

CRANERIDGE May 2024

SPRING NEWSLETTER

Let's Keep Craneridge Unique!



OUR MISSION

Enhance our living environment through woodlands stewardship, shared property maintenance, and community building.



OUR VISION

A community of friendly, caring, and respectful neighbors who cooperate with each other to maintain the health of the woodlands and grow the value of both our properties and our friendships.

You know how awesome Craneridge is, right? Well, to keep the vibe alive and kicking, we need everyone to jump in! The Board and committees are doing their thing, but we're all in this together. It's not about them doing everything – it's about **us as members of this community** making Craneridge home. So, let's all step up, pitch in, and make sure our unique community stays unique. We're not just residents; we're the heart of Craneridge, and it's time to show it!



Rich History

The first Craneridge model home was built in 1967! Since then Craneridge has tried to stay true to the original founders' vision, embodying the enduring spirit of the original founders.



Round Lots

Our round home lots with natural, open common ground between, offer picturesque views which afford us the spaciousness of country living in a community setting.



Unique Houses

Our unique architectural vibe, originating from its roots as a weekend retreat for skiers, embodies the influence of European skiing culture.



Our Woodlands

The presence of The Woodlands is what has drawn many of us to live in Craneridge and has instilled in us a deep dedication to environmental and habitat conservation initiatives.



Cost Savings

Craneridge saves money and reduces homeowner assessment fees by opting for a volunteer-run homeowners association (HOA) instead of hiring a management company.



Volunteer Run & Managed

Not having a management company means that volunteers from the community are responsible for HOA tasks. This can foster a stronger sense of community involvement and ownership among residents. We have a direct hand in decision-making and operations.



Shared Amenities

Our common properties, including a community pool, playground, basketball court, meadow, pool shelter, meadow shelter, meadow nature trail, and native community gardens, collectively enrich the residents' experience and foster a vibrant sense of community.



Location

Craneridge is uniquely situated near Buffalo yet in close proximity to Sprague Brook Park and Kissing Bridge, making it one of the most intriguing residential areas in Western New York.

Analyzing Your Feedback from the November 2023 Townhall

Discover their analysis [QR Code] including exciting Next Step ideas to sustain our progress.



President's Message

Dear Neighbors,



I gotta say, our community never fails to impress me. Seriously, the spirit and dedication our volunteers bring to the table? It's pretty amazing. Unlike a lot of other homeowners associations, we're totally self-managed, and that's all thanks to our volunteers for putting in the work. I'm especially proud of what we've achieved with our woodland stewardship lately. I mean, have you seen the progress? It's incredible what we can do when we come together. But here's the thing: we need more help to keep it going strong.

We want each of you to be part of this. When you see your neighbors out there gardening or working on community projects, they're giving their time to make our place awesome and keep those fees low. We need your help to keep this momentum and avoid having to shell out for professional services, which would just drive up assessment costs for everyone. So, if you've got a bit of time to spare, we'd love to have you join in. Together, we can keep our community beautiful and thriving.

As your president, I want us to focus on what we're good at and stop seeing the BOD as "us versus them." Instead, let's see ourselves as all part of the same team. If you've got something to complain about, that's cool, but let's also think about how we can fix it together. Just complaining without pitching in doesn't help anyone, so, let's support each other and come up with solutions rather than just pointing out problems. It's all about making our community stronger together.

How can you become more active in the community?

- **Attend a monthly board meeting** (the first Monday of the month) — we always open with Members Comments.
- **Volunteer on a committee**; We have a list here: <https://craneridge.org/public-committees/>
- Have a question or comment? Contact us through **Craneridge Connect** <https://craneridge.org/craneridge-connect/>
- Sign-up for a Volunteer Task! **Craneridge Task List Sign-Up Form** <https://craneridge.hostsites.me/>

Let's continue to support each other and work together to preserve the unique charm and vitality of our community. Your involvement makes all the difference.

Thank you to all our volunteers for your dedication and for being an essential part of what makes our community extraordinary.

