



A Bird's Eye View

A newsletter for residents of Audubon Park • Durham, NC



WINTER 2004



VOL. 3, NO. 4

Board Report

It's Your Term!

No, that wasn't a misprint. Next March we will have our Annual Meeting, and two seats on our five-member Board will be open. We expect that one of the incumbents will re-run for one of the vacant seats, but we will need someone to step forward for the other vacancy. Please use these long winter nights to consider how you might make a difference in your neighborhood by contributing a few hours a month as a Board member. Please speak to any Board member to voice your interest or ask questions, and when the time comes, go for it. As we've said before, running the HOA isn't rocket science and doesn't take a whole lot of time. And it's not a life-long commitment, as the terms are only three years. Please consider a little give-back for the time and effort the current and past Board members and Committee chairs have given over the past five years.

Solitude (Speed) Way

As we walk our kids and our dogs along our main streets (Solitude, Whisperwood, Piperwood, Rustic Wood and Haventree), we cringe seeing cars careening past going 10-20 mph over the 25 mph posted speed limit. It is even scarier when the driver is talking on a cell phone – studies have shown that talking on a cell phone, even hands-free, slows one's reflexes as much as a 1.2% blood alcohol count. We wonder who will be the first fatality by a speeder in Audubon Park.

Picnic Pavilion

You may be aware (from the previous newsletter) that last summer's postcard survey showed the top pick for improvements in the neighborhood was a covered picnic pavilion. The Board, at its October 11 meeting, voted to approve a contract to build a pavilion adjacent to the pool

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Washing Machine Hoses

Your washing machine hoses that came with the original home purchase may not be very reliable or may have exceeded the useful life. They are under high pressure and are prone to burst. If they are not replaced after a few years, severe water damage may occur and it's very expensive and inconvenient. Contractors in the Triangle area have repaired and replaced many hoses lately. Although it's hard for them to tell if they are damaged, it's recommended to replace them as they last anywhere from three to seven years. The work is fairly easy, as you have to replace two hoses (hot and cold water connections). At Lowe's the cost is just under \$20.00. If you are not very handy, don't be intimidated. You will need pliers to loosen the hose and that's about it. Be sure to turn the water off first (turn counterclockwise) and do one hose at a time. There will be some residual water in the hose so have a container to catch that.

Don't forget about your outdoor spigot too. Make sure to disconnect your hose and store out of sight before the winter weather arrives. Sometimes they are forgotten and end up freezing, bursting pipes inside the house and causing severe water damage.

This is the cheapest insurance you can buy. We just wanted to pass this advice on to each one of you to spare you future damage and costly repairs.

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Neighborhood News

Information for Homeowners and Residents

Governance: All property owners in Audubon Park, as a condition of ownership, are members of the Audubon Park Homeowners' 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

Gary Blais, Secretary, term expires Spring '06, 806-3288, gsb46@yahoo.com

Jim Brooking, President, term expires Spring '05, 572-9227, jimbrooking@intrex.net

Troy Bryenton, Director, term expires Spring '06, 806-1047, troy@bryenton.com

Mary Joan McClure, Director, term expires Spring '05, 806-1587, maryjoanmcclure@yahoo.com

Jeff Read, Treasurer, term expires Spring '07, 361-4388, jread@nomaco.com

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: Brent Eischen, 361-9441

Landscaping: Don Rees, 484-7411/Gretchen Mauney

Social: Vicky Terwilliger, 572-0292/Joanne Rees, 484-7411

Communications: Jim Brooking, 572-9227/Laura Ksyczewski, 544-4834

Web site: www.audubonpark.org. 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 19309, Charlotte, NC 28219. There is a \$10 late fee for dues not received within 30 days of the deadline.

Address Changes: It is essential that non-resident homeowners inform Talis management of their current mailing address. Failure to notify the Association of a current address does not relieve the homeowner of responsibility for the property. If violations are observed on the property, the HOA notifies the homeowner by mail to the homeowner address of record. If the violations persist, significant fines can be levied on the homeowner whether or not the homeowner 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 Homeowners' Association.
Editor & Layout: Laura Ksyczewski

If you are a resident and would like to submit an article or ad for the next issue, contact Laura Ksyczewski at 544-4834, laurak8@verizon.net.

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cabana, providing both a place for picnics year-round and also a shaded area readily accessible by pool users. Subsequently, a number of people in the neighborhood have raised objections to the design, placement and other issues, so the project is on hold pending resolution of these issues. If you have any comments about the pavilion, please use the website's "Contact Us" link (<http://www.audubonpark.org/Contact.htm>). Please address them to the attention of all parties so the Committee Chairs and Board receive your comments. The Board will reconsider the issue at its December 13 meeting and make a final decision at that time.

Financial Report

The budget is on track for this year as we round the end of the last quarter. You may have noticed some of the new landscaping, the playground improvements and the extension of the entrance watering system. These are just some of the larger projects that had been planned with previous monies allocated. Our operating cash is just over \$47K, half of which is on reserve for the purchase and construction of the picnic pavilion.

The plan is to have a zero balance every year, so it is nice to be entering the new year with around \$20K in our account. This remaining amount does have some allocation already, such as possible expansion of the pavilion, picnic tables, barbecue stations, etc. Please contact us if you have any other ideas. We hope you feel your dues are being well invested in our community, our homes and our families.

