

# WEBSTER KNOLLS HOA 2026 SPRING/SUMMER NEWSLETTER

## **Notice of WKHOA Annual Meeting**

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

**6:00 PM Thursday, June 18, 2026, at Lighthouse Bible Baptist Church, 48 South Estate Drive, Webster, NY 14580**

Please plan to attend this important meeting!

Voting will be held at this year's Annual Meeting for two (2) seats on our HOA's Board of Directors. More information will be forth-coming from Crofton – Perdue about candidates for WKHOA's Board Candidates and about the voting process.

In addition, WKHOA's Annual Meeting on Thursday 06/18/2026 will mark the beginning of the 30-day voting period to amend WKHOA's Declaration and Bylaws to limit the number of rental townhomes in WKHOA. More information will be forth-coming from Crofton – Perdue about that vote.

***Please tell your friends and neighbors about this important meeting.***

## **More about WKHOA's 2026 Annual Meeting**

Among the issues the Board plans to discuss with homeowners at the Annual Meeting on Thursday, June 18, 2026, 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 in our HOA, insurance for the HOA might be prohibitively expensive or not available at any cost. This year's Annual Meeting will be held at 6:00 PM Thursday 06/18/2026 at Lighthouse Bible Baptist Church, 48 South Estate Drive, Webster, NY 14580.

**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

**2026 Holiday Closings:**

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

- **Memorial Day, Monday, May 25<sup>th</sup>**
- **Independence Day Weekend, Friday, July 3<sup>rd</sup>**
- **Labor Day, Monday, September 7<sup>th</sup>**

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.

**Webster Knolls Handbook**

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

**<https://www.croftoninc.com/webster-knolls>**

A friendly reminder as the weather warms up the following items/activities are not permitted:

- Wind chimes
- Garden flags
- Yard ornaments in any front flower beds
- Tire Swings
- Excessive flowerpots (Only two (2) Allowed)
- Decor attached to your home.
- Window air conditioners
- "Burn Pits"
- Feeding wild animals

Please refer to the Handbook for specific guidance.

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)**

**Webster Knolls Paving**

**Schedule 2026**

WKHOA will continue its paving/resurfacing program this year. Crofton – Perdue will notify affected residents before roadwork begins on their street. Note: The scheduling of roadwork is weather dependent.

**Trash and Recycling Delays**

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

**2026 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

Note: All work is weather-dependent.

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)**

**2026 Landscaping:**

- WKHOA’s landscaping contractor will begin spring cleanup in early April.
- Mowing days are Tuesdays or Thursdays—depending on the weather

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.

**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 plan to be away on days when trash and recycling are collected arrange 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.

## **HOA Variance Requests & Altering the External Appearance of Your Home**

**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)

### **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.

### **2026 Webster Knolls HOA Painting Schedule:**

Due to inclement weather during the fall of 2025 and the large number of carpentry repairs made last fall, the carpenters and painters did not complete "Phase 1" of WKHOA's painting schedule. Therefore, when the weather turns warm (and stays warm) this spring, the carpenters and painters will complete their work for Phase 1. WKHOA is looking to schedule Phase 2 repairs and painting beginning mid- to late August, and Crofton – Purdue will notify homeowners whose homes are slated for exterior inspection, repair, and painting once the schedule is confirmed.

## **Motor Vehicle Operation & Parking on WKHOA Property**

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 those regulations to your guests.

*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!*

### **Snowplowing:**

Western NY endured a snowy, difficult winter, and, as a result, WKHOA exceeded its budget for snowplowing and salt. In response to comments from homeowners, WKHOA's Board is looking to revise its snowplow contract so that snow removal will be improved while keeping HOA expenses stable.

### **2026 WKHOA Community Garage Sale**

The 2026 WKHOA Community Garage Sale will be held:

**Friday, June 12th and Saturday, June 13th 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.

#### **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.

#### ***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 when 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.

### **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).

### ***Another word about those metal utility boxes in WKHOA yards . . .***

Some WKHOA residents have had trouble reporting damaged utility boxes on HOA property to the proper service utility. That's because many utility companies now use "chatbots" and other forms of artificial intelligence (known as "AI") to communicate with customers, and the companies require customers to provide their account information or phone numbers when reporting a problem. The requirement to provide personal 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!**