

# Thomas Creek

Fall 2014

## A Note From HOA President, Tom David

Summer is winding down and soon our favorite friend (Tim the plow man) will be here. The parking signs at the West end of Dearfield, Tucana, Dorado and Triton will go up around November advising you not to park in those overflow parking areas. This is to allow Tim space to move the snow and not to have to worry about denting your vehicle. We thank you in advance for the cooperation with this. The picnic was another great success and I was glad to see all that were able to make it. Thank you to Marilyn and Lori for a fun time and your efforts. Congrats again to the winners of recipe contest and drawings. Everything was delicious. If you have not come in the past we hope you will

join us during the holidays at Marilyn's or considering coming next year to the picnic. It is always nice to get to meet and know your neighbors. It makes borrowing a couple of eggs a lot easier when you are in a pinch or knowing they will be able to pick up your paper while you are out. Thomas Creek is your neighborhood and if I say so myself a great one!



PS: The Board Elections will be coming up shortly. Your vote is needed to make a quorum. If you are going to be out of town please e-mail Lori at [ljvanderl@gmail.com](mailto:ljvanderl@gmail.com) with an e-mail address that a ballot can be sent to you to ensure your vote is counted.

## Thomas Creek HOA Financial—Bob Kroll



The performance to the 2014 Operating Budget is \$2,931 better than plan as of 8/31/2014. Spending from the reserve or capital budget is \$7,453, versus a plan of \$26,500, or \$19,047 better than the plan to-date. We are in great shape with a reserve balance of \$122,241.

We have some major expenditures coming up in the next couple of months. These are capital improvements which are needed to keep the property in great shape and maintain the salability of the units:

Drainage Repairs	\$4,970
Lighting	\$7,484
Major Tree/Shrub Removal/Replacement	\$8,000
Re-grading and Re-seeding	\$500
Sidewalk & Patio Replacement/Repairs	\$1,800
<b>Total</b>	<b>\$22,754</b>

Even with the above expenditures and the replacement of the current mailboxes (no firm price as of yet) we are out-looking a reserve balance of \$110,291. Any questions, contact Bob Kroll 355-1119.

## Landscape and Building & Grounds—Jon Friery

### Landscape Update:

- New bushes have been planted. Please continue to water.
- Trees will be planted during the last week of Sept.
- Yews will be removed from berm next to the parking area near Triton Court. Area will be cleaned up for new plantings in the Spring.

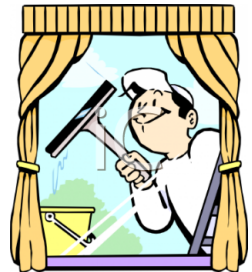
### Building and Grounds Update:

- All planned work has been completed.
- If your deck requires staining, you will be asked to address it in the Spring.

## Fall Window Washing

Fall Window Washing is planned for the week of October 13- 17.

Towards the end of September, Crofton will be sending out the fall window cleaning forms with the tear-off for exterior window cleaning. As in the past, checks for exterior window cleaning should be sent to Crofton. Please do not include the amount in your monthly assessment.



The cost for exterior window cleaning will be \$23.76 for units without skylights, and \$29.16 for units with skylights.

If you would like to have your interior windows cleaned, please contact Rick Torcello of Crystal Clear Windows directly at 749-2711 by October 6th. Please do not ask the window cleaners to clean your interior windows without previous scheduling. Payment for interior window cleaning should be made directly to Rick.

## \*NEW\* Architectural Standards Committee

The mission of the Architectural Standards Committee is to maintain the harmony of the exterior design, perspective and location of structures in Thomas Creek Townhouses by establishing and enforcing architectural standards. The committee consists of Board Members Jon Friery, Bob Kroll, and Lori VanDerlinde.

Any homeowners interested in serving on this committee are asked to contact Lori VanDerlinde at [ljvanderl@gmail.com](mailto:ljvanderl@gmail.com).



### Variance Requests

Homeowners are reminded to submit Variance Request forms for any changes to the exterior of their home or to the common area of the community. Some examples of changes requiring Variance Requests are signage, exterior building and landscape changes, decks, satellite dishes, propane gas tanks, and replacement doors and windows.

