



Woodscape

Summer 2014
Newsletter

Thank you to all those who attended the Annual HOA Membership Meeting on June 10th. This newsletter includes various items raised at the meeting, information relevant to the upcoming year and notifications to the Woodscape community in general.

Homeowners

Association Dues

\$80 for 2014-2015

Invoices for Annual HOA Dues have all been mailed and payments are coming in. If you have not yet paid your dues, please do so as quickly as possible. Please contact Mary Riek, Treasurer at 453-1519 with any questions.

Woodscape Homeowners Association Board Members and Officers 2014-2015. The following eleven members of our community were elected to the Board of Directors at the June 10, 2014 Annual HOA Membership meeting held at the Holiday Inn Express. Election of Board Officers took place at the Board's first meeting, held on July 1, 2014.

Lisa Frazzetta, President – 202 Woodscape Drive – 518-489-2397 (h), 518-469-7887 (m)
Neil Mitchell, Vice President – 629 Timberside Court – 518-779-6030
Mary Riek, Treasurer – 243 Woodscape Drive – 518-453-1519
Joshua Salisbury, Secretary – 603 Top Ridge Drive – 518-496-0948
Debbie Mann, Member – 222 Woodscape Drive – 518-459-4704
Laura Salisbury, Member – 603 Top Ridge Drive – 518-496-0948
John Delehanty, Member – 633 Top Ridge Drive – 518-458-4383
Mary Kelly, Member – 642 Top Ridge Drive – 518-446-1427
Christian Jackstadt, Member – 213 Woodscape Drive – 518-253-8325
Patrick Fitzgerald, Member – 207 Woodscape Drive – 518-944-0157
Adam Rosen, Member – 627 Timberside Court – 518-438-4140

Distressed Property Being Rehabilitated. A contractor has been hired by the owner of 201 Woodscape Drive to prepare the property for sale. Significant progress is being made and the property is presently expected to be ready to be put on the market this fall.

Street Signs. The condition of our neighborhood's custom made street signs has deteriorated over the years and many are or soon will be in need of replacement. Options for replacement are being considered including no cost replacement by the Town of Guilderland with standard street signs (see the newly installed Green Hill Court sign).

Woodscape Townhome Mailbox Huts. The deteriorating condition of approximately 15 of 26 townhome mailbox huts has been raised by community members. Although ongoing maintenance of the huts is the collective responsibility of the townhome owners whose mailboxes are housed within, the Board has been asked to assist by exploring various options for repair/replacement.

Landscape Bed Maintenance and Mowing.

Landscape services for FY2014-15 and FY2015-16 will once again be provided by John Dupont, Cedar Creek Landscaping, who is responsible for Woodscape's common grassy areas, and Dawn Shorter, The Girls and More, who is responsible for the mulched landscape beds. This represents their 5th and 6th year of lawn and landscape care at no cost increase to Woodscape. Please feel free to contact Lisa Frazzetta, Board President, with questions, suggestions or observations about the appearance and care of our neighborhood's common property.

Disposal of Lawn and Yard Debris. Lawn and yard debris should be bundled for Town of Guilderland pick up and/or otherwise disposed of properly. Residents and any individuals hired by them to do yard work are reminded that debris is NOT to be left or disposed of on common property including property behind or adjacent to townhomes or in ditches, wetlands and drainage areas on or adjacent to their own yards, which if blocked will affect the proper flow of springs or storm water throughout the neighborhood.

Information for Woodscape Homeowners and Residents

Whether you are new to the Woodscape community or a longstanding homeowner or resident, the following information is intended to serve as a friendly and helpful reminder to all Woodscape neighbors so we can all work together to maintain the great standards that have kept Woodscape a beautiful and comfortable community to live in and have preserved our neighborhood's property values since it was first developed 30 years ago.

- Please keep garbage/recycle bins out of view from the street.
- Please maintain all grass/property to a proper mowing length.
- Please clean up after all pets.
- Please do not park or store commercial vehicles in public view.
- While driving in the neighborhood, please obey all rules of the road and stop signs. It's also a good idea to slow or stop at Woodscape intersections that don't have stop signs.
- Please keep all property in good structural condition and repair.
- Please request permission from the Woodscape Homeowners Association (HOA) Board for all exterior changes to your home and property.
- Please do not dump lawn clippings and other yard debris in the community's common areas, streams or wetlands.
- Please keep your home's lamppost light and/or other exterior lighting on after dark for neighborhood safety and security reasons.

Exterior Changes to Home or Property.

The Woodscape Exterior Change Request Form (revised June 2011) is available online at our website, www.woodscape.info. Woodscape homeowners are encouraged to maintain and improve their property so the neighborhood will continue to be an attractive place to live and appealing to prospective homebuyers. Please remember, however, that Board approval is required before making exterior changes to your home or property, whether or not a Town Building Permit is required. If you are considering performing work on the exterior of your home or property, please contact the Board at board@woodscape.info to discuss your intent. Please note that a Board-approved, Exterior Change Request form is required by the Town of Guilderland Building Department for any work requiring a Town Building Permit.

Abandoned Property on Top Ridge Drive. At the Board's urging, the Town of Guilderland's Zoning Enforcement Department is actively pursuing remediation of the damaged fencing at 634 Top Ridge with the bank that currently owns the property. Pending permanent resolution to the property's status and in addition to notifying the Woodscape HOA Board at board@woodscape.info, any and all safety or maintenance issues/concerns observed should be brought directly to the attention of the Town of Guilderland Building/Zoning Department at 518-356-1980 along with a request that the Town take appropriate action to correct the reported problem. We believe it will help expedite the correction of problems if the Town hears from our individual community members as well as from the HOA Board when there are safety and code violation concerns about the property. This includes such things as unsecure access to the home or fenced portion of the property, unkempt appearance of the property, lawn, or shrubs. Residents are still cautioned to not go onto the property themselves.

Website. Please check out our Woodscape website at www.woodscape.info for useful information relating to our HOA, Board and neighborhood, including links to Guilderland Town Offices and resident-recommended vendors and businesses. If you have referrals/recommendations you would like to add, please send the name and contact information to board@woodscape.info.

Woodscape HOA email list. If you have not already sent your email address to the HOA Board at board@woodscape.info for inclusion in our Woodscape HOA email list or provided it when you paid your annual dues, please take a moment to do that to help make communicating with Association members individually and collectively, easier and greener.

Thank you for continuing to make Woodscape an exceptional neighborhood!