Sincerely,
Shannon Wichlacz
President, Craneridge HOA



ways to FIREPROOF YOUR HOME



Fig 1



Fig 2



Fig 3



Fig 4

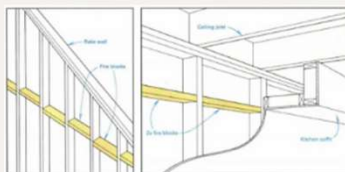


Fig 5

The following information was prepared by Craneridge Member Samuel Lewandowski, drawing from his expertise as a contractor with stringent fireproofing standards, this document offers Craneridge homeowners practical ways to enhance home safety. It emphasizes both DIY measures and tasks necessitating professional assistance, prioritizing simplicity for ease of implementation.

01 Intumescent Paint Primer

The easiest and least expensive method to add some protection to your home without opening walls is choosing intumescent paint or primers. The paint is highly fire resistant and can be applied easily by homeowners with a standard roller and brush.

02 Home Caulks & Sealants

Along with intumescent paints, there are special caulks and sealants homeowners can purchase at hardware stores. These sealants should be applied around plumbing pipes, electrical lines, or any other material that passes through floors or external walls (Fig. 1). They are easily applied with a standard caulk gun.

03 Fire-Rated Expanding Insulation Foam

If you have larger holes that are too big to caulk, consider using fire rated expanding insulation foam. This foam is specifically fire rated and once applied, expands to fill large holes or encompass objects (Fig 2). It can also be used if you are installing new windows and doors. **Please note that if you are using firefoam around windows and doors, it should be applied by a contractor as using too much product can deform jambs.*

04 Mineral Wool for Protection & Comfort

Mineral wool insulation is a great way to add fire protection while keeping R values high. Mineral wool, commonly known as Rock-Wool (Fig 3), is a rock mineral fiber material mixed with steel products to form a fire resistant mesh similar to fiberglass. Mineral wool is also termite and moisture resistant. Mineral wool is best used in exterior wall applications but can be applied to interior or partition walls for added protection. As a bonus, it also reduces noise transfer from room to room which helps keep things quiet.

05 Closed Cell Spray Foam Insulation

Closed cell spray foam insulation is one of the best options a homeowner can choose to keep their houses warm and fire resistant (Fig 4). It can be applied to any spot in a home, but comes with a hefty price tag.

06 Fire-Rated Drywall Installation

After walls are insulated and all holes filled with appropriate sealant, fire rated drywall should be applied. This drywall is thicker than standard drywall, and is about twice as heavy. Fire rated boards can be finished with standard joint compound.

07 Calcium Silicate Board Option

As an alternative to drywall, calcium silicate boards can be used. These boards have a better fire rating but are more difficult to install and finish.

08 Metal Studs & Fire-Rated Timbers

If a homeowner is removing or adding framing members, they should consider using metal studs or fire rated timbers as a replacement for standard studs. Both products are structurally sound and do not burn.

09 Blocking and Caulking in Balloon Frame Homes

Most homes in Craneridge were built using the balloon frame method which is now outlawed. Homes built this way lack blocking from floor to floor. If a wall is opened or being rebuilt, blocking should be added and caulked for maximum protection (Fig 5).

10 Fire-Rated Exterior Doors

A homeowner should consider replacing exterior doors, or doors between the garage and home with fire rated doors. These doors are usually metal and filled with gypsum or vermiculite for added protection

11 Remove Flammable Wood Paneling

Consider removing wood paneling. The material is highly flammable and burns quickly.

Woodlands & Habitat Committee Updates

Hemlock Woolly Adelgid



In January 2024, a team of Craneridge volunteers found Hemlock Woolly Adelgid (HWA) in Craneridge. Hemlock Woolly Adelgid is an invasive, aphid-like insect that attacks Eastern Hemlock trees.

Once infested, Hemlock trees will die within 4-10 years. There is a safe effective treatment, but because of the number of Hemlocks in Craneridge, we'll be treating trees over several years. With the Board's full support, we started treating infested Hemlocks and surrounding areas in April and May. We'll take a break over the summer and treat more in the fall. Treatment will occur on both common and homeowner property.

With your phone's camera, focus in on this QR code, and then tap the displayed link to access many resources on Hemlock Woolly Adelgid and how we plan to treat it. You can also navigate to this page from <https://craneridge.org/>



Last Year... Trees, Battling Invasives, and New Perennial Gardens



In 2023, the Committee was as busy as ever!