Variance Forms are available from Crofton, the Thomas Creek Homeowners Association Handbook (page 24), or can also be downloaded from our website.

## Social & Hospitality—Marilyn Lopez

### Annual Holiday Party

Stop by and join your neighbors for a bit of cheer as we gather together celebrating the holiday season at the home of Marilyn Lopez, 40 Sunburst Circle on December 7 from 5pm to 8pm . This is a wonderful way to connect with old and new residents of our Thomas Creek community.



### Holiday Decorating Contest

Yes, we are having a winter holiday decorating contest so get your creative juices flowing! After Thanksgiving you can begin transforming your doorway with your special holiday or winter decorations. Check out all your neighbors' homes during December

and send a vote for your favorite doorway entrance to [mlopez@rochester.rr.com](mailto:mlopez@rochester.rr.com) by December 20th. You may just be the one to win a prize!

### Annual Picnic

Beautiful late summer weather, decadent desserts, and friendly faces welcomed the 26 households who gathered for the annual Thomas Creek picnic.



There was a lot of competition for the best recipe, but top honors went to Jo Buscaglia for her coconut carrot cake and to June Burket for her coffee cake. Both received a \$25 Wegmans Gift Certificate. Sue Boyd won the raffle for the free window washing.

Other raffle winners were Roman Benus, Connie Humphries, and Joe Farris, who each took home the extra packages of hamburgers, hotdogs, and rolls. Hope to see even more of you out there next year!



### Garage Sale

Residents wishing to rid their garage and basements of unwanted items participated in our August garage sale. We had several homes take part and from feedback, we will look into having a sale every other year. Those wanting to sell larger and more expensive items did not fare as well as those just wanting to clean out things they no longer wanted or needed. They believe that if you wish to sell something of more value, it might be wiser to use online sale sites.



## Property Manager

Crofton Associates

111 Marsh Road, Suite 1

Pittsford, NY 14534

Office Hours: M-f, 8:30—5:00

Phone: (585) 248-3840

Fax: (585) 248-3666

Property Manager: Jim Manetta

Email: [Jim@croftoninc.com](mailto:Jim@croftoninc.com)

Cell: (585) 943-5392

Asst Property Mgr: Mary Brennan

Email: [Mary@croftoninc.com](mailto:Mary@croftoninc.com)

## HOA Board

Thomas David, President

12 Dearfield Court

Email: [tdavid63@me.com](mailto:tdavid63@me.com)

Bob Barker, Vice President

30 Dearfield Court

Jon Friery

1 Dearfield Court

Bob Kroll, Treasurer

33 Dearfield Court

Ed Lancaster

2 Dearfield Court

Marilyn Lopez, Secretary

40 Sunburst Circle

Lori VanDerlinde5 Triton Court

Email: [ljvanderl@gmail.com](mailto:ljvanderl@gmail.com)

## Website

[www.neighborhoodlink.com/Thomas\\_Creek](http://www.neighborhoodlink.com/Thomas_Creek)

## Upcoming Events—Mark Your Calendar!

October 13-17—Exterior Window Cleaning—watch for forms from Crofton.

Christmas Party—December 7, 5-8

Annual Meeting—tbd

Please check our website calendar at [http://www.neighborhoodlink.com/Thomas\\_Creek/events](http://www.neighborhoodlink.com/Thomas_Creek/events) for updated dates.



Thomas Creek is our neighborhood. Let's get out and meet our neighbors and enjoy our surroundings.

## Reminders



For the safety of everyone in our community, please leave your outside post light lit at night.

If the light bulb or the light sensor in your post light is not working properly, please contact Crofton. Your association will gladly provide you with a new light bulb and sensor.



Please use caution when driving through our neighborhood. Slow down, watch for walkers and children, and always come to a complete stop at stop signs.

## Attention Dog Owners

Please remember to not leave your dog unattended. When your dog needs to relieve himself, please clean it up immediately. Dog droppings can also interfere with our lawn service. We all want to take pride in our lawns and common areas.