A Note From Talis Management

Over the past year, many homes in Audubon Park have needed to be painted or powerwashed. The same is true with mailboxes. Talis and the Board of Directors thank you for complying with our requests to do this work. Talis is hired to help keep the property values at their highest, and when letters are sent asking homeowners to do this type of work, we really appreciate your efforts to take care of it so quickly. Of the 30 or so homeowners we contacted, all but a few have complied. Your efforts to maintain your property adds to the overall well-being and continual rise of the property values in your community.

Committee News

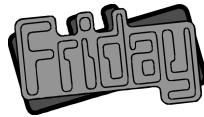
Social Committee Report

by Vickie Terwilliger, Chair

The Audubon Park Annual Fall Festival was full of fun! We had over 50 kids jumping, playing carnival games and crafting. The speed pitch booth was especially fun (for all the Dads)! The International Pot Luck dinner was delicious, with a variety of dishes from all over the world. A special thank you to all our volunteers who made our Fall Festival a success.

Neighborhood TGIF Parties

The TGIF Parties will be held the second Friday of each month. The weather's getting cold, so we'll meet at the El Dorado Restaurant (located on Hwy. 55 at Park West Shopping Center). Our next get togethers are scheduled for December 10 and January 14 at 7:00 p.m. Adults only please (21 and over). Everyone is responsible for his or her own food and drink purchases. We hope you can join us and meet some of your neighbors!



Social Committee Meeting

The next meeting of the Social Committee will be on Monday, January 31, 2005. Please consider joining the committee and helping us plan events for the coming year. Call me at 572-0292 for more info.

Landscaping Committee Report

by Don Rees, Chair

A trail has been cut through the woods for mountain biking, walking or jogging. It starts in the woods adjacent to the playground and extends to Sedwick Road. Just walk straight into the woods behind the "No Dumping" sign. The trail is 1/3 mile long and runs adjacent to the creek. Most of the trail is suitable for inexperienced riders; however, there are five small bridges with difficult transitions. Inexperienced riders should walk their bikes across the bridges.

Please beware of uneven terrain, fallen limbs and low branches. Do not use fallen logs to cross the creek. This area is a haven for deer, so please stay on the trail during the warm months to avoid exposure to ticks and chiggers. No motorized vehicles are allowed. Use at your own risk.

Architectural Review Committee Report

by Myrick Peacock, Chair

For most of us, our homes in Audubon Park are our largest investments. On average, homes in Audubon Park sell faster than most neighborhoods in the Triangle. To continue the strength of our neighborhood, home maintenance is important.

Our homes have the potential to grow in value with each passing year. In Audubon Park, for example, the median price of the average existing home has risen steadily each year for the past several years. Home value appreciation depends in large measure upon the upkeep put into it. But deterioration, if allowed to take hold, can reduce its value. Making our homes a showplace encourages neighbors to maintain their properties as well, with the net result that all the homes in our neighborhood will continue to improve.

Some examples of deterioration, which most homeowners can inspect and prevent:

- Chipped, peeling or worn paint
- Poorly maintained lawns, shrubs and trees
- Broken railings, steps and outside light fixtures
- Broken, rotted, split or buckled siding and roof coverings
- Improper disposal of waste, litter and debris
- Gutters filled with leaves and branches.

Maintaining and repairing our homes can seem expensive or time consuming, but rewards are higher sale prices, less time on the market, and higher equity lines of credit. Our homes and neighborhood are attractive to homebuyers in this market. Let us continue to build on our reputation. So, make a start, no matter how small, to maintain your home today.

Dues Reminder

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

Payments should be mailed to:
Audubon Park HOA, c/o Talis Management Group
P.O. Box 19309, Charlotte, NC 28219

Neighborhood Classifieds

If you have some ads for the Spring issue of the newsletter, please send your listing (including your phone number) to laurak8@verizon.net by **February 25, 2005**. This service is only available to Audubon Park residents and is free. Please keep your listings to 50 words or less.

PARTYLITE PRODUCTS

You now have a Partylite Consultant in your neighborhood! Never heard of Partylite? We offer the best candles and the most innovative, well-designed candleholders available today. Our holiday catalog is here! Free shipping and handling on your first order. Contact Vicky Terwilliger at 572-0292.

PAMPERED CHEF

Want to get to know your neighbors, or gather with friends and learn a few new recipes and get FREE Pampered Chef products, discounts and ½ priced items? It's EASY...You can host a Kitchen Show. You can also order products directly or get on a list to be invited to a future Kitchen Show. To find out more, contact your neighborhood Pampered Chef Consultant, Amy Jelovsek, at ajelovsek@msn.com or visit: <http://www.pamperedchef.biz/amyjsmenu>.

ROBERT FLINN Is Audubon Park's "Realtor In Residence!"

Looking to sell your Audubon Park home? Trust your investment to a Realtor who lives here . . . and is committed to protecting the value of our neighborhood. Call Robert Flinn with Fonville Morisey Realty for a no-obligation seller consultation at 919-402-1242 (office) or 919-544-9762 (home).

EXERCISE BIKE

Air Ciser bike, with movable handlebars for upper body workout, \$25. Does not have an electronic monitor. Call 544-4834.

OOH-LA-LA PET SPA

Owned and operated by a neighbor offering over 15 years of pet grooming experience. Located right around the corner in Greenwood Commons. Call 572-6699.

