

# WEBSTER KNOLLS HOA 2025 SPRING/SUMMER NEWSLETTER

## Notice of WKHOA Annual Meeting

The Annual Meeting of  
the Webster Knolls  
HOA will be held at:

**6:00 PM Thursday,  
June 5, 2025, at  
Lighthouse Bible  
Baptist Church, 48  
South Estate Drive,  
Webster, NY 14580**

Please plan on  
attending this important  
meeting!

## Garbage/Recycling

Please remember to  
secure your recyclables  
on windy days with  
heavier objects.  
Labeling your bin with  
your address is a good  
idea in case it becomes  
lost so that it can be  
returned to you. If you  
will be away, make  
arrangements with a  
neighbor to tend to  
your trash/recycling.  
Your trash and recycle  
containers cannot be  
placed outside before  
Tuesday evening and  
must be placed back in  
your garage by  
Wednesday evening to  
avoid a fine.

## Your Current WKHOA Board of Directors:

Tom DellaPorta, President  
Shauna Meek, Vice President  
Tom Starsmore, Member  
Doug Deeley, Member  
Lorraine Neva, Member

Property Management Team:  
Kelly Florio, Property  
Manager  
Nicole Chilbert, Assistant  
Property Manager

## Webster Knolls Handbook

The current version of the  
Webster Knolls Handbook is  
available at:

***[https://www.croftoninc.com  
/webster-knolls](https://www.croftoninc.com/webster-knolls)***

A friendly reminder as the  
weather warms up the  
following items are not  
permitted in front of any units:

- Wind chimes
- Garden flags
- Yard ornaments in any  
front beds
- Tire Swings
- Excessive flowerpots  
(Only two Allowed)
- Decor attached to your  
home.
- Window air conditioners

Please refer to the Handbook  
for specific guidance.

## Pet Owners

Please be a good  
neighbor and clean up  
after your pet  
immediately. Failure to do  
so will result in a warning  
and then a fine for  
continued disregard of  
this rule. Homeowners  
who “**power wash**” pet  
waste from their patios  
and onto lawns may be  
subject to fines.

Remember that ALL  
PETS, both dogs and  
cats, must be leashed.  
Please be aware pets  
must never be attached  
to a leash connected to a  
stake or allowed to run  
off-leash at WKHOA.  
When your dog barks  
after its outside business,  
be courteous and bring  
your pet inside.

## Holiday Closings:

Crofton-Perdue's office will  
be closed on these  
holidays:

- **Memorial Day,  
Monday, May 26th**
- **Independence Day –  
Friday, July 4th**
- **Labor Day – Monday,  
September 1st**

The answering service will  
continue to take  
emergency calls at (585)  
248-3840 while the office is  
closed. There is always a  
Property Manager on call.

**2025 FERTILIZER APPLICATION SCHEDULE LAWN, TREE, AND SHRUB**

**Lawn Applications:**

Early May:

Fertilizer, Weed, and Crabgrass Control

Middle of June:

Fertilizer, Grub Control, and Spot Treatment

Late August:

Fertilizer and Weed Control

Notes: No applications on "mowing" days.  
All work is weather-dependent.

**Tree and Shrub Applications:**

Middle of April:

Horticultural Oil & Disease Control

Middle of May:

Inspection, Treatment, and Disease Control

Middle of July:

Inspection and Treatment

For more information about chemical treatments, including specific chemical labels WKHOA contractors might place on your lawn, please visit the WKHOA website at:

**[www.croftoninc.com/webster-knolls](http://www.croftoninc.com/webster-knolls)**

**You must submit a variance request and receive approval from the WKHOA Board before you alter the external appearance of your townhome.**

If you have questions regarding what your HOA covers in terms of repairs/maintenance issues, variance requests, rules and regulations, chemical treatments, mowing, refuse pick-up, and the Bylaws and Declaration please visit the WKHOA website at:

**[www.croftoninc.com/webster-knolls](http://www.croftoninc.com/webster-knolls)**

**Trash & Recycling Delays**

Due to the Memorial Day, and Labor Day Holidays (which fall on Mondays this year) trash and recycling pick up will be delayed by one day. Please plan for pick up to be done on Thursdays following these holidays.

**Webster Knolls Paving Schedule 2025**

Lenora Lane will be resurfaced this August or September. Driveways and other paved areas will be resurfaced as needed in consultation with WKHOA's paving contractor.

As warm weather approaches, homeowners are reminded that the WKHOA Handbook prohibits screening of garages. Check the Crofton – Perdue website for a current copy of the Handbook.

**[www.croftoninc.com/webster-knolls](http://www.croftoninc.com/webster-knolls)**

**2025 Landscaping:**

- WKHOA's landscaping contractor will begin spring cleanup the first week of April.
- Mowing days are Tuesdays or Thursdays—depending on the weather
- Fall clean up

If you have questions or issues regarding landscaping, please contact Crofton Perdue directly at (585) 248-3840, and be prepared to identify the HOA to which you belong. We kindly ask that you not interrupt the landscapers while they work.

