



# Thomas Creek Spring 2023

## Welcome to the Spring 2023 Newsletter

Spring has arrived and our community seemed to be in the perfect location to miss all the major snow storms this year. The ice and high winds caused a few broken trees limbs, and some damage to fascia trim and siding on a few townhomes, but nothing major.

During the winter this year we were able to schedule the Landscaper Company to come in and cleanup the Association property, remove a few dead trees and stumps, and complete selective pruning. Please do not place anything in the Association Property areas since we are trying to eliminate any rodents from moving in. All small limbs, grass clippings, etc. are to be placed in your black bags and set out with your weekly garbage. The 31F berm will be cleaned up of garbage from the traffic on 31F within in next few weeks by the Association volunteers.

The Landscape Committee will be walking the property with our arborist soon to inspect our trees and bushes to determine if anything else needs to added to our list of plantings this spring as a result of the winter months.

Turf Masters has already been on the property cleaning up the front berms, lawns, and repairing damage from the snowplowing. At some point the mulch will be removed and new black much will be added.

Crofton will be sending out the fertilization dates as soon as they receive the notification from Trimline our fertilizer contractor.

Please take a few minutes and walk around your townhome and report any damage to the your siding; roof; exterior trim painting; driveways/walkways, etc. Also, look up at the eaves which are the lower portion of the roof's overhang, where the roof extends beyond the home's exterior. Eaves protect a building from water damage. The soffit and the fascia boards are the two important parts of the eaves and if you notice any sagging or damage, also report that to Crofton.

You will want to do your inspection ASAP, in order to get it scheduled soon before they are backed up with orders.

I wish everyone good health and a very safe year.

Take care,  
Jon Friery, President



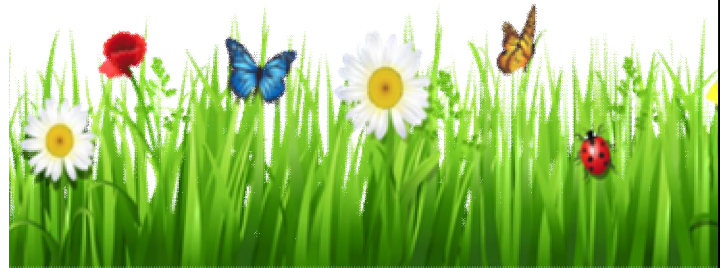
## Recycling Day

Each year the Town of Perinton hosts a Drive-Thru Waste Recycling Day featuring electronics recycling, free shredding for residents, and household hazardous waste collection. This event will take on Saturday, May 13, 2023.

Appointments are required for the Household Waste Collection by calling the Perinton Public Works at (585) 223-5115.



Please remember to clean up after your dog. It is important to keep our lawns clean. If you go to the dog park, black bags are available for your use.



## Reminder

Update your email and phone information with Crofton Perdue. It is important they are able to contact you in case of any emergency.

## Annual Meeting

The 2023 Annual meeting of the members will be on June 13th at the Fairport VFW Post 8495 located at 300 Macedon Center Road. The meeting will begin promptly at 7:00pm.

## Safety

Post lights should be on at night for safety. They are set to go on at dark. If your post light sensor or light bulb is not working, please call Crofton Perdue.

## Parking

There is no parking allowed along the roads. Please use the designated parking areas throughout the complex.

## Deck Stain

If your deck is in need of staining, it is important to use Behr SC 129.



Birds are busy building nests and often on our front porches above lights. If you observe birds around your lights, take a piece of aluminum foil and place above the light. This will deter birds from building a nest.

## Variance Requests

You need to file a variance request for any work done on the outside of your home. This includes replacing windows, doors, trees/bushes or staining decks, please be sure to fill out a variance request form and submit it to Crofton Perdue for approval by the HOA Board. You can find the form on the website at [www.croftoninc.com/thomas-creek](http://www.croftoninc.com/thomas-creek) or you may email [Sherridda@croftoninc.com](mailto:Sherridda@croftoninc.com) or call 248-3840 to have it sent.

If you have any books you would like to donate for our Little Library, which is next to the parking area on Dearfield Court, you can place them in the box or drop them off on the porch of 40 Sunburst Circle.



## Safety

Since we do not have sidewalks, residents go to their mailboxes or enjoy walking on the roads. Please be wary and cautiously drive at a low speed throughout the community.



## Garbage



Garbage pickup is on Monday mornings. Please put out containers on Sunday night, being sure to place items securely so as not to have items blown throughout the complex. If you do not use containers, place items in black plastic bags. That includes grass, plants or sticks. If you have large items like mattresses, furniture, etc., please call Waste Management at 1-800-972-4545 and explain that you do not have an account but need to set up a COD payment by credit card for a personal pickup.

**CROFTON PERDUE ASSOCIATES, INC.**

**Crofton Perdue will be closed:**

**Monday, May 29th**  
**Monday and Tuesday July 3rd and 4th**

**The answering service is available for emergencies at 248-3840.**

## Welcome New 2023 Homeowners:

6 Dearfield Court  
 26 Dearfield Court  
 5 Dorado Drive

## Garage Sale

The community wide garage sale is scheduled for June 24th. For questions and interest in helping please contact Carole Merrick 585-455-9632

## Landscaping, Buildings & Grounds

The tree pruning and selected bushes trimmed back have all been completed. Since our lots are small, we have to prune the limbs back to clear away the branches from overhanging the driveways, roofs, and siding. The reason for the aggressive pruning is the following:

- The trees near the homes are cut back to keep the leaves from falling down on the roof to a minimum so the leaves do not clog the gutters.
- Cutting back the limbs over the roof also helps to reduce moss from growing by allowing more sun on the shingles and extends the life of the shingles.
- Since many of our trees have matured over the years and some limbs are quite large in diameter, it is necessary to cut them back to reduce the chance of breaking off during high winds and damaging the home itself.
- Cutting back the limbs also promotes new growth which is beneficial for the overall health of the tree.

The two retaining walls on the property were built by the builder during the construction of Thomas Creek. Both walls have been replaced over the last two years. The first retaining wall was stained last year by a homeowner. The second retaining wall will be stained by a few homeowners in May.

Bush replacement will be looked at throughout the summer months. In September, we have the arborist from Pittsford Tree & Landscape coming to walk the property with the Landscape Committee. She will be making her recommendations on the type of bushes to plant based on sunlight, shade, soil conditions, and our deer visitors who we try to keep to a minimum.



### Spring Cleanup



Please remove any objects placed in garden beds in the front of your homes so that our landscapers can do the spring cleanup. Lawn cutting services are on Thursdays.

### Fertilization

Our contracted company for fertilizer/pesticide applications places signs to advise us of the application. They do not return to remove them. We ask that homeowners please remove them after the 24-hour period and place them in their recycling bin. Please help us keep our property looking nice.

### Lawn Fertilizer Dates

May 9th / Rain Dates May 10th or May 11th  
Late Spring Fertilizer, Pre-Emergent,

June 13th / Rain Dates June 14th or June 15th  
Early Summer Fertilizer, Grub Control,  
Weed Control

July 21st / Rain Dates July 24th or July 25th  
Late Summer Fertilizer, Grub Control,

Aug. 22nd / Rain Dates Aug 23rd or Aug 25th  
Early Fall Fertilizer & Weed Control