

Thomas Creek

Winter, 2014

A Note From HOA Board President, Tom David

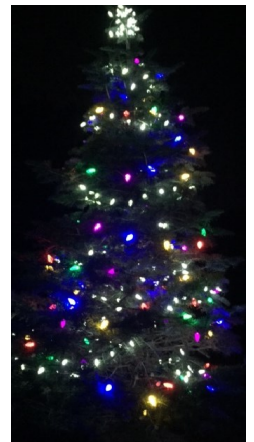
Thomas Creek is decked out with Holiday Spirit ready to ring out the Old and bring in the New Year. As this year comes to a close, be assured your HOA is in solid financial state and continues to be one of the best maintained communities in the area. Your board has worked hard to ensure this while striving to keep the HOA fees reasonable. We thank you for your trust and confidence.

Winter has come to Thomas Creek. This year's snowfall compared to last year, at least up to this past Wednesday had been softer than last year. Yet once again Tim and his snow cleaning crew have demonstrated that they are here to take care of us. While Tim's team does a great job for us please be careful as the roads can be slippery to walk

on and drive on. The no parking signs are installed in the overflow parking areas that are restricted during the winter season. The restriction allows Tim and his crew the area needed to be able to clear the snow for all of us. Please keep this in mind when parking your car in areas other than your garage or driveway.

Thank you to Marilyn for hosting this year's Christmas party. If you missed this, you missed some wonderful treats and a great time.

To all, Merry Christmas and here is to a Happy New Year!
Tom



Landscaping & Building & Grounds Committee

Landscaping:

During the winter of 2015 we will have our tree/bush pruner contractor onsite to prune selected bushes and trees. This is an ideal time of year to do the pruning because the trees and bushes are dormant. The process will focus on reducing the overall size of selected bushes such as spireas from overtaking the berm areas in the summer months when only minimal trimming can be done.



Bldg. & Grounds:

Please do not park where the **No Parking Signs** have been posted at the end of Dearfield, Triton, Dorado, and Tucana.

These areas are reserved for the snowplow contractor and are the only places the contractor has available to push the snow from the roadways. Parking in these areas will not only slow the contractor down but could lead to your vehicle being damaged; snow being pushed onto home owners property which could result in lawn damage; and increase costs to the Association because the contractor is unable to complete the job in a timely manner.

Please use only recommended salt for your concrete sidewalk. Rock salt will damage the concrete surface (due to the chloride) and should only be used on blacktop surfaces.

Annual Meeting

The Annual Meeting of Thomas Creek Homeowners Association, Inc will be held on **Tuesday, January 27** at 7:00 PM at the Fairport VFW at 300 Macedon Center Road. Please consider serving on the Board of Directors. If you are interested in submitting your name as a candidate, please contact Jim Manetta (248-3840) or any current Board Member before December 29, 2014. Resumes of Board Members who are seeking re-election follow:

Name: Robert Barker

Address: 30 Dearfield Court

Present Board Member/Current Vice President of Board, Member of the Finance Committee, and Past Board President,

Employed 27 years at Eastman Kodak as department Maintenance Manager, retired in 1991. Employed 9 years in Monroe County as Fleet Maintenance Manager, retired in 2002. Part time at Van Bortel Ford, February 2003 to November 2013. Employed at Henderson Ford, December 2013—Present.

As a member of the board of Thomas Creek Board, I will continue working to make Thomas Creek HOA the place where everyone wants to live and enjoy life.

