



A Bird's Eye View

A newsletter for residents of Audubon Park • Durham, NC

FALL 2004

VOL. 3, NO. 3

Board Report by Jim Brooking, HOA President

The Postcard Survey

We were pretty impressed that 61% of our residents took the time to send in a postcard to let us know what amenities were important to them. The complete survey results are enclosed as a separate document for your perusal. The Board will certainly take a hard look at the options, including your suggestions, as we plan our budget for the coming year.

Help Wanted

Since our last newsletter, we have been fortunate to recruit Troy Bryenton and Mary Joan McClure to serve on the HOA Board, filling the two additional positions created by a Bylaw change in May. At the next HOA Annual Meeting in March 2005, we will be electing two Board members. It would be great if we could get some new people with new ideas and lots of energy to get involved.

“I don’t have time” is a familiar refrain. Can you honestly say you can’t afford two or three hours a week to help make your neighborhood a better place to live? It’s not a lifetime commitment. It’s not rocket science. You get to meet nice people, and you get to feel good about yourself. Next time you switch on the TV, please ask yourself if that’s the best way you could spend the next hour or two.

DIY!

“Do It Yourself” (DIY) is mostly thought about as a way to make improvements in your home without hiring someone else to do the work. The concept of DIY also works well when applied to making the neighborhood a better place to live. In reading through some of the comments/requests/suggestions in the postcard survey, we were startled at how many of these could be implemented by an individual making a phone call, sending an email, or gathering a few like-minded neighbors to do something in the common interest.

The HOA Board spends most of its collective time on managing the financial affairs of the organization and dealing with architectural issues. We would be delighted to support appropriate community-minded projects, but we simply do not have the “bandwidth” to do everything anyone can imagine we should do. We have a rich lode of dedication and talent in our committees – Architectural Review, Landscaping, Recreation, Social and Communications. We support their activities in every way we can. We would gladly support other activities, but the labor and day-to-day management of these must come from you, the interested residents. Contact any Board member with your idea for a new HOA-sponsored activity. We’ll take your ideas seriously, and we’ll try to help.

Neighborhood Watch Group

by Jamie Terwilliger

Audubon Park is a safe and cozy community. But together, we can make it a safer place. A planning committee has already met with local law enforcement to gather information and start an active Community Watch Group in Audubon Park. More volunteers are needed, such as “Block Captains” to represent individual neighborhood blocks and set up phone trees to spread information quickly. For more information, or to volunteer, please contact Jamie Terwilliger 572-0292 or email jt1970@sbcglobal.net

Neighbors watching out for neighbors.

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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 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.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 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.

Neighborhood News

A Note From Talis Management

by Kelly Decker

As a reminder and to help keep property values high in the neighborhood, we request that you store excess items out of site in either your garage or behind your house. Items such as lawn mowers, bags of mulch, coolers, toys, broken toys and other debris should always be stored out of site. With many new subdivisions being developed nearby and many of you trying to sell your homes, keeping the exteriors free and clear of debris and excess items will only add value to your home and those within Audubon Park.



As mentioned in the last newsletter, many mailboxes in the community have also become rusty and the posts have lost some of their color. We would like to remind you that a simple coat of paint or bleaching will remedy the problem. All of these items are things noticed as we drive through the neighborhood on a regular basis to perform inspections. We kindly ask that you inspect your exterior and take the necessary steps to maintain your home to keep it looking great.



Dues Reminder

Don't forget that the Association dues are \$87, due quarterly on October 1, January 1, April 1 and July 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

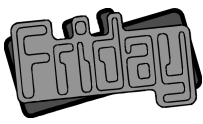
Committee News

Social Committee Report

by Vickie Terwilliger, Chair

The Social Committee has organized these upcoming events. Mark the dates and join us! These events bring neighbors together and enrich our community. If you're interested in joining the Social Committee, please call me at 572-0292.

Audubon Park's First Thank Goodness It's Friday (TGIF) Party



Ever hope to have a neighborhood event NOT focused on kids? Come out to the first TGIF Adult Party on Friday, September 24 at 7:00 p.m. by the pool. Pizza is provided, but you must BYOB. It will be a great opportunity to meet some neighbors. Also mark Friday, November 12 on your calendar, as we plan to have the second TGIF gathering then.

Who: Audubon Park adults (21 and over)
What: TGIF celebration with pizza; BYOB
When: Friday, Sept. 24, 7:00 p.m. (and November 12)
Where: By the pool
Why: To enjoy the end of the week with some neighbors

Community Tag Sale

Saturday, October 2
8:00 a.m. - 12:00 noon

Time to clean out your closets and organize your garage! Get rid of some junk and make some money! Please call Shelby Kanoy at 806-2160 or Vicky Terwilliger at 572-0292 for more info.



Annual Fall Festival and International Pot Luck Dinner
Saturday, October 16
1:00 - 3:00 p.m. - Rides and Games
3:00 p.m. - International Pot Luck Dinner

Please join us by the pool for what is sure to be a wonderful community event. Bring a dish to celebrate your heritage. Non-alcoholic beverages will be provided. Volunteers are needed for set-up/cleanup, face painting and arts and crafts.

Recreation Committee Report

by Brent Eischen, Chair

One major addition to the recreation complex has been the Audubon Park community board. This board will be used to post events, contact information, rules and other info. Currently the Recreation Committee is considering two capital improvement projects: tennis court lights and a picnic shelter. If you would like to get involved with the committee, please send me an email at brenteischen@yahoo.com or come to one of our meetings. During the next meeting we will be looking at different options for the picnic shelter. Meeting details will be posted on the website and on the community board.

Tennis Courts

The courts have been resurfaced and appear to be in great condition. Please help us by making sure the rules are obeyed.



Pool

The pool will close on September 13.

Basketball Court

Once we have a Community Watch Group activated and the rules are posted on the board, we will be re-installing the basketball rim. Please note that it is the responsibility of the residents to make sure any guests using the facilities obey the rules of the neighborhood.



Other Areas

Please let me know if you have any suggestions for other parts of the recreation facility, like the newly created walking trail and playground.

We need your help. A strong active community is a healthy community!

Neighborhood Classifieds

If you have some ads for the Fall issue of the newsletter, please send your listing (including your phone number) to laurak8@verizon.net **by November 12, 2004**. 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.

TREADMILL

Manual treadmill, excellent condition, \$75. Call 544-3236.

COMPUTER MONITOR

17 inch Dell CRT computer monitor, \$25. Call 544-4834.

GRILL

Large charcoal grill, \$20. Call 544-4834.

OUR CHILDREN ARE IN DANGER!

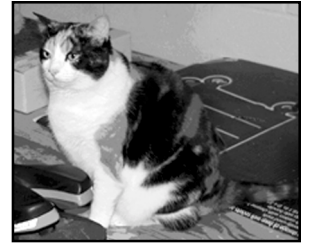
You can now protect your child from being lost, missing, or abducted by using a new and unique videotape registration service. It's now considered to be the highest level of child ID in America! For a FREE brochure call our RECORDED message at: (800) 452-2405.

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 is "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.

LOST CAT

Calico house cat slipped outside from 5821 Shamrock Road (Parkwood) on 7/30/04. She is very shy. If seen, please call 544-1967 or 361-5444 x424 and leave a message.



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.



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.

Landscaping: oversees maintenance of the grounds and common areas of the neighborhood.

Social: plans neighborhood parties and events.

Communications: maintains web site and produces newsletter.

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