



www.woodscape.info

Fall 2017 Newsletter

This newsletter contains important information and notifications for Woodscape homeowners and residents. Please read it carefully. If you have questions, please contact the Board at Board@woodscape.info.

Thanks to all who attended the 2017 Annual HOA Membership Meeting on June 13. Our 2018 Annual Meeting will be held at the Hampton Inn on Tuesday, June 12, 2018. The HOA Board wishes you all a beautiful fall season.

Contents

Woodscape HOA Board Members and Officers 2017-2018

Homeowners Association 2017 Dues

Selling or Renting Your Home?

Townhome Mailbox Huts

Landscape Maintenance, Mowing and Tree Service

Monitoring Vehicular Traffic in Woodscape

Street Signs

2017 Town of Guilderland Loose Leaf Collection

Disposal of Lawn and Yard Debris

Special Thanks to Town of Guilderland

Coyote Sighting

Exterior Changes to Home or Property – Adherence to Standards, Guidelines and Practices

Stain Color Matching – Translating original Semi-transparent colors to Solid stain colors

Fireworks

Year Round Reminders for Woodscape Homeowners and Residents

Winter Reminders for Woodscape Homeowners and Residents

Staying Connected – Woodscape Website and Email List

Woodscape Homeowners Association Board Members and Officers 2017-2018.

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

Matt Culotti – Vice President and Secretary – 103 Sand Pine Lane – 518-859-9823

Mary Riek, Treasurer – 243 Woodscape Drive – 518-453-1519

Neil Mitchell, Member – 629 Timberside Court – 518-779-6030

Debbie Mann, Member – 222 Woodscape Drive – 518-459-4704

Homeowners Association Dues are \$100 for 2017-2018. If you are one of the very few who have not yet paid your dues, please do so as quickly as possible. Please contact Mary Riek, Treasurer at 453-1519 with any questions.

NEW - Selling or Renting your home? Please contact the Woodscape HOA Board Treasurer, President or email Board@woodscape.info with the name of your listing agent if and when you decide to put your home on the market. You can also help assure your closing goes smoothly by letting realtors, banks and/or closing attorneys know that **requests for HOA documentation needed at closing including HOA fee payment confirmation and/or closeout amounts, must be received by the HOA Treasurer AT LEAST ONE WEEK PRIOR TO THE SCHEDULED CLOSING DATE.** If you are renting your Woodscape single family or town home, please provide the HOA Treasurer with the tenant's name and contact information as well as your own current contact information as a non-resident homeowner.

UPDATE - Woodscape Townhome Mailbox Huts. We have concluded an agreement to complete our Mailbox Hut Replacement and Repair project with a new contractor, John Person of Empire Painting. Of 27 huts originally identified as deteriorating or damaged in our 2015-2016 survey, work on five huts remains. The project was originally authorized by the HOA Board to restore the structural integrity and esthetic appearance of all of the huts. We expect work to begin as quickly as possible. John's business has done house staining and other work in our community in the past and will be happy to provide free consultation/quotes on staining, painting and carpentry work to Woodscape homeowners upon request. You can reach him at 518-339-6941. Ongoing care and maintenance of the huts is the collective responsibility of the townhome owners whose mailboxes are housed within. If your townhome mailbox hut is damaged by cars, plows, or requires repair in the future and are seeking advice on what to do, feel free to contact the HOA Board. On a related note, one of our neighbors has offered to assist townhome owners who share a mailbox hut and collectively wish to replace their current mailboxes with new boxes with new numbers. If you are interested, please email Board@Woodscape.info for more information.

UPDATE - Landscape Bed Maintenance, Mowing and Tree Service. Landscape services for FY2017-2018 are again being provided by John Dupont, Cedar Creek Landscaping, who is responsible for Woodscape's common grassy areas, and by Dawn Shorter, Dawn and The Busy Bees (Formerly The Girls and More) who is responsible for the mulched landscape beds. This is their eighth year of lawn and landscape care at no cost increase to Woodscape. We have also begun working with KT Tree Service (Kyle Trestick) on tree care, pruning and removal as needed. Kyle's consultation services and estimates are free, and he is offering Woodscape homeowners a 10% discount on tree service work quoted and performed. You can reach him at 518-588-5490. Please contact Lisa Frazzetta, with questions, suggestions or observations about the appearance and care of our neighborhood's common property.

