

Thomas Creek

Fall 2015

We have seen the first flakes of winter letting us know that summer has officially said goodbye and fall is trying to leave too. Now is the time to winterize your home if you have not already started to do so. Some items to check off your list while it is not too chilly out are; clean out your gardens, plant your bulbs for spring, disconnect / pull in your garden hoses and turn off the water supply to your outside water faucets. If you need help with any of this, I or other neighbors are willing to help out. Give me a call or an e-mail (315-568-1433 or tdavid63@me.com). One of your fellow neighbors can give you a hand.

With winter comes snow too. Your Board has authorized and signed the contract with Tim to continue to WOW us with his Snow plowing teams' great service. About the middle of November the no parking signs will go up in the overflow parking areas at the west end of Dearfield, south end of Triton, Dorado and Tucana. This allows Tim (our snow plow team leader) a place to be able to push the snow from the roads. Your help in keeping these areas clear is appreciated by Tim and all your neighbors.

During fall and winter the daylight is a premium and darkness come earlier. The HOA has only 2 internal light poles making it more important to leave your light post light on this time of year for yours, and your neighbors safety. This is a guideline in our Red Book and shows how we care about each other. If your light pole light is burned out (we have purchased light bulbs to replace them, two volunteers have offered to store them on site for ease) give the property management office a call and they will see that you receive one to replace or let the volunteers help in replacing them.

The budget will be complete in the next few days and your new assessment will increase to the planned \$211. If you have not already signed up for direct deposit and would like to do so please contact the property manager to arrange for this. If you use a bill payer service to pay your monthly HOA fee please set a reminder to change the payment the first of December to the planned amount of \$211.

The mailboxes along Sunburst have been updated and Dearfield will be complete as soon as the slab/foundation for one of the boxes has been replaced. We have to wait on the slab to be repaired, as we are moving a few of the addresses from their current box to a closer located box to make it easier to retrieve your mail. The slab/foundation impacts this. You may have noticed some trees are gone along Patera. These trees were deemed to have met their useful life or have a disease that would eventually impact or kill the other trees in the community. We will be planting (hopefully this fall) new trees along Patera. The tree that was hit by a car that went out of control on Sunburst will also be replaced. The homeowner involved in the accident is working with the HOA to replace the tree. Fortunately no one was hurt. Our Property Management company is coordinating this.

The annual meeting will be Tuesday January 26th, 2016 at the VFW, 300 Macedon Center Rd, Fairport. This year 3 positions for the board will be up for election. If you have an interest in serving on the board please contact myself or the property management office. All board members serve voluntarily for a term of 2 years. The board currently meets the second Wednesday of every month at 6:00 pm for approximately 60 minutes in the community room of Lyons National Bank on 31F in Fairport (approximately 4 miles from the HOA) to discuss HOA business and policy. November the board will meet on Nov. 4th as Nov. 11th is Veterans day. If you would consider serving I and your neighbors would greatly appreciate this.

Stay warm, Tom.

Landscape, Building/Grounds — Jon Friery

Visitor Parking Areas

The No Parking signs will be going up in November at the west end of Dearfield Court, as well as Triton Court, Dorado Drive, and Tucana Drive. Please do not park in these areas during the posted dates. This area has been set aside for the snowplow contractor to push the snow from the driveways and streets.

De-icing

Please use only Calcium Chloride on the concrete areas such as walkways, stoops, and concrete patios. Of all the concrete deicers on the market, calcium chloride will melt ice the quickest, it's less harmful to plant life than sodium chloride (rock salt), and less corrosive than sodium chloride.

2015 Fall Project Status

- Townhome wood trim painting has been completed for this year. It will be started up again in May 2016.
- Pressure washing of townhomes has been completed.
- Cleaning of gutters is scheduled to be completed next.
- Crack filling & sealing of roads, and crack filling of driveways has been completed.
- New mailboxes have been installed on Sunburst Circle (excluding the patio homes). New mailboxes on Dearfield Court are still scheduled to be completed this year.
- Record number of maintenance requests have been completed by Crofton's maintenance staff.



Landscape Projects

- The Landscape contractor has informed the Landscape team that due to the warm September the deciduous trees have lost all of their leaves early this year. He has recommended that we delay planting deciduous trees until spring in order to determine if the tree is healthy.
- Landscape contractor is on the property removing dead bushes, pruning bushes, and trimming several trees.
- Several trees have been taken down. The Austrian Pines that were taken down will be replaced with trees that are recommended by our Landscape contractor.
- Over 50 bushes have been removed this year. Approximately 35 new bushes have been planted and the rest will be planted in the spring of 2016.

Social & Hospitality—Marilyn Lopez

We are pleased to welcome several new families to Thomas Creek Estates.

Karen Norton and family moved into 32 Dearfield Court, while across the street, Michele Saarverda took residence at 29 Dearfield.

Michele Edington got settled into her new townhouse at 20 Sunburst Circle and Marie Klein moved into 32 Sunburst.



Just recently, the Chen Family moved to 3 Tucana, while at 6 Triton the Izdryk family joined our community. Please take a moment to introduce yourself to our newest neighbors.

The summer picnic was canceled due to low response. We hope that more residents will be available to join us in our future gatherings.

January 26 is our annual meeting. Please make every effort to attend. It is important for all homeowners to be informed about what is going on in our community. We have several homeowners who volunteer a great deal of time to ensure that our community is run in a positive and efficient manner. The annual meeting is an opportunity to ask questions and constructively share your concerns. Board members appreciate your input and support. Be informed. Put the date on your calendar. We look forward to seeing all of you in January.

Architectural Controls—Lori VanDerlinde

The following are recent changes to the Thomas Creek Handbook:

- 1) Section 17—No part of the patio may extend in any direction more than 15 feet from the foundation of the building. If the homeowner extends the patio beyond its original dimensions, the homeowner must also extend the existing privacy fence to the outermost edge of the patio on both sides of the patio, not to exceed 6" beyond the depth of the extended patio.
- 2) Section 25—If a homeowner wishes to maintain their own front lawn, they may do so on the condition that the homeowner's mowing must be on a schedule at least as frequent as the landscape contractor's, preferably on the same day as the contractor's.
- 3) It was also clarified that fences, including "temporary fences", are not allowed.

All homeowners should have a copy of our Legal documents, as well as the Thomas Creek Handbook (aka "Red Book"). If you are missing any documents, you can download them from our website. The link is: http://www.neighborhoodlink.com/Thomas_Creek/pages



Please join us at our Annual Meeting.
Tuesday, January 26
VFW, 300 Macedon Center Road, Fairport

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

Thomas David, President
12 Dearfield Court
Email: 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
40 Sunburst Circle

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

Tuesday, January 26, 2016
Annual Meeting, VFW,
300 Macedon Center Road,
Fairport



Seasonal Reminders



PLEASE heed our stop signs!



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.



Thomas Creek Website

www.neighborhoodlink.com/Thomas_Creek