



A Bird's Eye View

A newsletter for residents of Audubon Park • Durham, NC

SPRING 2004

VOL. 3, NO. 1

We are pleased to bring back this quarterly newsletter for Audubon Park residents. The purpose of this newsletter is to keep residents of Audubon Park informed about news and events in the neighborhood. If you have something you'd like to share with others in the neighborhood, please submit an article or letter for publication. Your ideas are always welcome! The next issue will be published in June.

Annual Meeting and Board Elections

Don't forget to attend the Homeowners Association Annual Meeting on Tuesday, March 30 at 7:00 p.m. at Parkwood Elementary School. This meeting is important because we will elect a new President of the Audubon Park Homeowners Association Board of Directors who will serve a three-year term. You can hear from the candidates before the election to find out their goals for the neighborhood.



We have two candidates. Below are their written statements:

"I am 32 years old, 2nd wedding anniversary arriving in May, first child will be 5 months mid March. I have previous board member experience in a community of 80 houses with pool and landscaping services. I am energetically interested in how our money is being spent, how to better our community, and the behind the scenes decisions. Hopefully I can bring young (or am I mildly aged) ideas and viewpoints to the team. Thanks for considering me."
~ Jeff R. Read

"I think I would be an asset to the Board of Directors because I have several ideas for improving communications within our community, and for improving the effectiveness of the Board. I have the experience, the determination, the focus, and the time to see these improvements through to completion during my term of office."
~ Jim Brooking

Please attend, cast your vote, and let the new Board know what's important to you.

Durham's Leash Laws

Many residents of Audubon Park are dog owners. Please remember the leash laws in Durham, which state, "It shall be unlawful for any person owning, keeping, possessing or maintaining a dog in this county to intentionally or negligently allow the dog to run at large." The term "at large" is defined as "any animal found off the property of its owner and not under restraint, or any animal has been subject of a previous at large complaint when found unrestrained whether or not on or off property of its owner, or any animal previously determined to be dangerous or potentially dangerous that is not confined to a secure enclosure while on the property of it's owner."

Adequate restraint is defined as "a secure enclosure located on the owners property, or a chain, leash or other physical or electronic device of sufficient strength which allows the owner to maintain control of an animal. Voice command is not adequate restraint." Please note that the "Leash Law" does not apply to cats.

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Information for Homeowners and Residents

Governance: All property owners in Audubon Park, as a condition of ownership, are members of the Audubon Park Home Owners Association, Inc. (HOA), a non-profit North Carolina Corporation. The HOA Board of Directors is directly responsible for HOA governance in accordance with the HOA Bylaws. The Board contracts with Talis Management to perform day-to-day management, including collection of quarterly assessments, disbursement of funds and identification of problems needing Board attention. Other contracts are let to perform landscape and grounds maintenance, pool maintenance, etc.

Board Members

Derek Bischoff, President, term expires Spring '04, 806-3445
Gary Blais, Secretary, term expires Spring '06, 806-3288
Vacant Position, term exp. Spring '05

Architectural Standards: The appearance of all property in Audubon Park is subject to standards published in the *Architectural Standards and Control Specifications*. All changes to the appearance of a home, lot or outbuilding in the development require approval by the Architectural Review Committee (ARC). Changes made without ARC approval may be required to be "undone" under force of law if directed by the Board.

Swimming Pool and Tennis Court Access: is controlled by electronic card key. A charge of \$25 is levied for lost keys.

Committee Chairs

Architectural Review: Myrick Peacock, 877-905-0579
Recreation: Dave Chilton, 361-1870/Brent Eischen, 361-9441
Landscaping: Don Rees, 484-7411/Gretchen Mauney
Tennis: Norvell Brown, 405-2114
Social: Vicky Terwilliger, 572-0292/Joanne Rees, 484-7411
Communications: Jim Brooking, 572-9227/Laura Ksycewski, 544-4834

Web site: www.audubonpark.info. Contains HOA Bylaws, Architectural standards/procedures/forms, meeting minutes, archived newsletters.

