



Audubon Hills Property Owners Association Newsletter

Volume 1, Issue 1

"Eighty percent of success is showing up." Woody Allen

October 2, 2000

Audubon Hills Property Owners Association (AHPOA)

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Want a copy of AHPOA or AHCS D bylaws? Go to the McCarthy's @ the dead end of Kingfisher Lane. They will be in the mailbox at the bottom of the driveway waiting for you.

Audubon Hills Property Owners Association Board Members 2000-2001

- **President**-Jim McCarthy
jimm@tehrace.com or 530-647-8878
- **Vice-President**-Kim McCarthy
kimm@tehrace.com or 530-647-8878
- **Secretary/Treasurer**-Sue Collier
scollier@tehrace.com 530-644-8878
- **Director**-Don Murray
530-644-6262
- **Director**-Steve Bates
530-644-4699

**Audubon Hills Property Owners Association.
P.O. Box 631
Camino, CA 95709**

Road Maintenance Volunteers Needed October 7th at 7:30



Audubon Hills Community Service District (AHCS D) needs a work crew to get Audubon Hills in order for winter. There will be coffee, lemonade, and donuts supplied for all those hard workers. This is your chance to show how important your community is, and to maintain the beauty that is Audubon Hills. Meet at the corner of Blackbird and Audubon Drive at 7:30. Have any questions? Call the AHCS D new interim president George Osborn at 647-0350 or e-mail him at gweloaborne@jps.net

Great Turn Out At Audubon Picnic

Neighbors turned out by the dozens to our annual picnic this year. After several days of hot weather, Mother Nature provided a pleasant evening at Camino School's new gym area. Tables set in a circular arrangement allowed for free flowing conversation and an easy going atmosphere. The playground provided entertainment for the kids, and next year I promise to get all the toys and

games out quicker for you little guys.

Highlights included pre-paid prepared meals and ice cream sundae desserts. The most noted comment was, "Wow, this was so much nicer, not having to make anything and just showing up!" So, next year we will do this again, and hope more of our neighbors will give our community picnic a try.

What do think of a vote? We need your answer.

Road maintenance, walking paths, brush clearing, new street signs, sanding & snow removal, line maintenance, traffic signs, and speed control are all expenses in Audubon Hills.

Take a look at the minutes from our members picnic and meeting on August 12 (page 4 & 5). A vote was taken to have a one time increase of \$25 to pay for mailings of informative literature and special elections ballots, as well as the costs of having the special election. This election will determine whether or not to increase the special assessment fee from \$25 to \$75 on our property tax.

Residents asked "why not raise

the AHCS D assessment amount and receive payments from all residents?" AHCS D could receive \$7000 annually, that's \$4050 more than AHPOA's \$2050 dues. Bylaws do state; however, that the assessment amount is earmarked for Audubon Drive, because of the high density use from all residents. What does that mean? Well, the additional funds AHCS D could receive would get Audubon Drive done faster; thus allowing AHCS D to assist residents with the maintenance of their individual roads.

Clearly, the vote is up to you. Your vote will count on this one. Only Audubon Hills property owners will vote on

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this special election, date yet to be set. It will not be part of this November's Presidential election's ballot, but there will be a special one organized at a future date. Only after all details are squared away.

The questions presented below are for preview purposes. We are exploring how many residents support having a vote on this issue. We need to know if we should do this, before we put out the expense of a special election ballot. You can e-mail or send your comments and answers to any of the addresses on pg 1.

For your information, 2000 feet of asphalt has risen \$24,000 in 28 years.

Cost in 1972.....\$7,980 Cost in 1987.....\$21,700
Cost in 2000.....\$32,700 and growing

Yes; I would support bringing this issue to a vote for a special assessment increase from \$25 to \$75 per year to upgrade and maintain our roads.

No; I would not support bringing this issue to ballot. I do not think we need a special assessment increase to upgrade and maintain our roads.

One Time Dues Increase For Special Election Due November 1.

A one time increase of \$25 is being asked of all Audubon Hills residents. This increase will pay for the ballots and informational flyers. The total amount we need is \$50 for this year only.

Take a look at the list to the right. Unsure if you've paid? The list is of all the Audubon Hills residents that have paid, and not paid. If you have already paid your \$25, then the additional \$25 is due November 1 as well as if you have overlooked payment, just write a check for \$50 to Audubon Hills Property Owners Association. In the future, annual dues will be due every June 15.

