



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 **\$250** for 2022-2023. Invoices for Annual HOA Dues were mailed to all homeowners on July 1, 2022 with payments **due by July 31, 2022**. 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 with any questions or if you wish to pay online and need your account number.

Woodscape Homeowners Association Board of Directors and Officers 2022 - 2023. The following community members were elected to the Board of Directors in June 2022. They will continue to serve until the next WHOA Board of Director elections take place in June 2023. 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/Sec'y – 243 Woodscape Drive - 518-453-1519
Laura Salisbury, Member – 603 Top Ridge Drive – 518-928-9385

Important 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 39 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 (WHOA) 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 in public view.
- Maintain all grass to a proper mowing length.
- Properly dispose of lawn clippings, leaves, tree branches/sticks 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 keep pets on a leash and under your control when leaving your property, and 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.

Woodscape Community Garage Sale: This year's sale is scheduled for Saturday and Sunday, September 17-18. Contact Melissa Suszko with questions.

BUDGET: The increase in the HOA dues is a result of multiplying needs of our community including necessary repairs to damaged mailbox huts and necessary tree removals from Common Property, the cost of which has increased significantly.

Maintenance of Home and Property: All homeowners are expected and required to maintain the exteriors of their home and their yards 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. Additionally, yard signs are NOT permitted by the HOA.

Outside Lighting: Lamppost lights must be lit during the nighttime hours for the safety of the community and its residents. Homeowners are expected to keep a lamppost light in working order and turned on from dusk to dawn. These are the primary source of lighting in our neighborhood. Having a well lit neighborhood will hopefully deter suspicious and malicious behavior.

Leash Law & Animal Waste: Dogs are to be on a leash and under control at all times when walking through the neighborhood, no exceptions. Additionally, any and all waste is to be picked up by the owner and disposed of immediately in your own trash receptacle or a proper, publicly provided bin if available, and NOT left anywhere on Woodscape private or Common Property.

Traffic Safety: Please note and promptly report instances of excessive speeding, failures to stop at stop signs, not yielding to pedestrians, etc., directly to the Guilderland Police. **Woodscape residents are especially reminded to SLOW DOWN and ALWAYS STOP AT STOP SIGNS IN OUR OWN COMMUNITY.** We have successfully made suggestions and requests to the Town's Traffic Safety Committee, Highway and Police Departments for additional signage and more frequent police patrols. Remember, our community has many children living and playing here. Please take care and be on the lookout for children riding bikes, scooters, walking and all pedestrians including four-legged friends. Please pay special attention to all schoolbuses, children waiting or being dropped off, and follow all safety rules. If you are interested in working to improve traffic safety and control in the Woodscape community, please email board@woodscape.info.

Exterior Changes to Your Woodscape Home or Property: The Woodscape Exterior Change Request Form is available online at www.woodscape.info or by contacting board@woodscape.info to request that one be sent to you. 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.

Mailbox Hut Repair: The Board and CYC Realty continue to work to develop a mailbox hut repair plan similar to what was undertaken by the WHOA most recently in 2014-2015. A survey of the current condition of all 28 mailbox huts was recently done to broadly identify the repairs individual huts would likely need and to provide a basis for contractors interested and able to do the repairs, to estimate the costs and submit quotes. At this point, however, there is still no final plan for making the repairs or for how the cost of those repairs would/should be handled. This is largely due to escalating costs and shortage of contractors able and available to perform the work. Also, some have suggested consideration of alternative perhaps more equitable ways to cover the expense involved, while still serving the community's common interest of maintaining the appearance of the neighborhood as well as individual townhome buildings. We are currently working to identify and explore possibilities and will be evaluating how best to proceed. We will continue to keep the community informed about progress. In the meantime, townhome owners sharing a mailbox hut should continue to do what if anything is necessary to keep their hut fully functional and as well-maintained as possible.

Landscape Bed Maintenance and Mowing: Please contact board@woodscape.info with questions, suggestions or observations about the appearance and care of our community's 8 landscaped beds and its mown Common Property.

Vines on Trees: Homeowners can better maintain and 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.

Dryer Vent Cleaning and Repair: Many homeowners, reportedly, are finding it helpful and important to be sure their dryer vents are clean and in good working order. Lint built up in vents is a known fire hazard.

Woodscape Website "Service and Repair" List: Most of you already know that the old, outdated "Service and Repair" list was removed from our website several years ago. While the WHOA does not make specific business recommendations, homeowners who want to share current information or ask about possible referrals may contact Michael Bushee at CYC Realty 518-785-9461 or board@woodscape.info to see about obtaining information they may find helpful.

Townhome Backyards and Sideyards and Easement Maintenance: This is a reminder to townhome owners and residents that there is a modest but important "maintenance, utility and emergency" access easement surrounding every townhome building. This side and rear easement must be kept free of obstructions/restrictions that would interfere with necessary access to each of the individual units in the townhome building and their backyard space and any adjacent common property. There have also been several complaints about townhome units with persistently overgrown, debris-filled and/or poorly maintained backyard and/or sideyard space that is negatively impacting neighbors. If you recognize your own property in this description, we hope you will see these complaints being brought to your attention as a good opportunity for you to correct or improve the situation. If you have questions or need advice or guidance on how to best address the problem, please contact Michael Bushee at CYC Realty at 518-785-9461 or board@woodscape.info.

Woodscape Email Distribution List: Please help us keep our Woodscape email distribution list complete and up to date. We use this to get important, time sensitive as well as routine notices including our newsletters out to our homeowners and residents quickly and easily, and at the lowest possible cost to the community. You can use the Property Information Form found on the Woodscape Website at any time to add or update your contact information, or you can call or email Michael Bushee at CYC Realty 518-785-9461 with your information or update. If you do not use the internet or email, and would like a hardcopy of notices sent to you, please let Michael know.

We want to hear from you! As Woodscape homeowners, HOA members and residents, Woodscape is all of our community. As individual homeowners and dedicated volunteers, the Woodscape Board's aim is to conduct business and operate in ways that serve the best interests of this vibrant community. If you have ideas, recommendations, suggestions, talents/time/assistance you'd like to offer, questions and/or requests you wish to communicate to the Board, please send them to board@woodscape.info. We will continue to do our best to be responsive to the needs of the community, and we 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!