



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 **\$200** for 2021-2022. Invoices for Annual HOA Dues will be mailed to all homeowners prior to July 1, 2021 with payments due by July 31, 2021. Please contact Michael Bushee, Property Manager – CYC Realty Management – 518-785-9461 with any questions.

Woodscape Homeowners Association Board of Directors and Officers 2021 - 2022. The following community members currently serve on the Board of Directors following their re-election in June 2020. They will continue to serve until the next HOA Board of Director elections take place in June 2021. 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

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 requirements, practices, standards and courtesies that have allowed Woodscape to remain a beautiful and comfortable place to live for over 38 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 until the day of trash pickup
- Keep your home's lamppost light and/or other exterior lighting on from dusk to dawn for personal and neighborhood safety and security reasons.
- Do not park or store commercial vehicles, boats, recreational vehicles, campers, or trailers in driveways or on your property 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 is also a good idea to slow or stop at Woodscape intersections that do not 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.

Dues Increase 2021-2022: With increases in expenditures relating to property maintenance including repair/replacement of damaged mailbox huts, removal of dead or dying trees on common property determined to pose a risk to private property, increased costs relating to property maintenance/improvement, WHOA annual dues have been increased to \$200/unit effective FY 2021-2021.

Maintenance of Lawn and Yard Debris: All homeowners will be expected to maintain the exterior of their home and their yard in a manner that will not detract from the neighborhood. Lawns must be mowed regularly during the growing season. Lawns not mowed by the homeowner will be mowed by a contractor chosen by the Board, and the homeowner will be billed for the cost.

Yard Signs Prohibited: Yard signs are not permitted in Woodscape except house "for sale" signs where applicable, small political signs on homeowner's own property to be removed by the weekend following the election date, small garage sale signs on homeowner's own property or directing people to the home placed up to two days prior to sale day and removed the day following the sale.

Outside Lighting: With no street lamps in Woodscape, lamppost lights kept on after dark are important to safety and security in our neighborhood. Homeowners are responsible for keeping their lampposts in good working order and kept lit from dusk to dawn.

Leash Law & Animal Waste: Dogs must be kept on a leash at all times while walking through the neighborhood. Please do not allow your dog outside of your home unaccompanied or unleashed. If animal control sees or receives a report about a loose dog, they will act in accordance with their rules for handling that circumstance. Your dog counts on you to protect him or her and keeping him or her on a leash is an important part of being a responsible pet owner. Additionally, any and all waste is to be immediately picked up by the owner and properly disposed of by the dog owner/walker.

Traffic Safety: Please note and report instances of excessive speeding, failures to stop at stop signs, not yielding to pedestrians, etc., to the Guilderland Police. **Woodscape residents are especially reminded to SLOW DOWN AND ALWAYS STOP AT STOP SIGNS IN OUR OWN COMMUNITY.** Suggestions and requests have been made for additional signage and more frequent police patrols. Remember Guilderland Schools have reopened. Please take care and be on the lookout for slowing and stopping school-buses, walking and waiting children and all pedestrians including four-legged friends. If you are interested in working to improve traffic safety and control in the Woodscape community, please email board@woodscape.info.

Parking on Woodscape Roads: Many of our roadways are very narrow and/or curved and traffic is easily blocked by vehicles parking on them rather than in garages or driveways. On those occasions when you intend/expect to have more visitors/guests/family members than you have room to provide parking either in your garage, driveway or, where you have room, in front of your own home or property, please be sure contact board@woodscape.info ahead of time, so notice of the potential for temporary, difficult access to homes or passage through the community can be communicated to your Woodscape neighbors.

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.

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 and/or Michael Bushee, Property Manager - CYC Realty Management – 518-785-9461 to discuss your intent. Please note that when applying for a Town of Guilderland Building Permit from the Town for any work requiring a Building Permit, you will be asked if you have first obtained WHOA Board approval for your project.

Vines on Trees: Homeowners can 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 are especially lucky, at all.

Woodscape Community Garage Sale: TBD! If interested in working to help organize this year's garage sale, please contact board@woodscape.info

Woodscape Website “Service and Repair” List : You will notice that our old Service and Repair List has been taken down pending updating. We need your help! If you have good, current referrals/recommendations you would like to see included in an 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 to share or receive recommendations/referrals.

Woodscape Email List: We are 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 has made communicating so much speedier and helps us to reduce printing and mailing costs.

Homeowner/Tenant Contact Information: 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 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 and exceptional neighborhood!