

# Craneridge



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## **NEW! Updated Resident Directory Available On-line!**

The Craneridge Resident Directory has been updated and is available for download within the Owners Only Page:

<https://craneridge.org/for-residents/craneridge-owners-only>

Ask a Board member for the password to the Owners Only Page.

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## **PLEASE ATTEND THE ANNUAL MEETING !**

The ANNUAL MEETING is scheduled for:

**Saturday, May 11, 2019 at 10:00 am  
@ the Pool Shelter**

This meeting provides you the opportunity to hear updates on activities of the Association as well as elect new Board Members and vote on the proposed by-laws amendment discussed within this Newsletter (pp. 5-6).

There will be six (6) Board positions open as of June 1st.

**Craneridge Association Inc.**

**PO Box 77**

**Glenwood, NY 14069**

**[craneridgeassociationinc@gmail.com](mailto:craneridgeassociationinc@gmail.com)**

**<https://craneridge.org>**

# President's Message



## ***Hello Neighbors!***

Spring is the time that we start to enter into our open spaces. We also have an opportunity to greet others as we work in the yard and walk the neighborhood. Earlier in the winter the only people out were the road runners and the dog walkers!

Spring is also the time where your involvement is valued. Please take a look at the Earth Day date and see if you might have an opportunity to help. We also have very active Committees that are looking for help during this active time, Pool and Social to name a few. Please consider upgrading your involvement and serving on the Board of Directors as well.

We look forward to seeing you as we enter a new season. Thank you in advance for all that you do to make this neighborhood the great place that it certainly is!

**Jeff Randall**

*President,*

*Craneridge HOA Board of Directors*



# Vice President's Report on Pool Updates by Chuck Dickhut

The pool area is one of the most visible and important amenities in our Association. The pool and surrounding decking are almost 18 years old. The decking surrounding the pool itself is in need of major rehabilitation. The Kool Deck material over the concrete base is deteriorating and is both unsafe and unsightly. At the direction of the Board of Directors I have met with approximately 9 different contractors to determine the best way to repair the damage. When all the bids are received we will award a contract for the remediation work. Our goal is to make the renovations in a timely manner so we do not delay the normal opening date for the pool. Based on my initial discussions with the various contractors the cost of this project would be covered by our Reserve Fund and would not require an increase in our assessment or a special assessment.



## Woodlands Committee

Please contact Jeff Randall (913-6507) to help oversee the maintenance of the Common Ground woodlands. Remember to contact the Woodlands Committee if you are planning any tree removals. Please go to the website at [www.craneridge.org](http://www.craneridge.org) to get submission forms and review the guidelines.

# **Social Committee News:**

## **UPCOMING Community EVENTS!**

Date *	Event	Time
SUNDAY May 5th	Cinco de Mayo	5:00 pm
FRIDAY June 28th	School's Out Party	5:00 pm
SATURDAY July 13th	Craneridge Tiki Bar Luau	TBD
SUNDAY August 4th	Band & Potluck	3:00 pm – 8:00 pm
FRIDAY SEPT. 5 <sup>th</sup>	Movie in the Meadow	8:00 pm
SATURDAY Oct. 5 <sup>th</sup>	Oktoberfest	5:00 pm
SUNDAY Oct. 27 <sup>th</sup>	Halloween Party	2:00 pm
SATURDAY Feb. 1st	Annual Winter Dinner	TBD

**\*All dates/events are tentative, and may be changed!**

**it's a Wonderful day in the Neighborhood**



If you'd like to join the Social Committee, please email the Chair, Tara Beaudoin at:  
[pumpkin8880@aol.com](mailto:pumpkin8880@aol.com)

# Annual Dinner Party Photos: Jan. 26, 2019



# Proposal to Amend Craneridge Association By-Laws

## Current By-Law

**Article 8, Section 13.04** Quorum: *The presence at the meeting of Members entitled to cast, or of proxies entitled to cast, one-tenth (1/10) of the votes of all Members shall constitute a quorum for any action governed by these By-Laws. If any meeting of Members cannot be held because a quorum is not present, a majority of the Members who are present at such meeting, either in person or by proxy, may, without notice other than announcement to those physically present, adjourn the meeting to a time not less than 48 hours from the time the original meeting was called, and from time to time thereafter, until a quorum shall be present in person or by proxy. The quorum required in each reconvened meeting shall be one-half (1/2) of the quorum required for the previous meeting. The act of two-thirds (2/3) of the Members present at a meeting at which a quorum was present shall be the act of the Members unless the act of a greater or lesser number is required by law, or by the Articles of Incorporation of the Association, the Declaration or these By-Laws.*