- We planted about 100 native trees and shrubs to create a young mini forest in the wooded area behind the Meadow. Protected by deer in four fenced sections, the trees were planted close together to mimic how a forest grows.
- We started a new native perennial garden in front of the pool house.
- Erie County Conservation District planted about thirty native trees and shrubs by the erosion remediated creek area near the east end of Tarn Trail.
- WNY PRISM (Partnership for Regional Invasive Species Management) treated a section of invasive Phragmites.

Upcoming for 2024... More Trees!

Our mission remains steadfast: to enhance the natural beauty of our community, promote biodiversity, and foster a sense of environmental stewardship among residents. In 2024, let's nurture our woodlands, celebrate our habitat, and sow seeds of positive change. Join us on this green journey—it's a legacy we'll leave for generations to come.

Planting Native Trees and Shrubs

Our commitment to maintaining our unique wooded community continues to grow. In 2024, we're diving deeper into re-establishing native trees and shrubs in Craneridge common areas.

We are planting in more common areas—including between private properties along Ridge Trail and in the Meadow. These plantings aren't just about aesthetics and maintaining our property values; they're a testament to our shared commitment to nature.

Seeds of Tomorrow: Craneridge Tree Nursery

Get ready for something groundbreaking: the beginnings of a Craneridge native tree nursery! We're collecting locally sourced tree seeds and nurturing them in innovative "air pruning" boxes. These seedlings will grow into the giants of our future landscape. Imagine future generations of oaks, maples, and dogwoods thriving right here in Craneridge. Look for these boxes in the fall!

Battle Against Invasive Species

Our ongoing partnership with WNY PRISM (Partnership for Regional Invasive Species Management) remains crucial. Together, we'll combat invasive plants and insects that threaten our ecosystem and our trees. WNY PRISM is continuing invasive management efforts with their crew (no cost to us!) throughout 2024.

Continued Creek Remediation

The lovely and serene Crump Brook winds its way through our woods, but erosion and habitat degradation in many creek areas are a growing concern. Continuing our partnership with the Erie County Conservation District, we are being awarded \$17,000 in grant funding for an erosion remediation project on the west end of Deer Run. The work will start in the late summer.

Questions? Ideas? What to help in some way?

Contact Gwen at gwenalegre@gmail.com or
Sam at Slewandowski92@gmail.com



911 Signs Help Save Lives !

Your address sign is how emergency crews find you when you call 911.

Craneridge is a special place to all of us. While the winding roads and wooded lots are why we live here, they present problems for both visitors and emergency crews in locating correct addresses. This is especially true during nighttime hours and in an emergency.

911 signage provide a standardized system of signage, with reflective numbers on 2 sides, on a darker background.

911 signage **is in addition to** any other address signs. They are available in 6" x 12" size, at minimal cost.