Monitoring Vehicular Traffic in Woodscape. Guilderland Police have been receiving and responding to complaints of speeding, failure to stop at stop signs, and reckless driving observed in our neighborhood by sending officers out and also with increased monitoring at random times of day or night. Our neighborhood is seeing increased through traffic due to recent residential development on large tracts of land in Bethlehem and its discovery as a short cut route to Russell Road and beyond. Some of the unsafe driving behavior observed may be a result of these changes but it makes it especially important that Woodscape residents diligently OBEY all rules of the road, speed limits and stop signs, and always be careful and courteous to other drivers, pedestrian and bicycle traffic. **If you observe reckless or distracted driving, safety or speeding violations, you are strongly encouraged to contact the Guilderland Police at 518-356-1501 to report it. They are prepared to continue to respond to calls and conduct random patrols if continued complaints are received.**

REMINDER - Street Signs. As previously reported, the Town of Guilderland has agreed to replace our neighborhood's street signs when they individually need to be replaced at no cost to our community. Replacement signs will be the standard, attractive, highly reflective signs used by the Town (see Green Hill Court sign). **If you see a street sign that is damaged and needs replacement, please notify the Board at board@woodscape.info.**

2017 Town of Guilderland Loose Leaf Collection Guidelines and Schedule. The Woodscape Development is scheduled for loose leaf collection on **Wednesday, October 25 and Monday, November 27.** "Only leaves and pine needles can be picked up with *VACUUM MACHINES*. Leaves must be raked out to the edge of the pavement. Piles with sticks or other debris mixed in will not be accepted. In the event of inclement weather, this schedule could be delayed a day or two. In the event we pick up early, do not be alarmed, we will be back on the scheduled date." If you have any questions, please call the Town of Guilderland Highway Department at 518-861-5108.

REMINDER - Proper Disposal of Lawn, Yard and other Debris. Lawn clippings and yard debris must be properly bundled, tied and/or bagged for Town of Guilderland pick up and/or otherwise **removed from your property and disposed of properly.** Homeowners and residents and any individuals hired by them to do yard work are reminded that bundles, bags and/or loose clippings and debris of any sort are **NOT to be left or disposed of on Woodscape property or on or in back of your own property. This includes our landscaped islands and circles, property behind or adjacent to your home or townhome building or in ditches, wetlands and drainage areas on or adjacent to Woodscape property or your own yards.** Failure to properly dispose of lawn, yard and/or other debris from your property is prohibited. It can lead to problems including interruption of the proper flow of springs or storm water throughout the community. **Serious or repeated violations should be reported to the Town's Zoning Enforcement and Storm Water Management Department as appropriate. If you are aware of violations occurring in and around your property, please contact the Town at 518-356-1501 and notify the HOA Board at Board@Woodscape.info.**

Monet's "Giverny" makes brief appearance here in Woodscape - Special Thanks to Town of Guilderland Supervisor, Highway and Storm Water Management Departments for restoring proper flow to our creek. For the first time in over 30 years, we had an extreme situation this past summer where our little creek running behind townhomes on Townwood Drive overflowed to form a small lake. The creek had a beaver lodge with occupants, fish swimming in several feet of water where there's usually a trickle. Town Supervisor Barber, Steve Oliver and Ken Darpino and a very skilled bobcat operator recognized this as a problem needing expert attention and some heavy equipment. We are very grateful for their prompt, expert response to this problem. We think the flooding may have resulted in part from the dramatic construction/development that occurred along Monroe, Russell Road, behind and across from our community. Natural wetland areas, trees, plant life and habitat were altered significantly in a very short period of time to make way for roads, infrastructure and homes. Homeowners in that area are asked to keep an eye out for any significant drainage difficulties in the future and report it quickly to the Board.

Coyote Sighting. Please be advised that a homeowner on Townwood reported seeing a young coyote on her property on several occasions in the past couple of weeks. There was no indication of illness or aggression, but if you have small pets or children, please take appropriate care. Cats are particularly vulnerable to being taken by coyotes, and are just generally much safer and live longer when kept inside.

