



Winter 2024-2025 Newsletter

Keith's Korner

Thank you for choosing our team to manage your community. We are honored to serve you and are dedicated to ensuring that your association thrives. Your trust in us motivates our ongoing efforts to provide exceptional service and support. We look forward to working together to enhance the quality of life for all residents. We have been very fortunate to acquire 10 communities in 2024:

- Rosewood Villas
- Vin Gate Villas
- Tobey Woods
- Villas at Fieldstone
- Westgate Woods
- Villas at Hathaway's Corner
- Windsor Square
- Townhomes at Wood Run
- The Residences at Canalside
- Parker Street Condos

Plus we hired 9 new TEAM MEMBERS!!

Wishing you a wonderful holiday season filled with joy and peace! May this time bring you moments of warmth and celebration with loved ones. Happy holidays!

Keith LoPresto

Holiday Office Hours

- 11/27 - Office closes at 1pm
- 11/28 & 11/29 - Closed
- 12/24 - Office closes at 1pm
- 12/25 - Closed
- 12/31 - Office closes at 1pm
- 1/1 - Closed



**2024 Crofton Perdue Vendor Fair at Woodcliff
Hotel & Spa-Tuesday, October 15th**

- 30 Vendor Tables +
- 90 Board Members +
- 170 Dinners +
- Fabulous Prizes +

Superior Crofton Perdue Staff = SUCCESS



ROCHESTER BUSINESS JOURNAL
RBJ
THELIST
ROCHESTER BUSINESS JOURNAL

**Property
Management Firm**

**Crofton Perdue
Associates Inc.**

#3 **2024**



HOME SERVICE



Our Service Includes:

- Replace light fixtures or ceiling fans
 - Change batteries in smoke detectors
 - Install shelving
 - Move furniture
 - Change furnace filters
 - Repair or replace doorbells
 - Garbage disposal installs or replacements
 - Outlet install/repairs
 - Changing light bulbs
 - Holiday Decorations
- Plus much more!!**

Do you have any non-emergency 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, including our licensed electrician!

FULLY BONDED & INSURED

\$79/hour pro-rated per 1/2 hour plus mileage, materials and supplies (at cost)

Mistletoe Margarita

- 2 ½ cups orange juice chilled
- 2 ½ cups cranberry juice chilled
- 2 cups 7UP chilled
- 2 cups tequila chilled
- ½ cup maraschino cherry juice chilled
- ¼ cup lemon juice

In a large pitcher or punch bowl combine all wet ingredients over ice. Stir well.
Garnish with cranberries and rosemary sprigs.
Serve immediately and enjoy!



Testimonials

You have an absolutely outstanding person on your team who continues....over and over....to deliver the highest level of service and client satisfaction....and that person is Jacquie Pilger. Her support, prowess, and excellent communication skills are top notch.

Tom R. - Park Square South

The Vendor Fair couldn't have been any nicer. People were great, the theme was absolutely perfect, food was good and you are a wonderful person.

Anita G. - Villas at Cambridge Court

Lisa, You are a breath of fresh air, whether the project gets done or not, at least you listened and corralled the board to listen, Thank You!!!

Bob Y. - Windsor Square

Kelly Florio is without a doubt, the best property manager we have had. . The accolades consumed more than five minutes of the annual meeting. I have not witnessed such a response in my 12 years as president of the HOA.

Lee A. - Pirates Cove

Thank you! The gentleman (Elliott) came and fixed everything....it sure was plugged!

By the way, the gentleman that comes for maintenance, he is awesome!!!!

Cynthia C. - Thomas Creek

Michelle told me she would take care of these 2 items and she did just that. She got me a new recycling bin and a helped with an issues with the lawn people - thank you very much!!

Linnea H. - Whitney Highlands

I want you to know that Holly is a great asset to Crofton as an assistant manager to Jim Manetta. She is great to work with and takes care of issues in a timely manner.

Bettie D. - Stillmeadow Courts



Variance Request Forms

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

www.CroftonInc.com

All changes or modifications to the exterior of the buildings (e.g., windows, doors, paint, decks, etc.), grounds (e.g., shrubs, trees, new or existing beds), or common elements (e.g., mailboxes, retaining walls, walks, asphalt, satellite dishes, etc.) must first be approved, in writing, by the BOD.

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



Testimonials

I just want to thank you (Mike & Carm) for answering all my emails and questions constantly over the last two years! You are a great team and I appreciate your professionalism and knowledge.

Mary P. - Villas at East Hampton

Kelly talked with us, not at us, and her information of what Crofton could and couldn't do and the reason behind it made the meeting worth attending. She was direct, factual, open, interested in cooperation, and is obviously a do-er, wanting to address issues...refreshing! I left the meeting feeling that we have a Crofton manager who is competent and invested. Thank you, Jacquie, for always being helpful and responsive whenever I am in contact with you...you represent Crofton well.

Marcia O. - Westage at Harts Woods

Carm's years of experience showed up as she eloquently and expertly answered the complaint. She actually taught me a few things for going forward. Carm is certainly an asset to not only us but Crofton Perdue.

Dave W. - The Cottages at Auburn Meadows