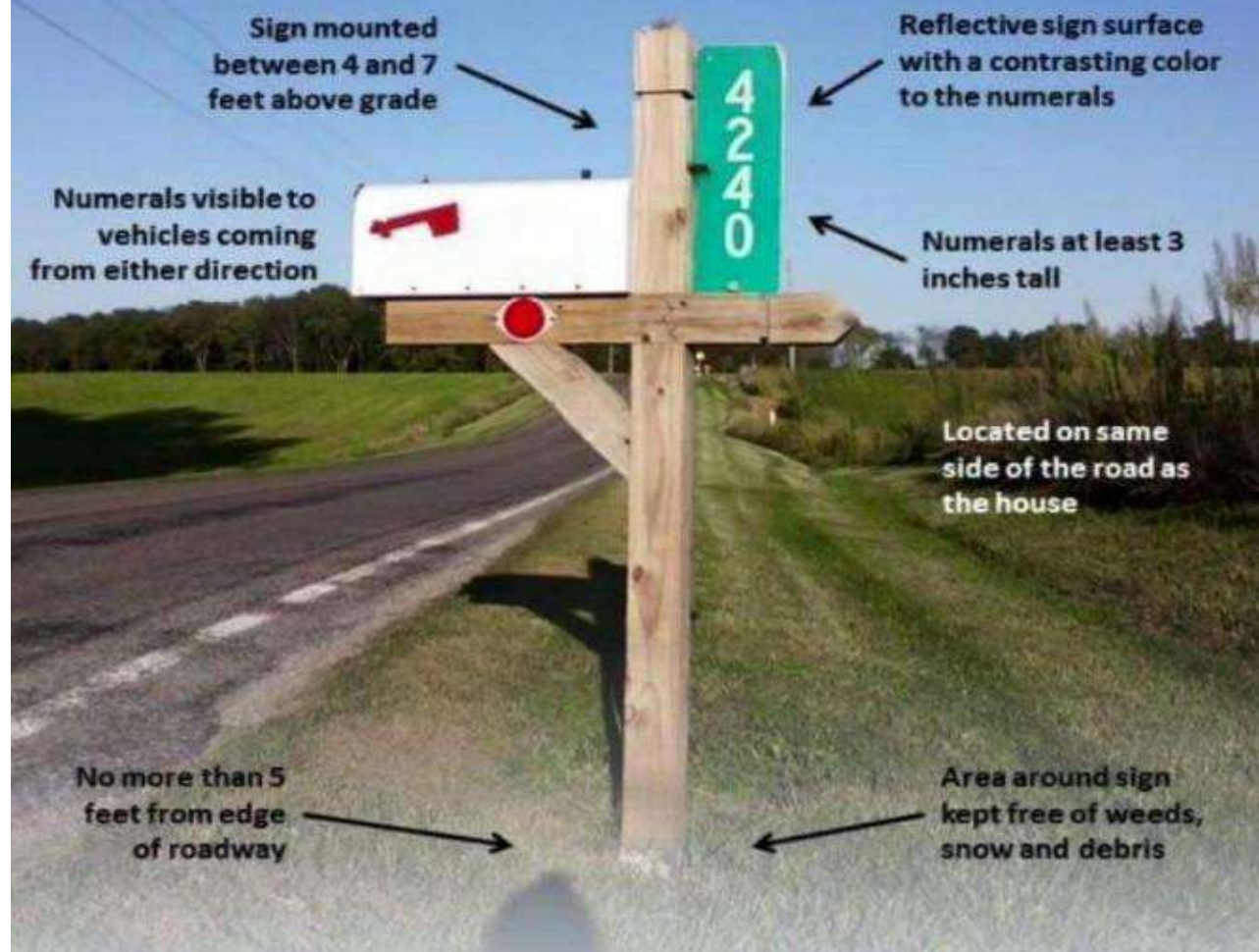
The Craneridge Board and the Concord Fire Department will be discussing implementation of 911 signs. Stay tuned for future information!

If Emergency Vehicles can not find you, they can not help you in an emergency when every second may count. Unfortunately, emergencies can and do happen and when precious seconds can mean the difference between life and death, you want to be sure you have done everything you can to put the odds in your favor.



We Can't Help You If We Can't Find You

GPS is great, but it doesn't always work on country roads. Your address sign is how emergency crews will find you when you call 9-1-1. Make sure it measures up!



NEW! Neighbor Engagement Committee

Last Fall, members Tara Beaudoin and Peggy Stearns proposed an exciting revamp of our Social Committee. Recognizing the burnout faced by past volunteers, who were responsible for planning, implementing, and cleaning up all events, they suggested a more sustainable approach. By distributing tasks among more volunteers, we can ensure a more enjoyable and manageable experience for everyone involved.

We are excited to introduce the re-imagined Craneridge Social Committee, henceforth known as the Neighborhood Engagement Committee!

The mission of the Craneridge Neighborhood Engagement Committee (NEC) is to encourage and facilitate meaningful activities and events that offer opportunities for friends and neighbors to have fun and enjoy each other, enhance our sense of community, and nurture an appreciation of our unique lifestyle.

Sounds rather like the old Social Committee...

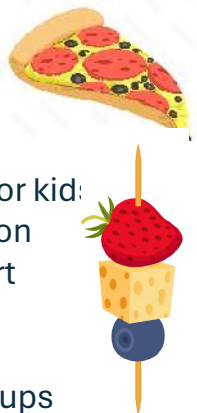
So what's new and different? The big and very important difference is that the new Neighborhood Engagement Committee is designed to empower YOU to imagine, plan, and host community events that inspire you! Have you ever thought, "I wish Craneridge would sponsor a..."?