IMPORTANT - Exterior Changes to Home or Property. In order to promote better understanding and adherence to Woodscape Standards, Guidelines and Practices, please make it your practice to contact the Board PRIOR to beginning any exterior work to be sure you are not proceeding with work that does in fact require HOA pre-approval and also that the work you wish to do complies with Woodscape's guidelines, standards and practices. Remember that Board approval is required BEFORE making most exterior changes or improvements to your home or property, whether or not a Town Building Permit is required. Please note that the Town of Guilderland Building Department will ask to see an HOA Board-approved Exterior Change Request form prior to considering your request for a Town Building Permit. Confirmation of HOA Board approval of a proposed project sent to the Town by the HOA Board President via email has also been accepted in order to expedite the process.

Year after year, we continue to hear from homeowners, prospective buyers and realtors who are very supportive of our HOA's efforts to maintain the high quality and esthetic standards found in our lovely community. People are far more attracted to our neighborhood, rather than put off or discouraged, by the modest, sensible rules, requirements, restrictions we all agreed to abide by when purchasing our homes here in Woodscape. Homeowners and prospective buyers can see both the short and long term benefits derived when everyone complies with these sensible standards and maintains their homes accordingly. **The HOA Board is very happy to discuss with you any project you are contemplating that will affect the exterior of your home or property prior to you pursuing or investing time or money in it.**

Whether and when a request form and pre-approval by the HOA Board is necessary for a particular project you are contemplating, can be confusing to some of our newer Woodscape homeowners as well as to some longstanding owners who are considering various home or property alterations/improvements. For example, some people may not be aware that some common projects including "replacement" roofing shingles, windows, entry and garage doors, expansion of paved areas, construction/installation/alteration/expansion of patios, decks, hardscape, fences, walls, sheds, play equipment, fire pits, satellite dishes, shutters, exterior house or door staining involving change or variation in color, **all require pre-approval by our HOA Board and in many instances also require building permits from the Town. Whether your proposed project ultimately requires submission of a change request form or not, homeowners would benefit greatly from prior discussion/consultation with the Board on how best to proceed to assure you do not inadvertently violate Woodscape standards, guidelines or practices. Prior discussion also allows homeowners to take advantage of the Board's and other neighbors' experience with similar projects.** For example, certain good quality insulated steel garage doors are increasingly being requested and approved. Not all steel doors are compliant, however. We have the names and model numbers of doors that are considered to be compliant with Woodscape's standards. We have contact information on vendors who can install them at competitive prices. **Fully compliant steel insulated garage doors are good quality, FLUSH panel, woodgrained, and match the house body color.** Requests for such doors are reviewed and approved very quickly. **Homeowners purchasing and installing ANY OTHER TYPE OR STYLE of garage door, e.g., raised panel, decorative windows, etc. without first requesting and receiving Board approval are NOT in compliance with Woodscape standards/guidelines/practices.** Such doors have been approved on an EXTREMELY limited basis. In most instances where they exist, they were not requested or approved at all prior to installation. Return to a standard compliant door will potentially be among those things needing to be settled/resolved upon sale/transfer of the home as will other non-compliant, unapproved exterior changes. This is particularly true in townhomes where uniformity of each unit's exterior appearance is expected.

Exterior Changes to Home or Property (continued)

Please do not think because you have seen something in our neighborhood that it either was ever or would again be approved. Attractive and ultimately acceptable changes have been allowed over the years on a case by case request basis. In some instances, certain attractive improvements/upgrades have been adopted by other homeowners but these changes have also been requested and approved by the HOA Board in advance. What the HOA Board and majority of HOA members want to see more and more of is exterior work that is unquestionably compliant with established standards, guidelines and practices aimed at preserving the quality and esthetic appearance of homes in our community.

Maintaining the quality and overall esthetic appeal of our neighborhood, requires every homeowner's cooperation.

