



## Barb's Briefing

### Ten Ways To Help Our Community

You joined a Homeowner Association for a reason, whether it was social, care free maintenance, or use of amenities there was an underlying reason. Don't let it stop there, give back to your community:

1. Attend meetings, not only if you have a problem or concern. Give praise where praise is due.
2. Accept nomination to serve on the Board or appointment to any committee.
3. Describe the association in positive terms.
4. Be prepared when asked to contribute; plan details of an event, coordinate with other owners and affiliates.
5. Contribute whatever time you have available for the benefit of the community. Become a dependable, constructive member of the association.
6. When attending Board meetings, remember that the only time you should address the Board is during the Open Forum session. Don't interrupt during the Business meeting.
7. Keep an open mind and look for the benefits to the community whenever a new program is being initiated.
8. Don't criticize the Board, committee members or other volunteers.
9. Read your newsletter and information from Crofton Perdue in order to understand what is going on and why decisions are being made.
10. Introduce yourself to new owners. Let them know that your community is a great place to live and that you look forward to their involvement.

~ Barbara Perdue

**RBJ**  
**THELIST**  
ROCHESTER BUSINESS JOURNAL  
**Property Management Firm**  
**Crofton Perdue Associates Inc.**  
**#2 2019**

**CAI EVENT:**  
**Ask the Experts**  
**Legal Panel**  
**Thursday-April 2**  
**5:30-8:00pm**  
**Midvale CC**  
**Visit:**  
**[www.caiwny.org](http://www.caiwny.org)**  
**for more info**

**Spring Reminder**  
**The snow plow companies will be back this Spring to repair any lawn damage done from plowing.**  
**Please be patient.**

**RBJ**  
**THELIST**  
ROCHESTER BUSINESS JOURNAL  
**Woman-Owned Businesses**  
**Crofton Perdue Associates Inc.**  
**#18 2019**

## Testimonials

I have been very happy with Crofton Perdue's services. We have had work completed by the maintenance staff in the past and it has always been completed in a very timely fashion.

I have had the pleasure of working with Tarrah Owen, she is very professional, responsive to our homeowners, a very clear communicator and a wealth of general knowledge.

Patti Tortorella  
The Estate

You do a good honest job. I only have worked with Rick Thomas and he is very helpful and diligent. It isn't an easy job making everyone happy but he does his level best.

Nancy Lee  
Tobey Brook

Chris is finishing work on my porch/ walkway and he is terrific! So polite and nice. You've got a great employee!!

Susan Maher  
Tobey Court

## Key Dates

March 17 - St. Patrick's Day	June 21 - Father's Day
March 26 - Baseball Opening Day	July 4th - Independence Day
April 12 - Easter Sunday	September 7 - Labor Day
May 5 - Cinco de Mayo	
May 10 - Mother's Day	
May 25 - Memorial Day	

**Check the Calendar on your H.O.A. Website at:**  
**[www.CroftonInc.com](http://www.CroftonInc.com)**

Page 1



Make sure your batteries are changed,  
daylight savings is March 8th!!



## Working SMOKE ALARMS SAVE LIVES

Change Your Clock, Change Your Battery

*"Dedicated To Life Safety"*



## Variance Request Forms



Crofton Perdue homeowners  
may fill out and submit a variance request  
online at:

[www.CroftonInc.com](http://www.CroftonInc.com)

Click on *Our Communities* and choose  
your association to take advantage  
of this great option.



Crofton Perdue is proud to welcome  
these new communities in the Fall 2019:



## Duties of the Board of Directors



The Board of Directors are charged with maintaining, preserving and enhancing the common assets of our association. In order to perform those duties the Board depends upon the advice and counsel of experts in various fields of community association management: Crofton Perdue, attorneys, landscapers, insurance specialists, etc.

The important thing to remember is they are volunteers and neighbors. Being a Board member does not grant one immunity from the responsibilities of living in an association. In fact, serving on the Board reflects just how seriously they take that responsibility. So, please keep in mind that our Board members are actually doing "double-duty" for our community: they serve as Board member and neighbor...and they deserve a heartfelt "thank you" for all of their contributions to our community!



## Testimonials



I continue to enjoy the partner relationship our HOA has with Crofton Perdue. I have been on the Board for 3 years and have valued the guidance, professionalism and effective management of our Property and Financials. Our Property Manager, Mike Reinhard has been responsive to our needs in a timely and efficient manner. Always exhibiting a "can do" attitude, no matter what the situation.