**2025 Webster Knolls HOA Painting Schedule:**

Painting preparation will begin in September, and the following units will be painted in 2025:

Cassandra Ct.	28 – 38	Nadine Dr.	101 – 111
Cassandra Ct.	29 – 39	Nadine Dr.	104 – 110
Deerhurst La.	201 – 211	Nadine Dr.	141 – 151
Deerhurst La.	221 – 231	South Estate Dr.	2 – 8
Deerhurst La.	241 – 251	South Estate Dr.	10 – 20
Fawn La.	150 – 160		
Hanna La.	10 – 20		
Hanna La.	11 – 21		
Hanna La.	40 – 50		
Hanna La.	41 – 51		

**WKHOA Variance Procedure**

- Variance request forms are available on the WKHOA website or from the WKHOA Assistant Property Manager. The Assistant Property Manager will forward your variance request, which is dated upon receipt, to the Board of Directors.
- The Board of Directors usually votes on the variance within thirty (30) days of receipt. However, the Board will sometimes request additional information before they vote.
- If the Board needs further documentation and cannot act within thirty (30) days, the homeowner will be notified of a procedural denial with a request for further documentation.
- To increase the likelihood the Board will act quickly on your variance request, you should include photographs of the area(s) on your townhome where the work will be done and details about the work you are planning. The Board will not approve vague variance requests or requests that lack key details.
- If you plan to have a contractor do the work, you must submit proof of the contractor's insurance. This is a requirement from the insurance company that insures the exteriors of WKHOA units.

## 2025 WKHOA Community Garage Sale

The 2025 WKHOA Community Garage Sale will be held:

**Friday, June 13th and Saturday, June 14th from 9:00 am to 4:00 pm (rain or shine)**

The Community Garage Sale is a good time to clean out the clutter, especially in garages and basements!

### Notes:

- Individual garage sales are not allowed in the Association.
- Homeowners who hold a garage sale in violation of this policy will be fined \$100 per day.
- Call Crofton Perdue Associates for details on holding estate sales.

## WKHOA Parking

One of the advantages of Association-based living is that Rules and Regulations are established to ensure a reasonable "quality of life" for all residents.

Current Vehicle Use and Parking Regulations: Residents and guests are expected to park their vehicles in the homeowner's garage or driveway. WKHOA access roads are considered "Fire Lanes," and parking in a Fire Lane is a violation in the Town of Webster.

**Overflow vehicles may utilize guest parking spots for brief periods, usually not more than a few hours at a time.**

Homeowners/Residents are responsible for communicating parking regulations to all guests. Violations of these Parking Regulations, including those of guests, will be the responsibility of the Homeowner.

The most misunderstood regulation is "street parking". Due to our narrow streets, all parking must be in garages, driveways, or guest lots, **not on WKHOA access roads or lawns!** The designation "Fire Lane" for an access road refers to the entire road—not just the area near a fire hydrant, driveway, or entrance to a main road such as Deerhurst Lane or Kennington Boulevard.

The HOA will fine homeowners and possibly tow vehicles when vehicles are parked on townhome lawns.

Please be a good neighbor by observing the Parking Regulations and communicating them to your guests.

### **WKHOA Committees**

Are you a WKHOA homeowner with an interest in improving the quality of life for residents in our HOA? There might be opportunities for you to contribute in a meaningful way to our HOA. For more information please contact WKHOA Property Manager Kelly Florio at (585) 248-3840 or [kflorio@croftoninc.com](mailto:kflorio@croftoninc.com).

### **WKHOA Annual Meeting**

Among the issues the Board plans to discuss with homeowners at the Annual Meeting on Thursday, June 5, 2025, is placing a limit on the number of WKHOA townhomes that can be leased. That's because (1) complaints from WKHOA homeowners to our property manager about tenant-related issues keeps increasing and (2) the number of WKHOA units being leased affects the cost of property insurance for the HOA. As you know, when HOA expenses increase, so does the monthly maintenance fee for all homeowners. In addition, if the number of WKHOA rental units exceeds 25% of the total number of units, insurance for the HOA might be prohibitively expensive or not available at any cost.

*Operating motor vehicles on HOA lawns and on the grass-covered areas between roads maintained by the Town of Webster and access roads maintained by WKHOA is prohibited. Driving over HOA lawns kills the grass and may lead to muddy ruts. Let's keep WKHOA looking green this summer!*

### ***See something? Say something!***

When you witness suspicious activity or when you believe the health and safety of you or your neighbors is at risk, your HOA encourages you to call 911. The health and safety of everyone in WKHOA is important. Don't worry about bothering first responders if you witness suspicious activity or if you believe the health and safety of you or your neighbors are at risk. Whether you need police, fire, or ambulance services, you should call 911, clearly describe the situation, including your location, and then let trained first responders handle the situation.

Remember: Your safety is paramount! Don't place yourself in harm's way by attempting to stop a suspect.



***A word about those metal utility boxes in WKHOA yards . . .***

Some WKHOA residents have had trouble reporting damaged utility boxes on HOA property. That's because many utility companies now use "chat bots" and other forms of artificial intelligence (also known as "AI") to communicate with customers and require customers to provide their account information or phone numbers when reporting a problem. The requirement to provide account information that can be matched with a caller's location means that Crofton Perdue cannot report utility box problems to utility companies. WKHOA recommends that residents call the appropriate utility company to report problems with metal utility boxes near their homes. In addition, you should call 911 if you believe the problem you've identified presents a safety hazard to you or your neighbors.



The Board of Directors and the property management staff at Crofton Perdue wish all WKHOA residents a happy and pleasant spring!