This election will happen, and your involvement is vital to the property value of your home and every home around you. Please contribute to this one time fee increase.

Because together we can make a difference.



Your New Board Is Listening



We asked you, "What do you want?" Answers to past questions seemed to be the consensus. Each and every concern addressed does cost. Each and every dime is well used within our community, and your contribution helps in many ways. If you feel your needs are not being met, come to a meeting to voice your opinion. GET INVOLVED. Even calling or e-mailing your concerns helps. Simple non-payment is not a message. If we don't know what the issue is, it can't be made right. Remember it takes a volunteer to make these things work, so you might want to also think about "If not you, then who?"

Questions that were similar will be grouped together and answered.

1. What is the difference between A.H. Community Service District (AHCS D) and A.H. Property Owner Association (AHPOA)? **Take a look at the enclosed minutes of the meeting. The explanation was given at the picnic.**

2. Why doesn't AHCS D...

1) do the lines? **They don't have the funds available they can barely maintain Audubon Drive. That's where AHPOA comes in.**

2) sanding of icy roads? **Ditto answer #1**

3) ditch and culvert cleaning? **This is being organized as this is being written.**

4) snow removal? **They do that now on Audubon Drive, once the snow is 8" deep.**

5) put in speed bumps? **These have actually**

proven to increase reckless driving. They are difficult for snow removal equipment and they are very loud with delivery trucks, squeaky breaks, and kids burning rubber. Who wants the first speed bump in front of their house?

3. What about curbed flower planters in the middle of an intersection to slow people down driving around them?

This is something to look into, but the cost of the work and upkeep need to be explored. This would be an esthetically pleasing solution to the speeding problem on our streets. Maybe the simplest solution would be all of us working at controlling our peddle to the metal.

4. Why do our requests for a walking path keep getting ignored? We want a real walking/bicycle path paved 4 feet wide down all of Audubon Drive. See article on the bottom of page 6.

5. One of my neighbors in Audubon Hills keeps shooting a gun. Are there any laws against this? **Department of Fish & Game law 3004 states that it is illegal to discharge a firearm within 150 yards of an occupied dwelling. The Sheriff's department will enforce the law.**

6. Why don't we have signed Fire Emergency Exits? **The fire department said don't! They will come tell us were to go. We could be heading right towards danger and not know it, they will help us if needed.**

Have's and Have nots. Who has paid? Thanks to all that have!