Any list of various projects and advice/guidance we could provide you here in this newsletter is naturally limited. The best advice is simply to say that if you are considering a change, alteration or improvement to the exterior of your home or property, please contact the Board early on at board@Woodscape.info, to discuss your intent and help you and the Board answer the question of whether or not an actual request form needs to be filed. We will also be able to advise you about what you'll need to include to expedite review and can provide you with information that will smooth the way to approval of your request. As mentioned earlier, we can also provide names and contact information on various vendors that neighbors have used and been pleased with, that carry the type of windows, doors, garage doors, etc., best suited to our neighborhood and the style of our homes. Most Woodscape homeowners truly want and count on their neighbors to cooperate with HOA standards and guidelines to protect the value of their own homes and appearance of the entire neighborhood. It helps keep Woodscape a unique and lovely place to live.

Please note that we are in the process of making some modifications to the Woodscape Exterior Change Request Form (revised June 2011) that is available online at www.Woodscape.info. Until the new form is ready and posted online, please continue to use the current form but, again, please **BE SURE TO CONTACT THE BOARD** to discuss your proposed project **PRIOR** to beginning any work to be sure you are not proceeding with work that does in fact require HOA pre-approval and also that the work you wish to do complies with Woodscape's guidelines, standards and practices.

Stain Color Matching – Semi-transparent to Solid. We are working with the help of professionals to identify the best/closest solid stain color matches for our original Woodscape semi-transparent stain colors. Most homeowners and contractors started using solid stains on our cedar siding a number of years ago to provide better coverage and durability. We have good color matches for most of the commonly used colors and will soon have even the less frequently used stain colors matched. Where there has been some morphing of colors over the 30 plus years because well-intentioned homeowners tried but didn't always succeed in getting the same "brown", "red" or "gray", for example, we're going to try to address that as well. This is particularly important for town home buildings in the interest of achieving consistency and uniformity in the appearance of individual units within the same building. We will be including this information online and in our revised Exterior Change Request form as soon as possible. In the meantime, if you are contemplating staining your home but are not sure exactly what solid stain color or formula to ask for to assure the best possible match to Woodscape's original approved stain colors, please contact us at board@woodscape.info.

Fireworks. Most of the fireworks we're all hearing with greater frequency are associated with University of Albany outdoor events. The University wants to be a good neighbor and tries to announce these in various ways so people will know they'll be happening. They frequently invite community members to attend. This past week, Wednesday 10/11, there were noisy fireworks that apparently were not associated with the University. Guilderland Police received complaints and investigated, concluding they were coming from a private home in the McKownville area. Regardless of who is responsible for the fireworks on any given day, if you, your family, your pets or sleep are suffering from the noise level and late hour many of these occur, you are encouraged to contact the Guilderland Police. If you know the fireworks are associated with University of Albany and wish to express your thoughts or concerns, you can also contact Jordan Carleo-Evangelist, U of Albany Director of Community Relations at 518-956-8016 or jcarleo-evangelist@albany.edu.

Important YEAR ROUND REMINDERS for Woodscape Homeowners and Residents.

Whether 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 35 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:

- DO maintain the exterior of your home and property in a manner that will not detract from the neighborhood.
- DO keep trash containers out of view from the street, in the rear of the house or in the garage when not curbside for pickup.
- DO NOT store boats, campers, recreational vehicles in driveways or on the premises unless they are kept in the garage.
- DO maintain grass at a proper mowing height.
- DO clean up after all pets.
- DO NOT park or store commercial vehicles in public view.
- DO obey all rules of the road, speed limits and stop signs while driving in the neighborhood.
- DO NOT leave or dump lawn clippings, yard or other debris in the community's common areas, streams or wetlands or on your own property.
- DO keep your home's lamppost light and/or other exterior lighting on after dark for neighborhood safety and security reasons.
- DO remember to contact the Woodscape HOA Board to discuss and if necessary request approval for any exterior changes to your home and property PRIOR to making them.

Important 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 or LED lightbulb 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 **518-356-1501** 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 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 townhome owners sharing a mailbox hut are necessary and encouraged.

Staying Connected – Woodscape Website and HOA email list. Please check out our Woodscape website at www.woodscape.info for important, useful information relating to our HOA and your responsibilities as homeowners and tenants, and our community, 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 haven't already provided us with your email address, please send it to the HOA Board at board@woodscape.info for inclusion in our Woodscape HOA email distribution list which will help make communicating with HOA members individually and collectively, easier and greener. Please feel free to contact the Board by phone (see numbers above) if you do not use the internet or email.

Thank you for continuing to make Woodscape an exceptional neighborhood!