



Woodscape

Summer 2015
Newsletter

Thank you to all those who attended the Annual HOA Membership Meeting on June 9th. 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 2015-2016

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 2015-2016. The following nine members of our community were elected to the Board of Directors at the June 9, 2015 Annual HOA Membership Meeting held at the Holiday Inn Express. Election of Board Officers will take place at the Board's first meeting, which is expected to take place within the next few weeks. Officers indicated below are from the previous year and will remain in effect until the upcoming meeting.

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
Debbie Mann, Member – 222 Woodscape Drive – 518-459-4704
Mary Kelly, Member – 642 Top Ridge Drive – 518-446-1427
John Delehanty, Member – 633 Top Ridge Drive – 518-458-4383
Christian Jackstadt, Member – 213 Woodscape Drive – 518-253-8325
Jean Lindholm, Member – 606 Top Ridge Drive – 518-438-7006
Matt Culotti – Member – 103 Sand Pine Lane – 518-859-9823

Woodscape Townhome Mailbox Huts. Over the summer, Tony Belcher of AFB Construction and Remodeling (518-339-5603) will be repairing or replacing our neighborhood's deteriorating and damaged townhome mailbox huts. Please feel free to check out the newly built hut by the back entrance to Woodscape (as it turns into Monroe) to see the high quality of work and materials being used. Although ongoing care and maintenance of the huts remains the collective responsibility of the townhome owners whose mailboxes are housed within, the cost of this current project will be covered by the HOA. While the HOA is not obligated to do so, sufficient funds are presently available and the Board believes the benefit to the neighborhood will be considerable.

IMPORTANT: If you want to replace your individual mailbox at the same time the repairs/replacements to your hut are being done, you will need to purchase a new box and numbers and provide them to Tony who will install it. Please send an email to board@woodscape.info with your name, address and contact info so arrangements can be made.

Street Signs. The condition of our neighborhood's custom made street signs has understandably deteriorated over the years and many are or soon will be in need of replacement. We explored options and found that it is prohibitively expensive and not feasible to replace the signs using the same materials, size and style. Therefore, as signs need to be replaced, the Town of Guilderland has agreed to do so at no cost to our community. The signs will be the standard, attractive and highly reflective street signs used by the Town (see Green Hill Court sign). If you see a sign that is damaged and needs replacement, please notify the Board at board@woodscape.info.

Landscape Bed Maintenance and Mowing. Landscape services for FY2015-16 are being provided by John Dupont, Cedar Creek Landscaping, who is responsible for Woodscape's common grassy areas, and by Dawn Shorter, The Girls and More, who is responsible for the mulched landscape beds. This is their sixth year of lawn and landscape care at no cost increase to Woodscape. Please feel free to contact Lisa Frazzetta with questions, suggestions or observations about the appearance and care of our neighborhood's common property.

Information for Woodscape Homeowners and Residents

Whether you are new to Woodscape or a longstanding homeowner or resident, it's important for everyone to pay proper attention to community practices, requirements and courtesies that have allowed Woodscape to remain a beautiful and comfortable place to live for over 33 years. Working cooperatively, we can each do our part to preserve the value of our property, our community's esthetic appearance and neighborly atmosphere. Here are some important reminders:

- 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.
- Please obey all rules of the road, speed limits and stop signs while driving in the neighborhood.
- Please keep all property in good structural condition and repair.
- Please do not dump or leave lawn clippings or 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.
- Please remember to request prior permission from the Woodscape Homeowners Association (HOA) Board for any exterior changes to your home and property. For more information, go to www.woodscape.info

Exterior Changes to Home or Property.

The Woodscape Exterior Change Request Form (revised June 2011) is available online at the www.woodscape.info website.

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, Foreclosed, Distressed Property Updates – 634 Top Ridge and 528 Townwood.

At the Board's urging, the Town of Guilderland's Zoning Enforcement Department continues to monitor, cite and pursue remediation of violations by the responsible parties as they are found to exist at these two properties, specifically Wells Fargo for 528 and Seterus, Inc. for 634. Both are believed to have hired property management firms to keep the properties Town code compliant pending resolution/disposition of the respective properties. Please continue to report any and all observed safety or maintenance issues/concerns 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 investigate and correct the reported problem. Please also notify the Woodscape HOA Board at board@woodscape.info so we can follow up as appropriate. We believe it will help expedite correction of problems if the Town hears from our individual community members as well as from the HOA Board when there are suspected safety and code violation concerns about the property. This includes such things as unprotected access to the home or fenced areas, unkempt appearance of the property, lawn, shrubs. Residents are still cautioned to not go onto either property themselves.

Disposal of Lawn and Yard Debris. Lawn and yard debris should be properly bundled, tied and/or bagged for Town of Guilderland pick up and/or otherwise disposed of properly. Homeowners and residents and any individuals hired by them to do yard work are reminded that bundles, bags and/or debris are NOT to be left or disposed of on common property INCLUDING on our landscaped islands and circles or 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.

Woodscape Website and Email List. 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. 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. If you do not use the internet or email, feel free to reach out to a Board member by phone (see numbers on page 1).

Thank you for continuing to make Woodscape an exceptional neighborhood!