ADAMS	MERLYN & GAIL	FRENCH	CHUCK & JUDY	\$25	PARKER	GARY & GINA		
ADAMS	MERRILL & BEE	GIAMMONA	BETTY		PARKER	GEORGE & JUDY		
\$25	ADAMS	RAY & HELEN	GUARACHA	NASH & MARLENE	\$25	PATTERSON	REGINA	
\$25	AMBURGEY	ROY & DORINE	\$50	HAEFELE	WALTER & ELEANOR	PEMBROOK	DOROTHY	
	ANDERS	RUSS & RITA		HARMON	BOB & CINDY	PEREZ	ROBERT & PEARL	
\$25	ARGYRES	LOU & MARYANN	\$25	HENDERSON	LEE & MARILYN	\$25	PINTAR	MYLES & CHERYL
\$50	ATCHLEY	WHITEY & HELEN	\$25	HENKEL	STEVEN &	\$25	PITTMAN	LARRY & CAROL
\$50	BABBIN	JOHN & JUANITA	\$25	HOFFMAN/	DALE/SHIRLEY	\$25	POWELL	KATHY
\$25	BACKLAND	STANLEY & CAROLYN	\$50	HOUSE	VICTOR & ALICIA	\$25	PRANGE	HARRY & ROGENE
\$25	BAILEY	WAYNE & JOYCE	\$25	HOWELL	JIM	PROUD	DAN & MAVIS	
	BELL	GARY & LYNDA		HUGHES	JACK & MARILYN	\$25	PYE	JAMES & DI
\$25	BELLIN	DICK & HILDA		JASTRAB	JOEL & STACY		RAUCH	JAYNE
	BESSEE	DUKE & PAM	\$25	JONES	BOB & SUZANNE	\$25	RICCLARDI	RAY
	BLACKMUN	GENE & SALLY		JOY	CHUCK & BARBARA	\$25	RICH	BILL & DOROTHY
\$25	BLOOD	LARRY & FRANCES	\$25	KEITH	BOB	\$25	RIDNER	CECILE
	BLOWE	FLOYD & VERLA	\$25	KING	SUZANNE	\$25	RIEDEL	DICK & CARLENE
	BOHN	DON & MARY ANN	\$25	KNAPP	ED & STEPHANIE		SHANABROOK	SHAWN
\$25	BORK	ERWIN & JOELLEN	\$25	KOEPKE	LARRY & JOLENE	\$25	SICHELSTIEL	DICK & GEORGIE
	BOZZONE	MIKE & KATHY	\$25	KROEKER	KEN & PATTIE	\$25	SINNOTT	DAVID & PATRICIA
	BRIM	JEFF & MARSHA	\$25	KRULL	BRUCE		STAFFORD	MIKE & ELIZABETH
\$25	BROZO	BILL & ANN	\$25	KUEHN	MIKE & ELEANOR		STAFFORD	PATRICK
	BRUCE	JIM		LEE	DENNIS		STANLEY	MARK & ROBIN
\$25	CHANDLER	TOM & LORETTA	\$25	LINVILLE	LARRY & MARY	\$25	STEARNS	BOB & MARLENE
\$25	CICOTTE	LORRAINE		LOVE	MARY	\$25	STEARNS	RAY & VIRGINIA
\$25	CLARKE	ROD & INGE	\$25	LYLES	PAT & YVONNE	\$25	STODDARD	DWIGHT & BARBARA
\$50	COLLIER	RON & SUE	\$25	MANNION	MIKE & JAN	\$25	TARZIA	CRAIG & LORI
\$25	COMBELLACK	DAVID & SUSAN	\$25	MAROON-	WILLIAM & HANA	\$25	THIESSEN	MARK & STACIA
\$25	COTT	SAM & CLAIRE	\$25	MATHESON	ROBERT	\$25	TOEDEDTE-MEIER	CLAUDE & MARY-ANN
	COWAN	BILL & SUE	\$50	MCCARTHY	JIM & KIM	\$25	VENARD	RAY & DIANE
\$25	CUE	JUANITA	\$25	MCFALL	ANN		WASHINGTON	DICK & PAT
\$25	Damas	Richard & Janice	\$25	MCKINSTRY	DARYL	\$25	WELLS	JIM & JUDY
	DAVIS	RUSS & LIALA	\$25	MILNE	TIM & HELEN	\$25	WHITEACRE	RICK & JAN
	DELFINO	EDIO & LISA	\$25	MONAHAN	PAT & TERRY	\$25	WILSON	LARRY & KAREN
\$25	EGBERT	CHARLES & NANCY	\$50	MOODY	DICK & MARILYN		WINTER	DENNIS
\$25	ESHE	RALPH & DOROTHY	\$25	MORGAN	JOHN & BOB	\$25	WOODS	ERNIE & MARCELLA
	ESPINOSA	ALEX & ANN	\$25	MORGAN	KEN	\$25	WOODS	STEVE & LINDA
\$25	EXSTROM	RICK & GAIL	\$25	MURRAY	DON & BEV	\$25	YOUEL	STEVE & PATTY
	FAULKNER	DIANNE		NEWTON	JOHN & TANYA	\$50	YOUNG	FRED & LYNDA
\$25	FELLMAN	ERICK & BETH	\$25	NOEL	WANDA	\$25	ZAUN	MARY
\$25	FENNESSY	MIKE & NORA	\$25	OLIVER	TONY & KIM			
\$25	FINN	STAN&JEANETTE		ORR	TOM & CHRISTIAN			
\$25	FOSTER	TOM & DEBBIE	\$25	OSBORNE	GEORGE & CAROL			

Plus 21 owners of rentals and vacant properties are unpaid.

Audubon Hills Property Owner's Association
Meeting Minutes for 8-12-00

Meeting started 6:30pm

Introductions to the board of Audubon Hills Property Owner Association (referred to as AHPOA).
Jim McCarthy-President, Kim McCarthy Vice-President, Sue Collier-Secretary Treasurer
Don Murray (not present)-Director

A motion was made and passed to elect Steve Bates as a new director.

In gratitude for Inge Clarke's many years of service, a birdbath with a plaque was presented to her. Thank you Inge.

Jim Wells has given many hours of sign making. Thank You, Thank You, Jim.

What is AHPOA?

