



A Bird's Eye View

A newsletter for residents of Audubon Park • Durham, NC

SPRING 2005

VOL. 4, NO. 1

Board Report

At the conclusion of the current Board of Directors' term, we'd like to review the accomplishments of the past year and pose some challenges for the coming year. Significant accomplishments included:

- ❖ Articulating the reason for the association's existence: to preserve neighborhood property values and add to the quality of life in Audubon Park. We felt it was important that residents understand what the association is all about, and this says it all very well.
- ❖ Increasing the Board from three to five members. This action was taken to provide better representation from the community and to make it less likely that the Board would be crippled in case of resignations or absences from meetings. (Without a quorum at a Board meeting, no Board actions may be taken.)
- ❖ Contracting to build a picnic pavilion at the far end of the recreation complex parking lot to provide shade and shelter for picnics and neighborhood events. Placement of the shelter was contentious, but the Board acceded to the wishes of the Recreation Committee.
- ❖ Improving the irrigation at the main entrance along Solitude Way. First impressions are important. With improved irrigation and what we hope will be a more creative landscaping contractor, we hope the coming year will provide more of a "wow!" impression to visitors and prospective home buyers without a lot of extra expenditures. (Significant credit goes to Don Rees and the Landscaping Committee for guiding this effort!)
- ❖ Resuming regular publication of this newsletter. Our quarterly newsletter is a professional-looking publication bringing news and information to everyone. (Thanks to Laura Ksycewski for her editorial and layout expertise.)
- ❖ Improving the "moving in" experience by providing a copy of Association bylaws, architectural standards, declaration of covenants, and other materials to new homeowners, and by a welcome letter and personal visit by the President to each new resident.

Annual Meeting Notice

The Audubon Park Annual Meeting will be held on March 22, 2005 at 7:00 p.m. at the Triangle Presbyterian Church (from Hwy. 54, turn left on Tudor Place). The purpose of the meeting is to elect new board members, conduct association business and join committees.

- ❖ The Social Committee instituted a "for adults" TGIF party on the second Friday of each month. Watch the online calendar for specifics.

The association did not do as well in some other areas, primarily in developing more community participation. It's often said that in volunteer organizations, 10% of the people do 90% of the work. In our case it seems like 10% or fewer residents do ALL the work. We haven't been able to get any of the other 90% of our residents to contribute to planning, management and improvements for the community. There are a lot of talented people in Audubon Park. It would be really valuable to the neighborhood if a few of them could be persuaded to give up two or three hours a month in an area of interest to them to benefit themselves and their neighbors.

The Board found itself in contention with a few residents over architectural standards issues more than we would have wanted. Mostly these problems were due to homeowners failing to adhere to architectural standards and failing to obtain the necessary approval before un-

continued on page 4

Inside:	
Neighborhood News.....	2
Committee News.....	3
Neighborhood Classifieds.....	4

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: Mary Joan McClure, 806-1587

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.

Nuisance Barking

As Spring approaches, many of us will begin to open our windows and spend more time outdoors. For many of us, the enjoyment of these activities can be ruined by the incessant barking of a neighboring dog. While it would be unreasonable for anyone to expect a dog to never bark or for there to be perfect quiet at all times, it is equally unreasonable to expect others to endure your dog's incessant barking or whining. Everyone in Audubon Park should be able to enjoy their property: we should be able to work or relax outside, and kids should be able to play in their backyards without being constantly barked at by a neighboring dog.

If you are a dog owner, please be aware that when your dog barks outside it disturbs more than just your immediate neighbors: some dogs can be heard a block away. So please bring your dog indoors when it starts barking or whining to come in. If you leave your dog outdoors while you're at work, please be aware that many neighbors work at home during the week, others may be trying to sleep because they work at night, and many young children need to take naps. If for some reason you must leave your dog outdoors when you're away, please invest in a collar that quickly trains your dog not to bark. There are many humane collars available, e.g. ones that spray citronella when the dog barks.

Durham County has a "Nuisance Animal" ordinance and enforces it upon complaints from residents. A barking dog falls under the definition of Nuisance Animal if it "Habitually or continuously barks, howls, or whines in an excessive manner (one or more times per minute, each minute, during a ten minute period)." If you are being disturbed by nuisance barking, you may consider telling your neighbor. Some people may not be aware that their dog is a disturbance. If that doesn't work, or you don't think your neighbor will be receptive, you can call Durham County's Animal Control Department at 560-0630.

A Note from Talis Management

It has been noticed on recent inspections that there are many mailboxes in need of attention, both the post and the box itself. They either need to be painted (post and rusty box) or the box replaced all together. We have a maintenance person on staff who can assist you. Please call Joe at 319-3450 ext. 22 and he will be glad to submit a reasonable estimate to perform the necessary work.

Committee News

Social Committee Report

by Vickie Terwilliger, Chair

TGIF!!

Please join us and meet some of your neighbors! We meet the second Friday of each month at 6:30 p.m. Our next get togethers are scheduled for:

- March 11 at Oh Brian's Restaurant on Rt. 55
- April 8 at Rudino's Pizzeria on Rt. 55
- May 13 by the pool

Adults only please, age 21 and over. Everyone is responsible for his or her own food/drink purchases.

ANNUAL EGG HUNT

March 26, 3:00-5:00 p.m. See the enclosed flyer for details. Join the fun!!!

COMMUNITY TAG SALE

Just in time for Spring Cleaning! Saturday, April 30, 8:00 a.m. - noon, rain or shine! If you would like to participate, place a balloon on your mailbox that morning. The social committee will take care of the advertisements!