Talis Management: Kelly Decker, Community Manager, 919-878-8787 ext. 255, KSDecker@talismgmt.com

Association Dues: \$87 quarterly, due Jan. 1, April 1, July 1 and Oct. 1 to: Audubon Park HOA, PO Box 1070, Charlotte, NC 28201. There is a \$10 late fee for dues not received within 30 days of deadline.

Address Changes: It is essential that non-resident home owners inform Talis management of their current mailing address. Failure to notify the Association of a current address does not relieve the home owner of responsibility for the property. If violations are observed on the property, the HOA notifies the home owner by mail to the home owner address of record. If the violations persist, significant fines can be levied on the home owner whether or not the home owner actually receives the notices. Unpaid fines may be collected by foreclosure and sale of the property by the HOA.

A Bird's Eye View is published quarterly by the Audubon Park Home Owners Association.

Editor & Layout: Laura Ksycewski
Contributors: Jim Brooking, Brent Eischen,
Myrick Peacock, Don Rees,
Vicky Terwilliger

If you are a resident and would like to submit an article or item for sale, contact Laura Ksycewski at 544-4834, laurak8@verizon.net.

Neighborhood News



Easter Egg Hunt

The Audubon Park Annual Easter Egg Hunt will be held on Saturday, April 3 at 3:00 p.m. (If it rains that day, the Hunt will be moved to Saturday, April 10 at 3:00 p.m.) Volunteers are still needed! Please call Vicky at 572-0292 if you are interested in helping out.

Ice Cream Social

An Ice Cream Social will be held at the pool on Saturday, May 15 from 2:00 - 4:00 p.m. During that time you can also pick up your pool keys. We hope you can come and meet some of your neighbors!



Pool Opening

The pool will open on Memorial Day Weekend, May 29, so get ready to get into those bathing suits! Remember that you need a key to use the pool. If you were issued a key in the past, it will still work. If you do not have a key, you can pick one up on Saturday, May 15 from 2:00 - 4:00 p.m. There is a \$25 charge for lost keys.

On Street Parking

On street parking is not allowed by our community standards or covenants. But rules and regulations aside, let's be courteous and respectful of our neighbors and park our vehicles in the driveway and not the street. Cars that are parked in the street can make it very difficult when trying to back out of driveways, and it makes it difficult for the US Postal Service to deliver mail (many times ending up with your mail not being delivered). In the event an emergency vehicle needs to access your road, cars parked in the street may prevent them from getting to their destination. Also, a vehicle parked on the street is an easy target for vandalism. Finally, when vehicles are parked on the street and children are playing in their yard, the parked vehicles block the view of drivers when a child runs into the street. All it takes is one time for something to happen.....**Please be careful and drive safely!!**

Committee Reports

Architectural Review Committee

Spring is here, homebuyers will start to visit our neighborhood, and everyone in Audubon Park has influence in how our neighborhood is evaluated.

South Durham is one of the hottest areas in the Triangle. Thanks to development in Southpoint, we have a good location but we also have competition. Every homeowner in Audubon Park should take the time to stand in front of his or her home and view it as others do.

First, stand at the end of your driveway and see what the house and front yard look like in as objective a manner as you can muster. Is the lawn in great shape? Shrubs trimmed? If not, please take care of them.

Are there cars in the driveway? Move them or contain them. No one likes to dodge and weave through cars parked in the street, especially new home shoppers. We do not want to create a perception of crowded streets.

Has your neighbor chosen to neglect his or her property? If so, contact Talis, the HOA management company. Our HOA is empowered to hire lawn maintenance professionals for neglected yards and bill the homeowner. We prefer that homeowners maintain their own lawns, and understand the effects of drought conditions. Everyone should make an effort to maintain his or her property.

If you are selling your house, your agent stands ready to help you with any tips, but may hesitate to be totally frank with you as to what will need to be done for your house to show at its best, all for fear of insulting you. So ask. Tell the agent that nothing he or she suggests is an affront to you if it will help. After all, expert advice is why you are paying an agent.

Remember, when your neighbor is selling their home, prospective buyers are actually buying the home and the neighborhood. Help your neighbors sell their homes for the highest market value. Maintain your home and lawn to help impress everyone who visits Audubon Park. We all benefit from higher home sale prices.