## Proposed change the by-law referenced above: (proposed changes reflected in BOLD print)

**Article 8, Section 13.04** Quorum: *The presence at the meeting of Members entitled to cast, or of proxies entitled to cast, **one-fifth (1/5)** of the votes of all Members shall constitute a quorum for any action governed by these By-Laws. If any meeting of Members cannot be held because a quorum is not present, a majority of the Members who are present at such meeting, either in person or by proxy, may, without notice other than announcement to those physically present, adjourn the meeting to a time not less than 48 hours from the time the original meeting was called, in order to attempt to reach a quorum present in person or by proxy. The quorum required in this reconvened meeting shall be one-half (1/2) of the quorum required for the previous meeting. **If a quorum is not reached in the reconvened meeting, the process outlined in this Article and Section may be repeated, but must return to the original quorum threshold starting at one-fifth once again, followed by another reconvened meeting at one-half (1/2) of the required quorum of the first meeting.***

*The act of two-thirds (2/3) of the Members present at a meeting at which a quorum was present shall be the act of the Members unless the act of a greater or lesser number is required by law, or by the Articles of Incorporation of the Association, the Declaration or these By-Laws.*

### **Rationale for Proposed Change to current by-law:**

Currently, the threshold to reach a quorum for a meeting to vote for changes to our By-Laws is 10% of all lot holders (one vote per lot). A quorum is the number of entitled lot holders who must be present (in person or proxy) in order for any vote to take place. Currently, and assuming 180 total lots, 18 members present would reach a quorum. This is concerning as this means that 12 (which is 2/3 of those 18 members voting in favor) - of a potential total of 180, could vote to change a foundational document of our community association. If quorum cannot be reached on the specified date, the vote must be deferred until a quorum can be met. The current by-law specifies the resulting quorum thresholds for subsequent meetings in order to reach the quorum specified for that specific meeting. The current thresholds reduce the needed quorum threshold by 50% for each subsequent meeting, which means by the second meeting, the quorum would be only 9 members, with only 6 needed to pass an action proposal.

*(Once a quorum has been met for the specified meeting, the members voting to change the by-laws as proposed must be two-thirds (2/3) of the members present at that meeting.)* Our current threshold is but a small representative pool of our membership. This miniscule threshold has been noted as one of concern by our Association attorney. The BOD has reviewed and discussed other similar HOA practices and documents. The challenge for most HOA is finding a quorum threshold that attempts to reflect involvement by a representative amount of members, while also attempting to make achieving a quorum at all reasonably possible. Setting the right quorum lies in finding a sweet spot for your unique HOA, as it is difficult for most HOA to encourage members to attend meetings. While the proposed amendment makes changes to the by-laws slightly more difficult, the 20% threshold and the subsequent reduced quorum requirement to 10% provides us with one more chance to seek the engagement of a larger number of our members when we consider making changes to the by-laws. A reminder that members eligible to vote can do so in person or by proxy on the specified date of the meeting.

**FOR EXAMPLE ONLY:** Attaching rough numbers to the process might look something like this:

#### **The proposed change to this by-law applied to an example would look like this:**

If Craneridge has 180 lots (or members, one vote per lot) the newly proposed initial threshold for a quorum to allow voting to take place will be 36 members/votes. If 36 members are present or otherwise eligible to vote on a proposed by-law change, 24 of those 36 members would need to vote in favor of the by-law change for the amendment to be successful.

If a quorum is not met in the first attempt, the meeting and by-law change may be reconvened. For the reconvened meeting, the quorum threshold would be lowered to 18 members. If 18 members are present or otherwise eligible to vote (proxy or absentee), 12 members would need to vote in favor to pass proposal. This is a small, but important change that attempts to build in one more chance than currently provided to encourage more participation in decision-making by our HOA membership.

