



# Fall 2022 Newsletter

October, 2022

**Board Members:** John Beneway (President), John Reichert (VP), Helene Chmiel, Barbara Kindig, Emma Sullivan, Glenn Enderby

**Property Managers:** Connie Simmons – Crofton Property Manager (585) 248-3840  
Randy Norton – Valley Creek Resident Manager (585)223-3576

**Board Meetings** - The Board meets at 5:30pm the second **Monday** of each month, in the maintenance shop. Residents are welcome to attend at 6:30pm. Any information that needs to be presented to the Board should be written and sent to Valley Creek Board, c/o Crofton Perdue Associates., 111 Marsh Rd., Pittsford, NY 14534. Your information should be sent at least one week prior to the meeting.

**Welcome** - To all new homeowners and tenants who have arrived in the past few months. **Valley Creek documents and Rules and Regulations are available to you, please visit the website [www.croftoninc.com/valley-creek](http://www.croftoninc.com/valley-creek)** Landlords are required to provide their tenants with a paper copy of the Rules and Regulations.

## What's Happening Around Valley Creek

**Winter Is Coming-** all summer items must be stored for the winter before the **15<sup>th</sup> of November**. Please see the following as guidance for winter clean up, not a comprehensive list, failure to do so may result in a fine:

- Window air conditioner units must be removed from windows
- Garden hoses must be disconnected from water spigots and put away
- Other lawn items such as chairs, tables, flower pots and grills must be stored, not left on your porch or balcony.
- Flowers – clean up dead remnants! This is the responsibility of the homeowners/residents.
- The snow and ice will soon be upon us -- To assist in snow removal, please park in your garage. Remember, that not every unit will be plowed or walkways cleared at the same time. Please take caution for slippery conditions. Homeowners **are** permitted to use their own salt for their porches & walkways and we encourage you to do so especially if our crew has not made it through your area yet.

**NOTICE:** Please be reminded that if you have flowers planted around your building, **you** are responsible for weeding and maintaining those flower beds through the growing season. It has been noticed that this summer some areas around the buildings were not well maintained. Please be responsible and keep your plantings looking good for everyone to enjoy. Thank you.

*If you notice a problem or need work done on a common area, visit the website [www.croftoninc.com/valley-creek](http://www.croftoninc.com/valley-creek) and submit a maintenance request. Or call Connie Simmons at 585-248-3840 and leave a message, that way there is a record of the request being made.*

## Other Reminders

### Trash Pickup

Trash and recycle pick up is Wednesday. It is the responsibility of **every resident** (unit owners and renters) to put trash totes outside for pickup. All trash should be **bagged and tied** so that it does not blow around or contaminate the bin. Do not bag recycle items, please break down boxes, styrofoam is not recyclable. If you need more recycling details, contact Waste Management for the list. Trash day may change if it falls on a holiday. Trash is **NOT** to be disposed of in the Valley Creek dumpster at the Maintenance shop.

### Large Appliance – Waste Management

If you are discarding large items or appliances call Waste Management for a pick up appointment. They charge a fee for removal of water heaters, kitchen and washing appliances, etc., which the homeowner is required to pay. The Waste Management Call Center may not be in our area, so be sure to provide complete detail with address and phone number.

### Household Hazardous Waste Disposal

This includes paint, stains, automotive fluids, propane tanks, etc. Please refer to: <http://www.monroecounty.gov/des-hhw.php> - for proper disposal of these hazardous items. **DO NOT** put paint cans in your garbage, Waste Management will not take them.

### Porch Lights – Lights On Prevents Crime!

Porch lights are the only illumination in many areas of Valley Creek. As we enter the winter months, the days get shorter. **Keep your porch light on** in the evening and early morning hours will help provide outside light for you, children catching the bus and walking neighbors as well as serve as a deterrent to criminal activity. Fairport electric is inexpensive, and LED lights also reduce your monthly cost. Knock on your neighbors doors to remind them to keep the lights on.

### Variances

A variance is required before doing any work in common areas. For example, if you plan on planting new shrubs, installing new central air, a garage door opener, new windows, new doors, etc., a variance is needed. If you're unsure, read your rules and regulations or contact Crofton and talk to your property manager. Obtain the variance form from Randy Norton or Crofton, complete it and return it to Randy for approval.

**A variance is REQUIRED along with a permit from the town of Perinton to install an electrical vehicle charging device.** Any electrical work must be performed by a licensed electrical contractor and a certificate of insurance must be provided along with the variance form and a copy of the permit from the town. Many buildings in Valley Creek do not have the necessary electrical service to accommodate level 2 or level 3 charging equipment. A proper evaluation must be performed before any equipment can be used or installed. **If this procedure is not followed, Valley Creek will require you to remove the equipment and you may be subject to a fine.**

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please visit the website - [www.croftoninc.com/valley-creek](http://www.croftoninc.com/valley-creek)*

**Parking** - If you have two cars, one must be placed in the garage and one on the pad in front of the garage door. **Residents may not park in the visitor's spots** except for short times to load or unload. If a visitor's car is parked in a visitor's spot for more than 3 days they will be considered a resident and must adhere to all the rules and regulations. **Parking in fire lanes is not allowed.** If parking regulations are violated, written notices are given. A fine occurs on the third violation and every violation thereafter. **If you own three cars, and only if you own three cars, your extra car must be parked on the paved area on Valley Creek Drive and must be moved every three days.** Do not park where NO PARKING signs are placed. Parking on the grass is not allowed for any reason, unless approved by the Resident Manager. **All vehicles parked on Valley Creek Property must have current registration and inspection stickers visible on the vehicle.** Backing into the garage is not allowed, due to Carbon Monoxide poisoning. Residents need access to their units, so owners, tenants and visitors should leave sidewalk access open, when possible. There are some units that may block the sidewalk, when a car is parked behind the garage, thus the resident may need to walk around the car.