Here's your chance to make it happen. Talk with your friends and neighbors. Decide what kinds of events inspire you. Children's parties, family gatherings, neighborhood concerts, holiday parties, toy drives, whatever... Then take the driver's seat and share your vision.

Interested? Here's how it works.

Gather with friends, brainstorm, and imagine your ideal event. Need more inspiration? Some examples below ...

Movie night
Winter offsite event
Valentine's dinner
Easter egg hunt
School's Out Party for kids
4th of July Celebration
Music / band concert
Potluck Dinner
Art parties
Yoga or Exercise groups



Gourmet Dinner (shared at Homes)
Lecture or Discussion-Group
Other entertainment
Group Sports
Octoberfest
Christmas Tree lighting
Toy drive
Santa's visit
Winter holiday dinner
Children's Halloween Party



Seeking an Organized Neighbor Engagement Committee (NEC) Liaison!



We're looking for a detail-oriented member who can use Google Drive and Forms to serve as the NEC Liaison. The best part? You won't have to plan or implement events—just organize them, schedule, and track budgets and reimbursements!

Peggy Stearns and Butch Lesniak have developed comprehensive support documents, including an Event Planning Checklist, Event Budget, and Event Tips & Guidance. The infrastructure is ready; we just need **YOU** to bring it to life!

The major goals of the Neighborhood Engagement Committee are:

- Develop an annual plan and budget for approval by the Board of Directors.
- Inform residents of the opportunity to imagine, plan and host a community event.
- Encourage residents to propose events.
- Provide a clear procedure and guidance for submitting proposals, including an overview of criteria for selection.
- Assure a fair and equitable review process for selecting events.
- Provide guidance and support for residents whose proposals are selected.

NEC Team Members Needed ASAP!

The Neighbor Engagement Committee will consist of the NEC Liaison and 2+ additional members whose roles are defined as follows.

We are looking for dedicated individuals to join the Neighbor Engagement Committee (NEC). The **NEC Liaison** will act as the contact point with the Board of Directors, ensuring our efforts align with Craneridge's mission, coordinating NEC members, and consulting with other Committees as needed. **NEC Members** will develop an annual plan and budget for Board approval, inform and encourage the community to plan and host events, guide residents through the event proposal process, review and select proposals for support and funding, assist event teams in implementation, collaborate with the Communications Committee to promote events, and collect and review feedback on events.

If you want to make the Neighbor Engagement Committee a reality and get some Events scheduled for the summer, we need your help!

Please call Shannon at 716-432-4778 or
email scmenter@yahoo.com

NEW! Volunteer Sign-up Task List

At the November Townhall, we heard a strong message from our community: many of you want to help and volunteer, but aren't sure how to get involved. We've listened and are excited to announce a new tool designed by the Communications Committee to make volunteering easier and more accessible for everyone!

How You Can Help

We've created a list of tasks and a sign-up form for volunteers. This way, even if you can't attend the scheduled clean-up times, there are still plenty of opportunities to contribute. Whether it's gardening, cleaning, or other community upkeep activities, your participation is crucial.

Why We Need You

As a self-managed homeowners association, we rely 100% on the volunteer efforts of our board members and residents. This approach helps keep our assessments down and ensures our community remains beautiful. However, to sustain these efforts, we need everyone's help. If we can't continue self-managing, we will have to hire professional services, which will increase our assessments.

When you see neighbors cleaning up or gardening, they are volunteering to maintain our community. We need more volunteers to sustain these efforts and keep Crane Ridge a wonderful place to live.

How to Get Involved

Join us in making a difference! Your help is essential. Sign up for a volunteer task today by visiting our new volunteer task page. The list of tasks will be updated regularly as needs change, so check back often for new opportunities.

Sign-Up for a Volunteer Task!

Scan the QR CODE or visit

<https://craneridge.hostsites.me/>



Additionally, the link to the Volunteer Sign-Up is now available on the Home page of our website for easy access: <https://craneridge.org/>

Thank you for your continued support and dedication to our community!

!! ATTENTION NEIGHBORS !!

