winter did not want to give up its season, but Spring is definitely here now. And with that comes a lot of outdoor activity and the thought of planting flowers. Enjoy the warmth and sunshine days.

The nominating committee - Joyce Haag, Mary Ann Keegan, Debbie Bellisario, Ellen Xydias and Ellen Thiede - are working diligently to identify neighbors who would have an interest in a position on the board. If interested, please reach out to one of these neighbors for additional information.

A reminder, the Annual Meeting for homeowners and the elections for board members will be held **on August 15<sup>th</sup> at 7pm at the First Presbyterian Church of Pittsford located at 21 Church St., Pittsford, NY.**

Just a friendly reminder, if you are doing any outside work, regardless of what it may be, please file a variance request with Crofton Property Management for approval by the board (12 days in advance of a board meeting).

The Board meets the third Thursday of each month at 4pm at the Spiegel Community Center for anyone who would like to attend. All are welcome.

And finally, a BIG THANK YOU to Ginny Quinn as secretary of the Board for her years of service to this great community. Ginny is completing her term of office as of June and will enjoy retirement with her husband Terry.

Warmest regards, Tom Shay

## **FROM THE BOARD**

### **NEXT HOA BOARD MEETING**

The next regular HOA Board meeting will be **Thursday, June 20, 4 pm,**

**Spiegel Center, Room 204**

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### **ROOFING COMMITTEE UPDATE**

The Board is in the preliminary stages of gathering information and planning for the roof project. The Roof Committee and your Board have spent a lot of time discussing this project and gathering information. We plan to have a discussion of the roof project at the annual meeting. We will not have all the answers but hope to be in a position to answer many of your questions.

We have spoken extensively with Upstate Roofing and although we have not chosen them as our contractor, (which will only be done after a bid process) they are experts in the field and have provided us with useful information. They have examined some of our roofs and have advised us, based upon their observation, that the re-roofing should be completed by 2024. The board will need to determine whether we run the project over a short time (2 years) or over a longer time period (3 – 4 years). There are pros and cons to each alternative. The longer the period the more disruptive to the community and the likelihood that costs will increase over the time period. The shorter the period the sooner the money will be spent. There are a number of issues that still need to be addressed including insulation and gutters.

The current Roofing cost estimate is \$1.3M to 1.4 M. We currently have approximately 40% of this amount designated as roofing reserves. In addition, there are a number of chimneys in the community that need repair which should be done before the roof project. There is no current reserve for chimney repairs.

The board is looking at and acting on a number of initiatives that will help increase our total reserve so that more funds may be available for the roof project. One such initiative is the change in the painting schedule to smooth out the yearly cost and change from painting every 5 years to every 6 years. However, it is clear that funds will need to be raised through assessments and an increase in the monthly fee. These funding options will be discussed at the annual meeting

Submitted by Joyce Haag, Roofing Committee Chair



### NEW NEIGHBORS!

George and Maria Scott, 60 Creek Ridge

Michael Dineen, 128 Wood Creek

Mary Jerabeck, 155 Wood Creek

We hope you will enjoy your new homes!

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### VARIANCES

The Board **approved** variances for the following residences at the March, April and May 2019 meetings:

- Ken Frederick, 44 Creek Ridge, replace four windows match existing windows. Approved
- Marilyn MacDonald, 129 Wood Creek, add a storm door to the front door. Approved
- Mark Morgans, 10 Rainberry, replace two rear windows. Approved
- Nancy and Fred Burnham, 42 Creek Ridge, install gas fireplace insert at own expense. Approved with Conditions: any damage to chimney to be homeowner expense
- Ellen Clouser, 32 Creek Ridge, requests removal of all current landscape shrubs and replace with boxwood or yews at own expense. Approved
- Doug Healy, 6 Summer Tree, requests dumpster in his driveway from April 29-June 19. Approved
- Kathy Walsh, 8 Winding Wood, requests change in color of front door. Approved with Conditions: homeowner pay for paint, painter, and future maintenance
- Terry and Ginny Quinn, 18 Creek Ridge, spread brown hardwood mulch to side garden at own expense. Approved
- Steve and Jody Waite, spread dark brown mulch in garden at own expense. Approved

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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## WOOD CREEK DIRECTORY

The Wood Creek Directory has been updated as of May 2019 and is available on the Residents Login page of our website. The link to this login page can be found on the WC website ([www.woodcreekhoa.org](http://www.woodcreekhoa.org)) Home Page on the very first line at the top of the page. Click on Residents Login, open, then click on "Directory". If you need to change any of your information, please contact Rebecca at Crofton, [rebecca@croftoninc.com](mailto:rebecca@croftoninc.com)

## WALKING GROUP

It's time to get walking again! 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.

## 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! \*

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

- ✚ The Wood Creek Homeowner's Association Annual Meeting will be held on **Thursday, August 15<sup>th</sup>, 7 pm** at the First Presbyterian Church of Pittsford.
- ✚ If you are not yet signed up for the Debbie's Neighbor-to-Neighbor email newsletters, you can receive it by contacting Debbie Bellisario at [DLBellisario@gmail.com](mailto:DLBellisario@gmail.com).
- ✚ Mah Jongg – we play the second and fourth Wednesdays of the month at 3:00 pm (sometimes 3:30). We are looking for some new players, please join us! If you haven't played before, we will teach you. It isn't difficult, and it really is fun – both to play and to socialize with other WC residents. Call Ginny at 381-7412 or Joyce Haag at 755-6614 or [joyce.p.haag@gmail.com](mailto:joyce.p.haag@gmail.com) for more information.

**HAPPY SUMMER, EVERYONE!**