Landscape Committee

The beds in the common areas will be planted on April 18 from 1:00 - 3:00 p.m. If you would like to help, please mark meet in front of the pool.

Spring Lawn Care Tips

- ✿ It is time to fertilize. The fertilizer should have a 3:1:2 or 4:1:2 ratio (nitrogen, phosphorus, potassium) and a portion the nitrogen should be time-release.
- ✿ As a general rule, pre-emergent herbicides should be applied before the Dogwoods are in bloom.
- ✿ Fescue can be planted on bare patches in the spring, but may not have time to establish before the summer heat and may need to be replanted in the fall.
- ✿ Algae or moss can be controlled with copper sulfate. Loosening the soil, reducing moisture and improving light conditions will help keep the problem from reappearing.
- ✿ Aeration is best done while the grass is actively growing.

Recreation Committee

We are happy to announce some improvements to the recreation complex (pool, tennis courts, playground, etc). Audubon Park now has a basketball goal in the parking lot of the recreation complex, which is intended for all residents and their guests. In addition, last year the committee got approval to replace two of the pool umbrellas and a couple of pool lanes for lap swimmers. Our future proposals include: a billboard to mount in front of the pool for disseminating information and events, a volleyball court, and a sun screen and practice board for the tennis courts. A special thanks to Don Rees, Tom Bythell and Dave Chilton for their major contributions to keep the playground area clean.

Did you know that we have a partially completed nature trail? Are you interested in a tennis ladder? A golf tournament? A biking club? A walking group? Have other ideas? Did you know that property values increase when neighbors get involved? We need your help! We need more people to get involved in the committees. The next meeting of the recreation committee will be on Wednesday, April 7 at 7:00 p.m. at the pool. Please make plans to join us!

Neighborhood Classifieds

If you have some items you'd like to sell in the Summer issue of the newsletter, please send your listing (including your phone number) to laurak8@verizon.net by **June 18, 2004**. This service is only available to Audubon Park residents and is free. Please keep your listings to 50 words or less.

AQUARIUMS

29-gallon aquarium with stand and hood, \$50.
15-gallon aquarium with hood, \$20. Call 544-4834.

LAWN MOWING AND YARD WORK

If you would like your lawn mowed, or have any other yard work to be done, contact Frank Taylor at 361-5216, ftaylor6@nc.rr.com. The prices are reasonable and the work is more than satisfactory!

AQUARIUM, DOG CRATE, GRILL, LAMP

29-gallon hex aquarium with stand, \$50.
Weber gas grill, near new, \$125.
Large dog crate, \$20.
Black ceramic table lamp, \$10.
Call Jim, 572-9227.

FREE ITEMS

Infant car seat, stroller, box fan. Call Jim, 572-9227.



If you'd like to get more involved in the neighborhood, consider volunteering to serve on one of the committees:

Architectural Review: maintains the structural design of the neighborhood.

Recreation: oversees the pool and playground areas.
Next meeting: April 7, 7:00 p.m. at the pool.

Landscaping: oversees maintenance of the grounds and common areas of the neighborhood.
Next meeting: April 18, 1:00 - 3:00 p.m.,
to plant flowers in common areas. Meet in front of the pool area.

Social: plans neighborhood parties and events.
Next event: Easter Egg Hunt, April 3 (see page 2 for details).

Communications: maintains web site and produces newsletter.
Next issue of newsletter: copy due June 18, 2004.

For more information, contact the committee chairs listed on page 2.

Residents' Access to Web Site

<http://www.audubonpark.info>

The Audubon Park web site contains a Residents Only section. The logon ID for this section has been changed: it is now "resident" (no quotes, lower case). The password has not changed. If you do not remember the password, please send an e-mail to jimbrooking@intrex.net.

Dues Reminder

Don't forget that the Association dues are \$87, due quarterly on April 1, July 1, October 1 and January 1. There is a \$10 late fee for dues not received within 30 days of the deadline.

Payments should be mailed to:
Audubon Park Homeowners Association
P.O. Box 1070
Charlotte, NC 28201-1070.