**To VOTE on this Amendment, please attend the Annual Meeting on Saturday May 11, 2019 at 10:00 am @ Pool Shelter (or by Proxy)**

# Common Properties Rules of Use

Common Properties are areas of land intended to be devoted to the common use and enjoyment of the owners and members of Craneridge Association. These areas include but are not limited to the pool and playground area, the meadow, and property owned by Craneridge Association.

The following Rules of Use were adopted unanimously by the Craneridge Board of Directors on March 6, 2017:

1. Members must be in good standing with Craneridge Association financially and not in violation of the By-laws and Covenants to use the common properties.
2. No unauthorized vehicles are allowed. This includes but is not limited to golf carts, ATVs, and dirt bikes.
3. No smoking is permitted.
4. No overnight camping is permitted.
5. Quiet hours are from dusk to dawn. Care should be given to not disturb neighbors.
6. Care should be given to not cause reckless damage to the common properties.

Per Article III Section 3.03 of the Craneridge Association By-laws, violation of these rules may result in suspension of rights to enjoy the common properties for up to 30 days at the discretion of the Craneridge Directors



## Neighbors & Noise Considerations

With the arrival of milder temperatures and the sun, people are out doing home repairs, cutting grass and having outdoor parties.

**Please be considerate of your neighbors and keep the noise to a minimum especially during the hours of 11 pm to 8 am.**



*Craneridge is a small community that is entirely run by volunteers. The Board would like to thank all those who Volunteer their time to make Craneridge an amazing community.*

***We'd like to thank the following community members:***

**Architectural Committee Members:** Debbie Dietrich, Paul Bartholomy, Jim Belford and Adam Wichlacz (Chair: Jennifer Parsons | 592-0170)

**Maintenance Committee Members:** Ted Welch, Jim Belford (Chair: Eric Twichell | 794-3056)

**Social Committee Members:** Amanda Bowen, Jessica Ogburn, Rebecca Langa, Tanya Filighera, Jenelle Santiago. (Chair: Tara Beaudoin | 848-0303)

**Pool Committee Members:** Pam Lazarus, Marty Kemsley, Jennifer Parsons (Chair: Amu Shaul | 628-3642)

**Woodlands Committee Members:** Cory Bowen (Chair: Jeff Randall | 913-6507)

**Finance Committee Members:** Ted Ryan, Tim Lazarus, Chuck Dickhut, Rich Barber (Chair: Ted Welch | 794-3074)

**Bylaws Committee Members:** Debbie Dietrich, Amanda Bowen, Cory Bowen, and Paul Bartholomy

**Communications Committee Members:** Rich Barber, Chuck Dickhut, Roger Walsh, Amanda Bowen, Cory Bowen (Chair: Shannon Carlin-Menter | 432-4778)

**Dog Poop Station Clean-up Volunteers:** Shirley Skinner, Ina Randall, Shannon Carlin-Menter, Kathy McDonnell, Pricilla Dale & David Spillman (Organizer: Jan Freeman | 592-3923)

***To Volunteer: Contact the Chair of each committee above or e-mail:***

[craneridgeassociationinc@gmail.com](mailto:craneridgeassociationinc@gmail.com)

# Architectural Committee News:

Now that spring and construction season is on our doorstep (hopefully), do not forget if you have plans to change the exterior appearance of your property to submit an Architectural request for approval. The form is available on the Craneridge website: <https://craneridge.org/for-residents>

Just fill it out and send it to the Craneridge mailbox, or email the completed form to the Chair of the Committee Jennifer Parsons at:

[jennifer.parsons@rocketmail.com](mailto:jennifer.parsons@rocketmail.com)

The Committee has 30 days to approve it, so please think ahead and plan before construction begins. We will work with you to progress the approval quickly.