**The Craneridge Street Gas Lamps
will be Deactivated by National Fuel
starting now through the end of
September 2024.**

FAQ's about the Process

What is happening to the gas lamps?

The Town of Concord has made the decision decommission the gas lamps in Craneridge. First step is having National Fuel disconnect the 89 active lamps from the gas line. This process will take the whole summer to complete.

Who is responsible for lawn restoration?

The Town of Concord will be responsible for the restoration of your lawn after National Fuel uses a Vacuum Evacuation Truck to disconnect the lamp from the gas line.

Will the Lamp Posts be Removed?

Yes, the lamp posts will be removed by the Town of Concord. This process will not happen until National Fuel has completed their shut-off of the gasline to all the lamps. Currently there are 89 active lamps in the community.

Will the lights be replaced?

The Town of Concord and a local engineer are working on an updated lighting plan for new lighting with updated costs. Board member Sam Lewandowski is actively engaged in this process. Please direct all lighting questions to Sam at: slewandowski92@gmail.com



Join us for the Annual Members Meeting & Pizza Social on Sunday, June 9th 2:00 pm at the Pool Shelter

ANNUAL MEMBER MEETING

The association's Annual Meeting is the best opportunity for you to learn about this year's events and get caught up on everything happening in our community and vote for new Board Members. There will be three (3) Board positions open.

The meeting will last approximately an hour and directly after, we will have Pizza Social!

Scan the QR Code for the Link to the General Proxy



Meet your Board Member Nominees

Samuel Lewandowski – Sam has been a member of Craneridge since 2020. He is a current BOD Incumbent and active volunteer member of the Woodlands & Habitat Committee and the Lighting Committee.

Kathryn “Kathie” Sharp “I have been a resident of the Craneridge Community since 2009 and has served the community as the Executive Secretary for the last 3 years. My fulltime job is as a Business Development Manager and Technical Manager for a global quality services company. My many years in business and management help me guide decision-makers towards mutually beneficial solutions, and I believe this will translate well to the Craneridge Board of Directors.”

Sherri Weber “My husband Glenn and I moved to Craneridge in the winter of 2021. We were immediately welcomed into the neighborhood and fell in love with the people and the scenery. Running for a board member position in a homeowners association (HOA) is an opportunity to contribute positively to the community and make a difference in the neighborhood. As a candidate, I believe in fostering open communication, transparency, and collaboration within the HOA. I have been an educator for the past 30 years and have served on numerous committees and boards. It would be a privilege to give back to the community which we love and to preserve what others have worked so hard to maintain.”

We Have Too Many Deer in Craneridge.

What You Can Do!



We all love our wildlife in Craneridge, and we know we have deer, but what is too many? At what point do they prevent new tree and plant regeneration and damage our unique neighborhood?

Conservation and restoration experts have widely reported that a healthy deer population that is in balance with its environment is between 10 and 25 deer per square mile, which is 640 acres. To get an idea of the size of that area, it's the equivalent of all of Craneridge (160 acres) plus half of Sprague Brook Park (~500 acres). **As many of us experience, we can see a dozen deer in our yards on any given day!**

An overabundance of deer is not just nature "doing its thing." In the northeastern US, it is caused by a variety of human activities. As a result, our forests and trees cannot regenerate and grow when the deer are eating ALL the young seedlings. **Shade is not our biggest challenge for new trees and plants. It's the deer.**

So, what can you do? **For one, if you feed the deer, STOP!** You are encouraging unhealthy behavior and bringing them to our backyards. Feeding deer is also unhealthy for you, your kids, and your neighbors. Remember that deer carry ticks and Lyme disease, which continues to be on the rise.

You can select deer resistant plants (lists are available; ask the Woodlands & Habitat Committee). And, for newly planted trees and shrubs, protect them with five-foot wire cages or other protective barriers. Deer deterrent sprays DO work, however you need to spray often (once/week, after a heavy rain). Recommended brands are: Liquid Fence (the concentrate is a good bang for the buck), Deer Scram, Plant Skydd, and Repels All.



CRANERIDGE Brush Pickup MONDAY, JUNE 3

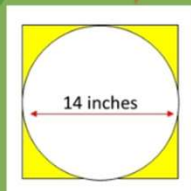
Brush must be out to the road by 6:00 AM on June 3rd, placed perpendicular to the road.



