



Woodscape *Fall 2019 Newsletter*

Thank you to all those who attended the Annual HOA Membership Meeting on June 11th.

This newsletter includes various notifications and items of interest and importance to individual Homeowners, Residents and our Woodscape community in general.

Homeowners Association Dues are \$140 for 2019-2020. Invoices for Annual HOA Dues were mailed to all homeowners in early June with payments due by July 31, 2019. If you have not yet paid your dues, please do so as quickly as possible. Please contact Michael Bushee, Property Manager – CYC Realty Management – 518-785-9461 or Mary Riek, Treasurer at 518-453-1519 with any questions.

Woodscape Homeowners Association Board of Directors and Officers 2019-2020. The following five members of our community were elected to the Board of Directors at the June 11, 2019 Annual HOA Membership Meeting held at the Hampton Inn. The two newest members to be elected to the Board are Melissa Suszko and Brian McCabe. Members of the Board continue to serve until new elections take place at the next Annual HOA meeting which will be held on Tuesday, June 9, 2019. Election of Board Officers took place at the Board's first meeting, held on August 5th at the CYC Property Management Offices location in Latham, New York. Please direct questions or requests to board@woodscape.info and/or Michael Bushee, Property Manager -CYC Realty Management – 518-785-9461.

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

Melissa Suszko, Vice President – 607 Top Ridge Drive – 518-852-8173

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

Brian McCabe, Secretary – 233 Woodscape Drive- 518-438-8348

Neil Mitchell, Member– 629 Timberside Court

Updated Woodscape Website - August 2019. The Woodscape HOA website has now been updated and is available for viewing. Please make a point of familiarizing yourself with the material on the site, old and new. Some highlights include the following: updated exterior standard information and application form; townhome and single family home exterior stain and color scheme guidelines; garage door and roof shingle standards; and, information of interest and importance to all homeowners and residents. **Link to website:** <http://woodscape.info/default.htm>

Woodscape Garage Sale - 2019. The annual **Woodscape Garage Sale** will be held on **Saturday, October 5th and Sunday, October 6th 2019.** The cost to participate this year is \$4 to cover the advertising and signs. A flyer on the sale including sign-up form will be distributed to all Woodscape homes in early September. If you have any questions or do not receive the flyer, please contact John Delehanty, Garage Sale Coordinator, at 633 Top Ridge Drive, home 518-438-4383, text 518-859-0815, email delehanty@aol.com.

Exterior Changes to Your Woodscape Home or Property. The Woodscape Exterior Change Request Form is available online at www.woodscape.info. 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.

Traffic Safety. Guilderland Police have been asked once again to increase patrolling of our neighborhood looking for excessive speeders, failures to stop at stop signs, etc. If you are interested in working to improve traffic safety and control in the Woodscape community, please email board@woodscape.info.

Remember Guilderland School begins September 5th, take care and be on the lookout for slowing and stopping school-buses, walking and waiting children and all pedestrians.

Outside Lighting. As fall approaches and days get shorter, please remember to have your outside lights on from dusk to dawn. This is for the safety of our residents and those passing through. Remember Daylight Savings Time ends on **November 3, 2019**, so the clocks go back 1 hour.

Fall Leaf Pick up and Disposal of Lawn and Yard Debris. The Town of Guilderland Fall 2019 Leaf Pickup Schedule was not available in time to be included in this newsletter. We will send the dates to all homeowners and tenants on our Woodscape Email Distribution list, as soon as it is available. Please contact board@woodscape.info to be sure your email address is included on our list.

You can also check the Town of Guilderland website at <https://www.townofguilderland.org>, where all kinds of useful information may be found.

Please note that throughout the fall, loose unbagged leaves can be left in a pile at the edge of your property alongside the road 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 left on their own 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 36 years. Following are some important practices, requirements, responsibilities and courtesies all homeowners and residents are urged to remember:

- Keep your home and property in good condition and repair, including any fences, decks, sheds or other landscaping features,
- Request prior approval from the Woodscape Homeowners Association (HOA) Board for all exterior projects or changes to your home and property.
- Keep garbage/recycle bins behind your home, in your garage, out of view from the street.
- Keep your home's lamppost light and/or other exterior lighting on after dark for personal and neighborhood safety and security reasons.
- Do not park or store commercial vehicles, boats, recreational vehicles, campers or trailers in public view.
- Maintain all grass to a proper mowing length.
- Properly dispose of lawn clippings, leaves and other yard debris. Do not dump lawn clippings and other yard debris in the community's common areas, streams or wetlands. These must also not be left on your own property.
- Obey all rules of the road, speed limits and stop signs when driving in the neighborhood. It's also a good idea to slow or stop at Woodscape intersections that don't have stop signs.
- Always remember to curb and clean up after your pets.

Working cooperatively, we can each do our part to preserve the value of our property, our community's esthetic appearance and neighborly atmosphere.

Vines on Trees. Many residents have brought up concerns about the vines that are entangling and killing trees on common property. Vines that were cut at the base over the past two years by our landscapers did brown and die off enough so they either fell or could be pulled off more easily, but this is an ongoing battle. We will again be speaking with our contracted landscaper as well as with tree specialists about keeping the vines under control and also determining which trees on our common property are in need of limb cutting, topping or removal. Homeowners can also significantly improve the appearance of their landscape beds and trees suffering with vines on their property by remembering this tip. Just locate and cut the vines at their base and they will die back and eventually fall off on their own, or be easily pulled off the tree. A stump-killing product added to the cut vine stump will help keep them from growing back as quickly or if you're especially lucky, at all.

Landscape Bed Maintenance and Mowing. Please contact board@woodscape.info with questions, suggestions or observations about the appearance and care of our neighborhood's common property.

Homeowners Ask for More Fall Color on Landscape Beds for 2019. In response to interest expressed at our June Annual meeting, we have asked our landscaper for a colorful display of mums on our landscape beds this fall.

Woodscape Website "Service and Repair" List. You'll notice that our old Service and Repair List was been taken down pending updating. We need your help! If you have good, current referrals/recommendations you would like to see included in our updated list, please send the name and contact information to board@woodscape.info. In the meantime and even after we have updated our website list, please feel free to contact board@woodscape.info and/or Michael Bushee at CYC Realty 518-785-9461 for recommendations/referrals.

Woodscape Email List. We're happy to finally have an email list we can use to get important, time sensitive as well as routine notices including our newsletters out to our homeowners and residents quickly and easily. This will make communicating so much speedier and also help us reduce printing and mailing costs. Please be sure to provide and keep your Homeowner Contact Information updated by using the Property Information Form found on our Woodscape Website. This will assure that you are added to our Woodscape Email Distribution List so you will be sure to receive Community email notices/communications. If you do not use the internet or email, please reach out to a Board member by phone (see numbers on page 1) to indicate how we can best communicate with you. If you want a hardcopy of the newsletter to be mailed to you rather than emailed, please contact Michael Bushee at CYC Realty 518-785-9461.

We want to hear from you! As this is your neighborhood, we want to hear what we can do to serve you better as your Board. Please send your thoughts, recommendations, suggestions and/or requests to board@woodscape.info. We invite you to do this year round but we will in particular be looking to identify high-interest items from homeowner input received now through November 1, 2019 in order to develop goals and objectives to be worked on and toward throughout the year. Although not every individual suggestion or recommendation will be able to be adopted, we will do our best to be responsive and hope to increase community awareness, dialogue, communication and cooperation particularly on matters of common interest.

Thank you for continuing to make Woodscape an exceptional neighborhood!