## EARTH DAY Clean-up is on Saturday, May 18<sup>th</sup> @ 9:00 am

Each spring we get together for one morning to spruce up the common property of Craneridge. Neighbors pitch in to clean up the Pool Center, Mail Center and Meadow as needed. This year we will meet at the Pool Center on **May 18<sup>th</sup> at 9:00AM**. Please bring rakes, shovels, trowels etc. to help with the work. If you own a pickup truck please consider driving it to help with hauling. We typically work until noontime when a lunch is provided. This is a great opportunity to meet some of your neighbors, have fun and help our community at the same time.

There will be a sign-up sheet posted at the Mail Center.

If you have questions or suggestions, feel free to contact **Eric Twichell at 716-327-1956**. We look forward to seeing you on May 18<sup>th</sup>!!

## Deer Proof your Yard:

Here's a short list of  
Deer-resistant plants:

### SHRUBS:

- English Boxwood
- Bush Cinquefoil
- Butterfly Bush
- Japanese Spirea
- Juniper

### GROUND COVERS:

- Pachysandra
- Lily-of-the-valley
- Japanese Sedge
- Japanese Painted Fern
- Lady's Mantle

### ANNUALS:

- Floss Flower
- Garden Verbena
- Signet Marigold
- Snapdragon

### PERENNIALS:

- Russian Sage
- Fringed Bleeding Heart
- Monkshood
- Peony
- Black Cohosh
- Dusty Miller

### Scents that deer hate:

mint, thyme, French tarragon, lavender, chives, sage, and rosemary.



## Craneridge - Board of Directors

### Jeff Randall

*President*

716-913-6507 | [j.e.randall@pga.com](mailto:j.e.randall@pga.com)

### Chuck Dickhut

*Vice President*

716-592-3571 | [CDickhut2@aol.com](mailto:CDickhut2@aol.com)

### Debbie Dietrich

*Secretary*

716-253-4149 | [hummingbird1057@gmail.com](mailto:hummingbird1057@gmail.com)

### Ted Welch

*Treasurer*

716-794-3074 | [tjwelch109@gmail.com](mailto:tjwelch109@gmail.com)

### Jennifer Parsons

*Director*

716-592-0170 | [jennifer.parsons@rocketmail.com](mailto:jennifer.parsons@rocketmail.com)

### Peter Sobota

*Director*

716-592-2259 | [psobota@buffalo.edu](mailto:psobota@buffalo.edu)

### Shannon Carlin-Menter

*Director*

716-432-4778 | [scmenter@yahoo.com](mailto:scmenter@yahoo.com)

### Eric Twichell

*Director*

716-794-3056 | [twichell@roadrunner.com](mailto:twichell@roadrunner.com)

### Tim Lazarus

*Director*

716-592-1833 | [timothy.lazarus@cobham.com](mailto:timothy.lazarus@cobham.com)

### Kaila Hager

*Executive Secretary*

228-342-5191 | [kailarwood11@gmail.com](mailto:kailarwood11@gmail.com)

Sign-up now to receive  
Craneridge  
e-Newsletters, notices of  
meetings, general mailings,  
and owner account billings!  
Also, add your e-mail to our  
new member's only online  
directory by going to:  
<https://craneridge.org/signup>



### **SPEED LIMIT REMINDER**

The speed limit is  
30 mph. Watch-  
out for kids,  
people walking  
their dogs, joggers  
and motorcycles!

**Please Check Your speed!**

## **WE** **VOLUNTEERS**

Most of the work in Craneridge is done by volunteers. We appreciate everyone who gives of their time to improve and maintain our community. Without them, our assessments would be significantly higher or our community would be in disarray.

If you would like to get involved but do not know how, please contact a Board member or send an email to the Board. You do not have to join the Board to get involved – though we would welcome it. We are always looking for committee leads, committee members, Earth Day volunteers, as well as volunteers for other events throughout the year. The more people involved, the less demanding it is for everyone, and the more the community is improved.

**This is your neighborhood - own it!**

### **Nominees for the Open Board Positions...**

Rich Barber  
Cory Bowen  
Shannon Carlin-Menter\*  
Chuck Dickhut\*  
David Spillman  
Tim Sweeney  
Eric Twitchell\*  
Ted Welch\*



*\* Indicates incumbent*

### **WELCOME New Residents!**

TJ and Kelly Campbell on Ridge Trail  
Sara McAllister on Hardwood Rd.