Don't do this



NO LEAVES
NO GRAVEL
NO TWINE OR STRING
NO BAGS
NO GARBAGE



MAX 14" DIAMETER

Only place branches and trunks less than 14" in diameter



MAX 10 FT. LONG

No more than 10 feet long

4 ft x 10 ft

4 FT X 10 FT PILE

Entire pile of brush should measure 4 feet x 10 feet - NO larger!

Each road will be cleared only once!

Questions? Go to:

<https://craneridge.org/craneridge-connect>

Craneridge - Board of Directors 2023-2024

Shannon Wichlacz (*term ends 2025*)
President | scmenter@yahoo.com

Andrea Post (*term ends 2026*)
Vice President | andreaehinger@proton.me

Angela Jackson (*term ends 2026*)
Secretary | jacksoar1119@gmail.com

Jeff Randall (*term ends 2024*)
Treasurer | Randall@agro-shield.com

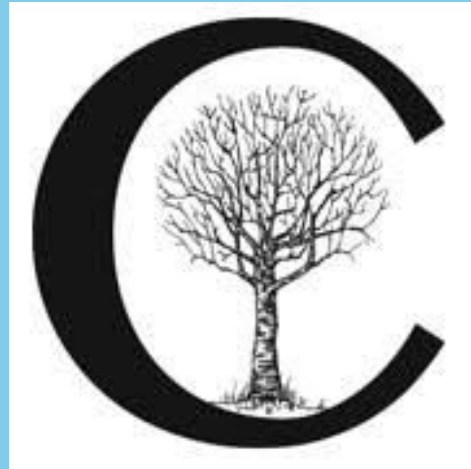
Gwen Alegre (*term ends 2025*)
Director | gwenalegre@gmail.com

Austin Ridely (*term ends 2026*)
Director | austin@go-cmc.com

Sam Lewandowski (*term ends 2024*)
Director | slewandowski92@gmail.com

Jen Parsons (*term ends 2024*)
Director | jenparglen@gmail.com

Kathryn Orrange (*term ends 2025*)
Director | kaccles@hotmail.com



Erin Reese
Executive Secretary
716-725-4710 |
ExecSec.craneridge@gmail.com

We are a Self-Managed HOA !

Our homeowners association is self-managed, relying 100% on volunteer efforts from our board members and residents. This means we need everyone's help to maintain our community and keep our assessments down. If we can't continue self-managing, we will have to hire professional services, which will increase our assessments.

When you see neighbors cleaning up or gardening, they are volunteering to keep our community beautiful. We need more volunteers to sustain these efforts.

Join us in making a difference—your help is essential!

Good Neighbor Reminders!

New York State Firework Laws



New York State is stricter than some other states when it comes to banning fireworks. **It is illegal to buy or set off any of the following anywhere in the state unless you have a permit** -- firecrackers, bottle rockets, roman candles, spinners, and any other type of firework that goes up in the air.

Sparkling devices are legal for anyone 18 and older. Those are ground-based or handheld fireworks that produce colored sparks or flames, smoke, or make crackling and whistling noises. They do not launch into the air.

The ones that do launch, such as bottle rockets, roman candles, and spinners, are illegal statewide!

If a neighbor is setting off illegal fireworks, we encourage you to call the police and report them. It is an illegal behavior.

Report Off-Leash and Aggressive Dogs

We've noticed a recurring issue with dogs on the loose, posing a risk to pedestrians and other pets. It's imperative that any instance of dogs off-leash or behaving aggressively **be reported immediately to the Concord Dog Control Officer.**

Dog Control matters, you can reach out to:

Email: concorddogcatcher@gmail.com

Phone: 716-592-7875 **Cell:** 716-863-5841



Please Respect Quiet Hours: (11 pm – 8 am)

Please be considerate of your neighbors and **keep loud noise to a minimum** (*i.e. parties, loud talking, machinery, and/or music*) during the hours of 11 pm to 8 am, especially during the weekdays.

Want to help save the HOA money on Newsletter printing and postage costs?

Sign-up via the link below:

<https://craneridge.org/signup>

Follow us on Social Media!

