



Woodscape

Fall 2015
Newsletter

This newsletter includes information relevant to homeowners and notifications to the Woodscape community in general. Included are the fall leaf pickup dates, a note on the Verizon work, and more. The HOA Board hopes you are having a wonderful fall and enjoying the leaves changing!

Homeowners' Dues

Thank you to all those homeowners who have paid their dues. If you are one of a few members who have not yet paid, please do so right away.

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 took place during the first meeting, and the officers indicated below were elected and will serve for 2015-2016

Lisa Frazzetta, President – 202 Woodscape Drive – 518-469-7887

Neil Mitchell, Vice President & Secretary – 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 – 518-438-4383

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) has been repairing or replacing our neighborhood's deteriorating and damaged townhome mailbox huts. He expects to complete all remaining repair work this fall before the snow comes and will complete staining in the spring. The cost of this current project is being covered by the WHOA, however, homeowners are reminded that ongoing care and maintenance of the huts remains the collective responsibility of the townhome owners whose mailboxes are housed within. Reminder from the WHOA Board and USPS: Townhome owners are collectively responsible for keeping snow from the area immediately surrounding each hut so the USPS can continue your mail delivery without interruption.

Verizon Work. Verizon is in the neighborhood laying cable for Fios. It is the WHOA's understanding that Verizon is expected and intends to repair/restore any affected private lawn or common areas following their installation work. Homeowners who are not happy with the condition of their property following Verizon's installation work and lawn repair/restoration efforts are strongly encouraged to call Verizon directly at 845-249-6686 to report the problem.

Because the success or failure of Verizon's restoration efforts may not be known until spring, please be sure to keep this number. Verizon needs to hear directly from affected homeowners for the quickest resolution of any issues.

McKownville Fire Department recently took possession of a new pumper, "E55". Traditionally there is what's called a "wet down" ceremony to christen new apparatus, and the department is holding one on Sunday, November 8th, 2015 starting at 11:30 am in Executive Park behind Stuyvesant Plaza. Afterwards, there will be hot dogs, hamburgers and refreshments offered by the department. This is happily open to the public. Hope to see you there!

Vines on Trees and Shrubs. Some people like vines and the leaves they produce, but in the wrong places and when allowed to get out of control, they can become unsightly and strangle your shrubs and trees. One way to deal with this problem is to cut the vine at the base. The vine growth already on the tree or shrub will wither and die, and will eventually fall off or will at least be easier to pull off. It is also possible to apply a stump killing product available at most garden shops to inhibit or prevent regrowth of the vine.

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. 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. Residents are still cautioned to not go onto either property themselves.

Disposal of Lawn and Yard Debris. Fall leaf pickup in the neighborhood will be on Tuesday October 27 and Friday November 20. Leaves can be left in a pile at the side of the road without bagging for pickup by the town. Lawn and yard debris other than leaves 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 or islands.**

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!

WINTER REMINDERS for Woodscape Homeowners and Residents

Exterior Lighting - It is approaching that time of year when the days are short and the nights are long. Please remember to keep your lampposts lit from dusk to dawn. In addition to being a courtesy to our neighbors who routinely walk the development, a well-lit neighborhood deters crime and helps to ensure the neighborhood security. A 40-watt incandescent or, better still, an exterior compact fluorescent bulb provides more than sufficient light without placing significant burden on household energy costs. Automatic off/on light sensors are also a good idea and can usually be easily installed by someone qualified to do the job.

General Security - The Guilderland Police Department recommends increased attention to lighting to all Guilderland residents, in addition to reminding everyone to lock vehicles and doors. Residents are encouraged to call **356-1501** to report any bothersome or worrying activity. When in doubt, call. If it is nothing, then it is nothing. If it is serious, the police will be able to investigate and respond.

Mailbox Accessibility - With winter approaching, we've been asked by our friendly letter carriers to remind homeowners and residents to keep your mailboxes and surrounding areas clear of snow so carriers can readily access them to deliver your mail.

Individual Single Family as well as Townhome owners and residents are responsible for assuring accessibility at all times. Cooperative efforts among the homeowners and residents in Townhome groupings to keep their mailbox stations accessible will help and are encouraged.

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