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## *Fall 2018 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](mailto:Board@woodscape.info).

Our 2019 Annual Homeowners Association Meeting will be held at the Hampton Inn on Tuesday, June 11, 2019. The HOA Board wishes you all a beautiful fall season.

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### **Woodscape Homeowners Association Board Members and Officers 2018-2019.**

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

Neil Mitchell, Vice President – 629 Timberside Court – 518-779-6030

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

Matt Culotti – Member – 103 Sand Pine Lane – 518-859-9823

**Homeowners Association Dues are \$150 for 2018-2019.** If you are one of the very few who have not yet paid your dues, please do so as quickly as possible. Please email [Board@woodscape.info](mailto:Board@woodscape.info) or contact Mary Riek, Treasurer at 518-453-1519 with any questions.

**Introducing CYC Realty Management.** We are pleased to announce that CYC Realty Management has been hired to work with the Woodscape HOA Board in carrying out day to day operations and fulfilling its various responsibilities. CYC has over 30 years of experience working with HOA's of all types including single family and townhome communities such as ours. They will be introducing themselves to you directly in the very near future and we look forward to the benefits their assistance and expertise will bring to our community.

**Woodscape Annual Garage Sale 2018.** The Annual Garage Sale will be held on Saturday September 29 and Sunday September 30, 2018. Please email John Delehanty at [delehanty@aol.com](mailto:delehanty@aol.com) by September 24, if you would like to join the sale.

**Landscape Bed Maintenance, Mowing and Tree Service.** Landscape services for FY 2018-2019 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, who is responsible for the mulched landscape beds. This is their ninth year of lawn and landscape care at no cost increase to Woodscape. We have also worked with KT Tree Service (Kyle Trestick) on tree care, pruning and removal. 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 [Board@woodscape.info](mailto:Board@woodscape.info) with questions, suggestions or observations about the appearance and care of our neighborhood's common property.

**2018 Town of Guilderland Loose Leaf Collection Guidelines and Schedule.** The Woodscape Development is scheduled for loose leaf collection on **Tuesday, October 23 and Friday, November 30**. Additional unscheduled pick ups may occur between and after the two scheduled dates mentioned if crews are available. "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

**Monitoring Vehicular Traffic.** Woodscape residents are reminded to 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 respond to calls and conduct random patrols if complaints are received.

**Street Signs.** If you see a Woodscape street sign that is damaged and needs replacement, please notify the Board at [Board@woodscape.info](mailto:Board@woodscape.info). The Town of Guilderland has agreed to replace them at no cost to our community with the standard, attractive, highly reflective signs used by the Town (see Green Hill Court sign).

**Mailbox Huts.** Please remember that ongoing care and maintenance of the huts is the collective responsibility of the townhome owners whose mailboxes are housed within. If your mailbox hut is damaged by cars, plows, or requires staining and/or repair in the future and are seeking advice on what to do, you can email [Board@woodscape.info](mailto:Board@woodscape.info). FYI, John Person of Empire Painting was the contractor most recently hired to construct and stain Woodscape's huts. He is familiar with the proper design, materials and stains to be used. John's business has done house staining and other work in our community 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. 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](mailto:Board@Woodscape.info) for more information.

**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**. Failure to properly dispose of lawn, yard and/or other debris from your property is prohibited. Homeowners and residents and any individuals hired 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. 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](mailto:Board@Woodscape.info).

**Exterior Changes to Your Woodscape Home or Property.** In order to promote better understanding and adherence to Woodscape standards, guidelines and practices, please contact the HOA Board at [Board@woodscape.info](mailto:Board@woodscape.info) PRIOR to beginning any exterior work or project. With few exceptions, you will be required to complete an exterior change request form for HOA Board consideration and approval PRIOR to you or your contractor proceeding, whether or not a Town Building Permit is required. Prior discussion also allows homeowners to take advantage of the Board's and other neighbors' experience with similar projects. Maintaining the quality and overall esthetic appeal of our neighborhood, requires every homeowner's cooperation.

**Stain Color Matching – Semi-transparent to Solid.** Woodscape's approved stain colors were originally formulated as semi-transparent stains, however, homeowners and contractors have for some time preferred and commonly used solid stains to achieve better coverage and durability. We are working with the help of professionals to identify the best/closest solid stain color matches for our approved Woodscape stain colors. 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 approved stain colors, please contact us at [Board@woodscape.info](mailto:Board@woodscape.info). 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 in the near future. In the meantime, please just email or call us.

**Woodscape.info – Woodscape's Website.** Woodscape's website contains a great deal of important and helpful information for homeowners and residents. We hope you will familiarize yourself with it and will find it to be a helpful resource. We will be updating and adding to the site as needed, so please check it now and then for new information.

**Thank you for continuing to make Woodscape an exceptional neighborhood!**

**PLEASE SEE IMPORTANT REMINDERS BELOW**

## **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. Following are a few examples we want you to be aware of. Working cooperatively, we can each do our part to preserve the value of our property, our community's esthetic appearance and neighborly atmosphere. Please know that many of Woodscape's "rules" and "courtesies" are also Town codes/ordinances. Here are some important reminders:

- DO remember to contact the Woodscape HOA Board at [Board@woodscape.info](mailto:Board@woodscape.info) to discuss any exterior projects and/or changes you are contemplating making to your home and property. With few exceptions, you will be required to complete an exterior change request form for HOA Board consideration and approval PRIOR to you or your contractor proceeding.

- DO maintain the exterior of your home and property in a manner that will not detract from the neighborhood.

- DO maintain grass at a proper mowing height.

- DO NOT leave or dump lawn clippings, yard or other debris on your own property or in the community's common areas, streams or wetlands.

- 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 keep your home's lamppost light and/or other exterior lighting on after dark for neighborhood safety and security reasons.

- DO clean up after all pets.

- DO obey all rules of the road, speed limits and stop signs while driving in the neighborhood.

- DO NOT store boats, campers, recreational vehicles in driveways or on the premises unless they are kept in the garage.

- DO NOT regularly park or store commercial vehicles in public view.

## **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 light 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 **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.

**Winter Parking Restriction/Prohibition** - Please be aware of the Town of Guilderland's winter parking prohibition, § 267-11 [Amended by L.L. No. 1-1972]. Specifically, parking of motor vehicles on Town streets, roads, and highways between the hours of 2:00 a.m. and 7:00 a.m. during the months of November, December, January, February and March of each year is prohibited.

**Thank you for continuing to make Woodscape an exceptional neighborhood!**