

Thomas Creek

Spring, 2015

A Note From HOA Board President, Tom David

Spring is in the AIR! Over the next few weeks you will begin to see Thomas Creek blossom and spring to life. It is getting close to the time of year where we can open up our patio doors, sweep off our decks and bring out deck chairs. While you are out sweeping off your decks or patios please look around and see if you can find and recycle any trash that may have escaped your recycle bin or trash can over the winter.

One of the nice things about Thomas Creek is our neighbors. We look out for each other. Wayne from Sunburst Circle is an excellent example of this and why we live in a great community. He has helped take the lead in sprucing up our community by picking up over two large garbage bags of debris

that has floated around over the winter. If you see him give him a high five. Way to go Wayne.

While you are doing this, also take a look around and see if you notice anything the HOA should be made aware of. Is there a bush that didn't survive the winter. Is there siding that blew loose? The Building and Maintenance committee will be going around looking to ensure that the property is in good shape but you know your home / community best. If you see something that needs attention or have any recommendation please let us know. You can send me an e-mail at tdavid63@me.com and I will forward it along.

Happy Spring. See you soon.

Spring Window Washing

Exterior window washing at Thomas Creek has been scheduled for May 18-24 for anyone who wishes to take advantage of the group rate. The cost is the responsibility of the homeowner and is \$29.16 for homes with skylights or \$23.76 for homes without skylights. Payment is due to Crofton by May 14. For more information, contact Crofton at 248-3840.

If you wish to have your interior windows cleaned, please make arrangements directly with the contractor by May 11. For interior window cleaning, contact Rick Torcello of Crystal Clear Windows at 359-2001.



Did You Know? — Townhouse vs. Condo

A townhouse is a style of housing where a row of independent houses share walls. The owner owns the land as well as the interiors plus any yard or deck. The HOA is responsible for day-to-day maintenance of exteriors and other common areas.

A condo is a housing structure that is a part of a bigger unit or building. The owner owns only the interiors of the condo.

The terms are often confused, but we live in a community of townhouses, rather than condos.

Landscape/ Buildings & Grounds—Jon Friery

Landscaping:

We will be selecting diseased Austrian Pines and Purple Plum trees this year that need to be taken down. This is part of our long term project over the next several years to complete.

Also, we will be begin planting new trees this year throughout the property as part of our long range plan. Some trees and bushes will be planted in the spring followed by others being planted in the fall of this year.

NOTE: Please do not put any ornamentals in the front berms prior to the landscaper's coming onsite to remove weeds, mulch, and adding new mulch. They are not responsible for any damage. Also, if you have any flowers, perennials, etc. in the front berm you should tag them so they do not get pulled out.

Chemical Treatments:

Week of April 13th
Horticultural Oil & Disease Control

Week of April 27th
Fertilizer, Weed & Crabgrass Control

Week of May 4th—Vegetation Control

Week of May 11th
Inspection, Treatment & Disease Control

Week of June 15th
Fertilizer, Grub Control & Spot Treatment

Week of July 6th—Inspection & Treatment

Week of July 27th—Fertilizer & Spot Treatment

Week of September 21st—Fertilizer & Weed Control

Week of October 12th
Deep Root Feeding, Crane Fly application



Buildings & Grounds:

The Board will be looking at the fencing and decks soon to determine which ones will be required to be stained this year. The wood privacy stand-alone fences between the townhomes are the responsibility of the Association to maintain which includes staining. Also, there are a few privacy fences (not between the townhomes) that the original builder installed which are also the responsibility of the Association. All other privacy fencing and decks are the homeowner's responsibility to maintain. You will be notified by the Crofton Property Manager if your deck and/or privacy fence needs to be stained.

This year we will be painting the wood trim on the townhomes. Several of the original garage doors in the Association have damage to at least one of the MDF (Medium Density Fiberboard) panels. These panels have become unsightly and can't be patched/repainted that will last very long. The replacement panels are obsolete so the only option is to replace the garage door with a new lifetime steel door. This is the responsibility of the homeowner to replace the garage door. In the past, the Board has approved a rebate to help pay for the cost. The Board will be reviewing this matter at an upcoming meeting to determine what the recommended plan will be going forward. You will be notified by Crofton Property Management when a decision has been made.

Power washing of siding will be looked at this year. In the past we have been selecting certain townhomes that need to be done in order to save on maintenance costs.

We will be installing new mailboxes on Dearfield Court and Sunburst Circle (except the patio homes) this year.

Social & Hospitality—Marilyn Lopez

Thomas Creek lost a long-time resident and former board member on April 3. Our condolences to the family of Linda Laciak of Dorado Drive.

April 3, 2015. Linda passed away peacefully in the presence of the Lord, surrounded by family and friends in celebration of her life. Born and raised in Hammond, IN, she has been a Fairport resident for 34 years. Predeceased by parents, Edward and Katherine Wasiuta. Survived by loving husband of 45 years, Francis; children Lisa and Steven; grandson, Samuel; brothers Edward and Robert; sisters, Danette and Heidi; nieces and nephews, and many dear friends and extended family. Linda's loving, focused care touched the lives of hundreds of patients and loved ones, spanning her 23 years as a palliative care hospice Nurse for Lifetime Care. Her wedding video business provided balance to offset the rigors of nursing.

In lieu of flowers, the family asks for donations to the Hildebrandt Hospice Home of Rochester, to Lifetime Care Hospice, or to the Leukemia/Lymphoma Society.

Fairport Farmers' Market

Beginning May 2, the Fairport Farmer's Market will be open on Saturdays from 7 am—Noon.. The market is located in the parking lot behind the Bank of America at 58 South Main Street (Route 250).

FOR Sale

Pottery Barn metal deck furniture. Black iron. Please call 585-421-9998.

Financial Report—Bob Kroll

The following is a list of projected capital/emergency expenditures for the current fiscal year, through 11/30/2015:



• Drainage	\$2,800
• Insurance Deductibles	\$17,000
• Lighting	\$1,000
• Mail Boxes	\$16,000
• Major Tree/ Shrub Replacement	\$6,000
• Painting (Exterior Doors Garage Doors, Trim	\$15,000
Total	\$58,300

The projection was increased in the area of insurance deductibles due the report that 17 units experienced water damage due to ice damming. The \$17K is a maximum exposure. Given the aforementioned projected expense of \$58,300, the year end projected reserve balance is still a healthy \$108,664.

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
Cell: (585) 943-5392
Asst Property Mgr: Mary Brennan
Email: Mary@croftoninc.com
<http://croftoninc.com/our-communities/communities-p-z/thomas-creek/>.

HOA Board

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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
40 Sunburst Circle

Lori VanDerlinde, Secretary
5 Triton Court
Email: ljvanderl@gmail.com

Upcoming Events—Mark Your Calendar!

Chemical Treatments April—October. See page 2.

Window Washing May 18-24. See page 1.



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

Reminders



Spring Projects? Please submit a variance request for any addition or modification to the exterior of your home. You can obtain a variance request by calling Crofton at 248-3840 or by downloading one from our website.

Bird Feeders may attract rodents. Please consider your neighbors when choosing a place to hang your feeders.



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.

Thomas Creek Website

www.neighborhoodlink.com/Thomas_Creek