- Voluntary dues paying non-profit association.
- Voluntary board members; Property owners get to vote on the issues AHPOA oversees.
- Property owners augment the funds and projects that AHCSO can't afford that year.
- Neighborhood Watch-printed packets sent yearly to watch commanders in your section of Audubon Hills.
- Quarterly newsletter-Printing and postage.
- Bills and bidding-for any items needed for Audubon. In the past this has included such items as
 - Road traffic signs
 - Street signs
 - Our Audubon Hills entrance signs
 - Sanding of roads during icy conditions
 - Roadside cleanup (pruning of trees and brush.)
 - Centerline painting
- Enforcers of Setback and Zoning rules within our community.
- Advocate of services offered in this area. Such as cable, lower phone bills, and offerings of higher quality services.

What is Audubon Hills Community Service District (AHCSO)?

- They are an elected board.
- They get to determine where the county spends our dollars for maintenance of Audubon Drive first, then the side roads.

What are your comments?

They were all a series of check's and balances. We take the comments and try to do the best of the whole. For instance, comments on the centerline were almost equal. "I love the line, thank you for putting it there." to "Nobody follows the line anyway, why bother?" More liked the line, so the line stays. That's how it works.

Roadside Clearing

We put off road clearing to see if owners would do it. Many did not. There are a number of people that don't do it. Mike Keuhn said "we used to get people together in crews to do it, why don't people do it anymore? If it's the responsibility of the owner, then the owner should do it." Other members stated that only a select few ever showed up, and the same handful of people can't keep doing it. Things change and it's hard to get people to come out in groups, and as it was noted, the work didn't get done. We could get the fire marshal involved to give citations, but that is not very neighborly, and there are many people that can't do it or afford to do it. So collectively, if everyone paid their dues we could have a service come out and keep safety high, reducing fires from passing automobiles and Audubon Hills can continue to look like the place we love for a fairly inexpensive price. Several times an organization of work crews have been attempted, but nobody shows up. Many members like that we have someone come out to do it. It does cost for these services, but that is what the dues are for.

Dues collection

The membership year has changed to June to June. This will coincide with the picnic flyers and reduce mailing costs.

Picnic Day Established

The picnic has been set to occur every year on the first Saturday in August. This way, we will always know when the picnic is and schedule our lives accordingly.

What's in a name?

We explained the AHPOA name change. Basically, back in the 80's we had to start filing non-profit tax forms, somehow the name Audubon Hills Property Owner's Association was used instead of the familiar Audubon Hills Improvement Association. A motion was made and passed to leave the name, as it is now known. Audubon Hills Property Owner Association will now officially be the title of this association.

Audubon Hills Community Service District (referred to as AHCS D)-What's going on?

The question was asked if they were going to use the same contractor as in the past. Chuck Egbert said that a couple of years ago bidding was too late and we got a shoddy contractor to do work. Vicinti and Veercamp won't come out to us because it is a small job. So we have to get those bids out there earlier to get the better contractors.

The new section of Audubon Drive is really smooth. It is a cloth layer that is sprayed then paved. We did this to avoid cracking and percolating which creates more potholes. This is what is used on the freeways and it's much less likely to have the reoccurring problems that we have been having. It was a great expense, but it will avoid the expensive move in and out fees of repaving the sections over and over. This should last anywhere from 10 – 15 years or more instead of yearly maintenance. The cost of this section was approximately \$30,000. That's 10- 15 years of no in and out fee's and will allow for more maintenance on side roads. We have two more sections to go on Audubon, and with the funds collected through our taxes, the next section should be done in two to three years.

Increase in dues or special assessment?

Jim McCarthy requested that dues need to be increased in AHPOA, to help with the cost of maintaining Audubon Hills. AHPOA benefits from every member choosing where they want the money to go. AHCS D is governed by county rules and the county does take a portion of what is collected. Many homeowners have forced us to consider increasing the special assessment on our property taxes because of lack of voluntary payment. Increasing the special assessment would mandate the funds be collected. The needs of our roads can then be addressed.

The road maintenance is not free, and nobody wants to go back to dirt roads. It was noted by a long term resident that if we don't figure this out, it could happen. Proper long term maintenance on Audubon Drive and its side roads have not been possible because the taxes and assessment fee do not cover the growing yearly costs of maintenance in our community. If we want to raise the funds through the special assessment on our property taxes, AHCS D will have to have a special election and have a two thirds vote. Once passed, this will remain in effect until another vote is taken.