### **Miscellaneous Items**

**Resident Compliance** - If you see something that is against the rules and regulations, notify Crofton so letters can go out to the unit owner or tenant. As an example – grills used on porches could cause fires. If you see something that needs to be taken care of by the staff, contact Crofton and a work order will be generated. Everything is documented to ensure it's corrected.

**Carbon Monoxide Detectors** - Amanda's Law, signed into law in August 2009. Amanda's Law mandates the installation of carbon monoxide (CO) detectors in all homes in New York State.

**Porch clean up** – this is the first impression of anyone looking for a new home. Keep it neat and tidy. Homes are selling well in Valley Creek and we want the prices to continue going up! Clear porches in winter, as staff will be unable to shovel snow.

**Bird Feeders** – are NOT allowed on the property! They attract rodents and are a hindrance for the maintenance crew. Please DO NOT put any type of food out for the animals.

**Dryer Vents** - clean out your dryer vent. Can you see and feel the air coming out of the dryer vent on the outside of the building? If there is no air coming out with the dryer running and you can not clean it, call Crofton or notify Randy to schedule the crew to come and clean out the vent.

**Bathroom Fans** - If you have a broken bathroom fan, the Resident Manager and crew will perform a repair. Please contact Randy to schedule this repair.

**Terrace Unit Air Conditioner Drains** – should be cleaned out once a year. If not done, this causes a leak into the garage area below and damages the garage ceiling. You are responsible for the cost of this repair. Please call Randy if you have questions (585-223-3576).

### **2021 – Work Schedule Completed (as of 10/12/2021)**

Painting – 22 buildings on rotation were completed

Carpentry Repairs – 22 buildings on rotation were completed, plus additional work as needed.

Garage Door Panels – 57 garage door panels replaced

Power Washing – 86 buildings and maintenance shed completed

Shrub Trimming – All buildings completed twice

Seal Coating – Eagle Lane, Sumac Way, Heron Way S., Heron Way N., Arrowhead Way N.

Tree Trimming – ,Eagle Lane, Sumac Way, Heron Way S., Heron Way N., Falcon Ln. W., plus additional trees removed where necessary

Water Main Repairs – 3 total repairs as of Oct. 2022

*If you have questions that need answers, please come to a Board Meeting, so we can assist you. Meeting times for homeowners are at 6:30 PM, every second Monday of the month. Please call Crofton a week in advance so we know you are coming.*

## **IMPORTANT NOTICE TO HOMEOWNERS – PLEASE READ (Renters disregard)**

### **Monthly fees**

Crofton has notified us (the board) that a significant number of owner's monthly payments are late. This requires late notices to be sent and the mailing costs are charged back to Valley Creek. In other words we (Valley Creek owners) are paying extra for our own delinquency.

**Your monthly payment of \$280 is due by the 1<sup>st</sup> of every month.**

To mitigate these additional costs, the grace period has been changed to 10 days (previously 15), and the late fee which is assessed after the 10 days is now \$50 (previously \$5). Please send your monthly payments in on time so that additional work and mailing costs that we have to pay for are not necessary.

Consider signing up with ZEGO, the on-line automated payment system. Register on-line at [www.croftoninc.com](http://www.croftoninc.com) Or use your bank's automated payment system to insure that your monthly payments are received on time at Crofton.

Should your delinquent fees increase to more than \$1000, you will receive a lien warning letter requiring you to contact Crofton within 10 days about your overdue payments. If Crofton does not hear from you then a lien will be placed on your unit and the fee for the lien will be charged back to you.

### **Insurance**

Questions regarding insurance have been asked since the fire on Falcon Lane W. The Condominium Master Policy does not cover your personal property or individual legal responsibility. Unit owners should have a Condominium Unit Owners insurance policy designated as "HO-6". This type of policy covers:

- Personal Property – up to the chosen policy limit. Choose "Replacement Cost" and "All Risk" coverage.
- Additional Living Expenses – in case you can not stay in your home.
- Loss Assessment Coverage – will pay for your share of a loss assessment imposed by your condominium association. Increased limits are advisable.
- Special Policy Limits – covers certain items such as jewelry, where additional coverage is needed.
- Liability Protection – covers liability claims and lawsuits for accidental bodily injury or damage to property of others while in your home.
- Medical Payments – pays up to \$1,000 per person regardless of your legal liability.
- Umbrella Coverage – provides excess liability over your auto and homeowners policies.

Call your personal insurance agent with questions regarding your current personal insurance policy.

## **NOTICE TO HOMEOWNERS – (Renters disregard)**

Valley Creek is looking for candidates to serve on the Board of Managers next year, 4 positions will be up for election. If you live in Valley Creek and have an interest in serving on the board, we ask that you submit a letter of interest including a short paragraph describing your life experience and education. Please mail this letter to Valley Creek Condominium, 12 Swan Trail, Fairport, NY 14450.

Candidates will be included on a voting ballot that will be mailed to all owners next July. Voting ballots that are returned to Valley Creek will be counted at the next annual meeting (Aug. 14, 2023) and the election results will be announced at the annual meeting. If you are not present at the annual meeting you will be contacted if you were elected.

**Please consider helping your community by serving on the board.**