Name: Thomas David

Address: 12 Dearfield Court

Present Board Member/Current President of Board, Past Vice President of Board

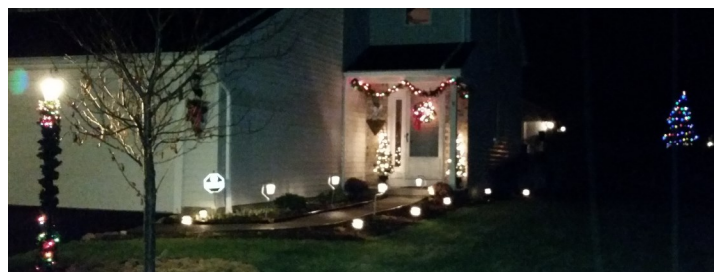
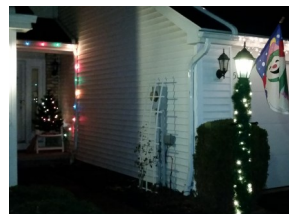
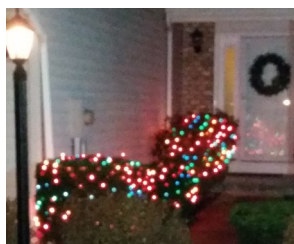
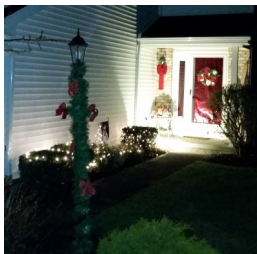
A Town Home owner with Thomas Creek since February 2010. I work full time as an assistant Vice President for Lyons National Bank with over 15 years' experience in the financial/banking world. Prior to entering banking I was in Retail Management and New Store Development for VF Corporation, London Fog and Macy's.

I have served in various capacities in community service organizations, like the American Red Cross, Habitat for Humanity, Kiwanis, the Seneca County Chamber of Commerce and more. Serving as past President of Kiwanis and past Chair of the Seneca County Chamber of Commerce Board. I currently serve as Treasurer for the Rochester American's Booster Club and Chairman of the Town of Perinton GOP committee.

I have enjoyed living here at Thomas Creek and meeting most of you. I joined the Board to ensure that the stewardship of our HOA was strong & to help out wherever needed. My experience has been fun & reinforces my first thoughts that we have a very well run Homeowners Association. I would highly recommend everyone taking a turn serving a term or two on the Board, you won't regret it.

I would appreciate your confidence and vote to continue to serve you on the Thomas Creek HOA board.. Tom

Sampling of Holiday Decorations at Thomas Creek



Social & Hospitality—Marilyn Lopez

Holiday Decorating Contest

The contest has begun! Check out your neighbors and Thomas Creek community residents and vote for your favorite doorway/front-way holiday decorations. Remember not to place decorations in between driveways as these can get into the way of our snowplow.

Send your vote to mlopez@rochester.rr.com or place a note in the door at 40 Sunburst Circle by December 20, 2014. A prize will be awarded to the resident receiving the most votes.

Thanks to President Tom David for putting up the tree lights at our entrances and along Patera Avenue, making our neighborhood festive during this holiday season.

Welcome New Homeowner, Gerald Barone, 24 Dearfield.

Photos from Holiday Party



Financial Report

Financials for the Thomas Creek HOA as of the fiscal year end November 30th are in great shape. This is important because lending institutions are now focusing on the financial stability of HOAs. Good financial condition enables the sales/purchase process. The bottom line condition for the current year end is noted below:

- Current year Operating Budget performance less Reserves was
 - o Budget- \$128,053.
 - o Actual - \$126,329.
 - o Better Than Plan by \$1,723.
- Year end Reserves- 2014 \$108,406
- Note 2014 Reserve expenditures totaled \$38,743.
- Year end Reserves-2013 \$67,363
- Note 2013 Reserve expenditures totaled \$189,057 (Drives and Driveways Cost \$168,816.)

As you can see we ended the 2013 timeframe with a balance of \$67,363 with \$189,057 in capital expenditures. We Increased the Reserve balance at year end 2014 to \$108,406 in spite of expenditures of \$38,743. in needed capital spending.

We are able to maintain a robust Reserve while making major investments in the community. This is being accomplished with a monthly HOA fee of \$204 for 2014 and now a fee of \$207 for 2015. Thomas Creek HOA has the lowest monthly fees in this area and well maintained campus. We are trying to minimize the possibility of Special Assessments. So far so good!

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

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, Secretary

40 Sunburst Circle

Lori VanDerlinde5 Triton Court

Email: ljvanderl@gmail.com

Website

www.neighborhoodlink.com/Thomas_Creek

Upcoming Events—Mark Your Calendar!

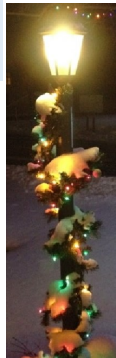
Annual Meeting—January 27, 7:00 PM at the Fairport VFW at 300 Mac-edon Center Road.

Please check our website calendar at 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.

Make sure your water line that you use to hook up your lawn hose outside is turned off for the winter season. This is a precaution that helps prevent pipes from freezing.



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.