From a cost standpoint, the developer of a subdivision takes on the cost of fire hydrants, utilities, and road improvement. But, we as a community are the developers, and the number of homes built in this community have risen since 1969. The improvements have not kept up because of cost verses income.

A \$25 dues increase, to \$50, with AHPOA is supported, but it was noted that not all of the residence have paid their dues, and we have no avenue to go after them to get it. Our bylaws state that it is voluntary. Property owners in attendance at the picnic don't think it's fair for the half that do pay to have to take up the slack for the ones that don't. Only 82 terrific owners have paid their dues out of 144. A special coffer could be implemented to pay specific costs, but this has been tried since the days of dirt roads, and with the small amount collected, the costs of any given project rises faster than the funds.

With this news of non-payment, a motion was made and passed to have a one-time increase for the 2000-2001 membership year on AHPOA dues from \$25 to \$50, to fund a special election. The costs of the election, which will be funded by AHPOA's one time increase, would be in the low hundreds of dollars, plus the costs of mailings. This election will be to increase the \$25 special assessment on property taxes to \$75, permanently for AHCS D. This way, the main road of Audubon Hills can be completed quicker and before costs get any higher, and AHCS D can start focusing on the debilitated side roads. Another mailing will be sent to everyone, clarifying who has already paid \$25, and who has paid the additional \$25 needed to hold the special election.

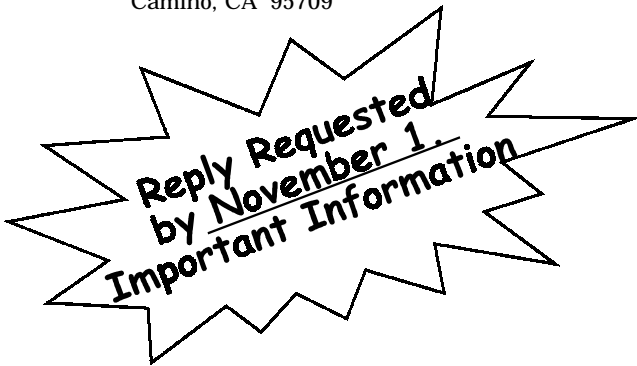
Barking Dogs

It was brought to our attention that a neighbor's dog was barking, and the sheriff was called on them. This neighbor's dog was not the dog barking. Please try talking with your neighbors FIRST, before calling authorities. If they feel lost on what to do, tell them to call the Animal Shelter, they will help and give ideas. We need to work together folks. The suggestions in the flier helped two different families with barking dogs, and now the 24 hour barking has stopped.

Meeting ended 7:40

Where birds of a feather...

P.O. Box 631
Camino, CA 95709



- Remember to send in the following:
- 1) Association dues to total \$50 for a one time \$25 increase for funding of a special election.
 - 2) Your answer to having a special election for assessment fee increase.
 - 3) Comments & questions on anything in this flier.



Road Blocks, Not Avoidance, Are In The Way Of Walking Path.

Since 1969, when Audubon was formed, the issue of speed and a safe walking area have been brought up several times. One resident stated their priority of a 4' paved walking path, while others just wanted a cleared area, maybe with some gravel. The first choice is a pretty big order to fill on \$25 a year from 84 out of 144 property owners. The later may be possible, but there is some issues a special committee could work on.



Many Audubon Drive owners don't want the path in front of their homes. Not with out mention the complete resistance to a "sidewalk" within Audubon. Residence have stated that they moved to the country for a reason, and they are very passionate that there will be no 4 foot sidewalk in the country.

In the past, branches and brush have been cleared out along Audubon, allowing pedestrians to walk safely down the side of the road. Why did this stop? There was

not a protocol set for this and it was just not done. Again, without a huge amount of funds, that amount of cut back can get expensive.

The issues of a path are extensive, and nobody is arguing the need for a safe walking area. But excavating, gravel paths, owner approval, time, planning and getting an organized group are just a few of the stumbling blocks we face. If you feel passionate about this issue, head up a group to put in this path in. We are but just 5 people, and there are 200 more residents that can take this on. If it is feasible to do this on a tight budget, GREAT. Your group could quite possibly go down in the of history of Audubon as the group that got that path put in, just like Mr. Adams getting the paved roads though out Audubon. Want to get involved? If you have any questions or would like to do this, call Jim, Kim, Sue, Steve, or Don . Our numbers are on the front of this flyer.