ICE CREAM SOCIAL

Saturday, May 21, 2:00-4:00 p.m. by the pool. The rain date is Sunday, May 22.

SOCIAL COMMITTEE MEETING

Monday, May 16 at 6:30 p.m. by the pool. Future events include a Summer Kick-off Barbeque and Swim Lessons for kids. Volunteers are needed to organize these events. Please join us and lend a hand.

Landscaping Committee Report

by Don Rees, Chair

TRAIL MAINTENANCE DAY

April 23, 1:00-4:00 p.m. Please meet at the playground and bring gloves, clippers, chain saws, hand saws, weed eaters, etc. We will be removing rotten logs, trash and brush from the trail.

FLOWER PLANTING

The volunteer maintained beds will be planted on May 22, from 1:00-4:00 p.m. Please meet in front of the pool and bring small hand tools.

LANDSCAPE PLANNING MEETING

April 5, 7:00-8:00 p.m. at the playground.

Recreation Committee Report

by Brent Eischen, Chair

OUTDOOR PAVILION

The outdoor pavilion will be constructed at the end of the parking lot. Many thanks to Don Rees, who found the contractor.

BASKETBALL COURT

The basketball goal has been put back up and the court will be regulated to ensure that people using it are respectful to others in the neighborhood.

COMMUNITY BULLETIN BOARD

If you have not done so yet, please check out the community bulletin board by the pool. Efforts are being made to keep it up to date with the latest news about the neighborhood. The board also lists the names of people to contact if you have an emergency or issues to report.

BIKE RODEO

We are planning a bike rodeo to discuss bicycle safety and safe places to ride in the area. We hope to have some mechanics on hand to conduct safety inspections.

RECREATION COMMITTEE MEETING

March 22 at 6:00 p.m. at the pool. Discussion items include the furniture for the pavilion and improvements for the recreation facility. Please come if you can! We could use the support.

Architectural Review Committee Report

by Mary Joan McClure, Chair

Spring weather is fast approaching, and with warmer temperatures come outdoor projects! Before you start that decoration or improvement project you've been plotting all winter, or before you add play equipment for your children, be sure to consult the Audubon Park Architectural Standards and Control Specifications! Many of the projects you are planning may be completed without applying for approval from the Architectural Review Committee, but homeowners are responsible for checking the standards and applying for repairs and improvements as needed. Protect the appearance and property values of our neighborhood! Find the standards and procedures for application under the "Architecture" tab at www.audubonpark.org.

Board Report (continued from page 1)

undertaking changes to the exterior of their properties. We are streamlining the architectural review process, but homeowners need to know and follow established procedures BEFORE undertaking changes to their properties to avoid conflict and extra costs.

What will the new Board accomplish? In large part, you will determine this: first, by voting in the elections at the March 22 Annual Meeting; second, by letting the new Board know what you think by attending Board meetings, sending e-mails or telephoning; and third, by getting involved and helping bring your ideas to fruition. You need to get involved to make your neighborhood a great place to live.

More About Dogs

A number of Audubon Park residents have complained about being harassed by other residents when walking their dogs. In each case, the person walking their dog was cleaning up after their pet when someone harassed them about the fact that their dog was “doing his business.”

A note to the harassers: Dogs need exercise and need to be walked daily. Dog owners in Audubon Park have a right to walk their dogs. Dogs are not human and can't always control when or where they relieve themselves.

A note to dog owners: Please clean up after your dog. Even though there is no law in Durham County about cleaning up after your pet, it keeps the neighborhood clean and sanitary.

Home Selling Tips

As a seller, we want the property we market to look spotlessly attractive to potential homebuyers. But even the most impeccable housekeepers find that maintaining their house in prime showing condition begins to wear thin after a few weeks. It is a lot of work to keep the beds perpetually made, the kitchen and bathrooms spotless and closets neat. Is it worth it? It is—if you want to sell your house for top dollar in a reasonable amount of time. When buyers see normal household clutter, they might make the presumption that your house hasn't been maintained. They see bathtub rings and think “plumber's bills.” Dusty vents cause them to imagine having to replace the entire heating and air conditioning system. People are often functioning more on emotion than logic when selecting a house. The extra energy you put into keeping your home in pristine condition will entice buyers to fall in love with it.

By Laurie Wilson, Prudential Carolinas Real Estate

Classifieds

If you have some ads for the summer issue of the newsletter, please send your listing (including your phone number) to laurak8@verizon.net by **May 20, 2005**. This service is only available to Audubon Park residents and is free. Please keep your listings to 50 words or less.

ENTERTAINMENT CENTER

26" TV, stereo and VCR. Make offer. Call Jim at 572-9227.

AQUARIUM

29 gallon hex with stand. Make offer. Call Jim at 572-9227.

STEAM VAC

Hoover SteamVac Gold. Make offer. Call Jim at 572-9227.

AUDUBON PARK BOOK CLUB

Our first book club meeting will be on Tuesday, April 26 at 7:00 p.m. at 5409 Whisperwood Drive. The selection for April is Catherine Coulter's *Eleventh Hour: An FBI Thriller*. This is a *New York Times* Bestseller and available in paperback. We will be choosing future selections and discussing guidelines for the club, so please join us! Call Vicky Terwilliger at 572-0292 for more info.

DO YOU HAVE FOGGY WINDOWS?

Chances are your seal has gone bad. A few neighbors have had the same problem and found an individual who has helped greatly. It takes a couple of weeks to get the windows, and they will drop them off at your home. Call Jay Sharp at 847-4956 x 265.

PARTYLITE PRODUCTS

You 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. Free shipping and handling on your first order. Contact Vicky Terwilliger at 572-0292.

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).