James Ferro  
Logans Run

The two gentlemen working on the leveling of my walk and patio are doing an amazing job! I am impressed with their hard work and professionalism. Very hard workers and I know this is not an easy job.

Cathy Corbet  
Lac De Ville Village

I was very impressed with Rory Brown. He was professional and took care of a few other things when he was out (original call was for clogged gutter). I appreciated the tag that was left on my door the first time he went out.

John Brewer  
Lac De Ville Village

## Paying Online... Easy as 1, 2, 3



Paying your Monthly Association Fee  
has never been easier!

- 1 - Visit [www.CroftonInc.com](http://www.CroftonInc.com) & click on your association
- 2 - To have Crofton Perdue automatically withdraw the fee from your checking account - see the ACH Form
- 3 - Set up your account to pay online, one time or recurring, from your checking, debit or credit card.





## Tips for Saving Water

- To prevent water loss from evaporation, don't water your lawn during the hottest part of the day.
- Only run the dishwasher and clothes washer when they are fully loaded.
- Use a broom, rather than a hose, to clean sidewalks and driveways.
- Repair dripping faucets and leaky toilets. Dripping faucets can waste about 2,000 gallons of water each year. Leaky toilets can waste as much as 200 gallons each day.

## Why is a Reserve Study Important?

Boards are responsible to protect, maintain, and enhance the physical and financial assets of the Association. To meet these responsibilities, assessment rates are set to match anticipated expenses. Those expenses may be Operational (daily, weekly, or monthly bills) or they may be the silent ongoing "cost" of the deterioration of the Association's major components.

To prepare for inevitable major component repairs or replacements, we need to know the answers to three important questions:

- What are upcoming major expenses and when will they occur?
- Do we currently have "enough" in Reserves?
- How much should we be setting aside towards Reserves?



A Reserve Study provides the insights needed to see into the future and avoid surprises, keep assessments fair, avoid special assessments, and maximize the property value.

If you don't have answers to these questions and feel your association needs a Reserve Study, please contact Keith at 248-3840 or [Keith@croftoninc.com](mailto:Keith@croftoninc.com).

Coming this Fall...  
Save the Date



Holiday Office  
Closing



## The Scoop on Poop



It doesn't take much to remember that we have pets in our community. In fact, if you don't watch your step, you're liable to step in one such reminder!

Besides being unsightly and smelly, animal waste can be hazardous to the health of children who play in the community and other pets.

It is important to remember to immediately clean up after your pet. Take along a baggie with you to pick up waste with and then dispose of it properly. By taking a few simple steps to clean up after your pet, you can help with the beautification of your community.



## MAX out your Metabolism

Do you have one of those friends...the kind who can eat (and eat and eat) all they want and never gain weight? It's called metabolism and everyone's is a little bit different.

There are a few tricks to revving up your own metabolism to help you lose weight a little more quickly. In fact, did you know that if you're overweight, chances are your metabolism is already going at top speed? That's why it's easy to lose weight so quickly when you start a diet, but not as easy as you reach your goal weight.

To keep your metabolism going strong, try these tricks:

- Exercise: Aerobic exercise boosts your metabolism for a short while, and building muscle means you'll be burning more calories all the time, even when you're at rest.
- Eat less, more often: By eating several small meals throughout the day, you keep your body's furnace burning. Skip meals on a regular basis and your body will start hanging on to those calories when it finally gets them.
- Pick the right foods: Some foods have shown potential to speed your metabolism:







**"We make home care easy inside & out"**

**Our Program Includes:**

- Install light fixtures or fans
- Modify closets
- Change batteries in smoke detectors
- Install Shelving
- Move Furniture
- Change furnace filters
- Repair or replace doorbells
- Garbage disposal installs or replacements
- Outlet repairs
- Cleaning dryer vents
- Changing light bulbs
- Holiday decorations



Do you have any non-emergency projects or repairs that need to be completed?

No project or repair job is too small for our home service staff.

Our skilled maintenance staff is ready to help you, including our licensed electrician!

**FULLY BONDED & INSURED**

**Cost is pro-rated per 1/2 hour  
plus mileage, materials  
and supplies (at cost)**



**Call 248-3840 today  
to get the job done!**

111 Marsh Road, Suite 1 • Pittsford New York 14534

☎ 585.248.3840 ☎ 585.248.3666

E-mail: [Info@CroftonInc.com](mailto:Info@CroftonInc.com) • [www.CroftonInc.com](http://www.CroftonInc.com)