



AUDUBON HILLS NEWS

Audubon Hills Property Owners Association

May 15, 2001



Audubon Hills: Home to more than just people.

To Vote Or Not To Vote: Fee Increase? That is the Question.



Since our last community meeting, there was a change of guard, so to say, our Chairman of CSD had to step down because of an out of town job. The temporary Chairman's assignment is over, and we now have a new CSD Chairman, Mike Fennessy. When you see him give him a hardy thanks. It's a lot of work, and he has already jumped in with both feet running. He has already worked with our board members creating guidelines, so we understand what will happen next with our roads, and what we need to do if repair is needed (see page 4); as well as solutions on the financial impact of our road maintenance.

We also have received a new director to complete our board, Victor House. He is a new resident to Audubon Hills. Thank you, Victor, for becoming involved.

Our last newsletter asked whether or not you would support putting to vote, on the ballot, a rate

increase on your taxes. This would help with the rising costs of road maintenance. Thirty-five households responded. Of those households,

Yes=32

No=3

Statements in favor suggested that 'all roadwork should get done with the CSD dollars' and 'CSD can collect the money easier, allowing the needs of the road to get taken care of'. Statements not in favor, suggested leans on properties. CCR's were not on the bylaws before the first house was built to allow for this, and doing this is a daunting task. Besides, we want our community to work together. Owners at our 2000 Picnic agreed that a rate increase would be a solution to the rising costs of roadwork vs. incoming funds.

What now? Well, POA will attend CSD board meetings representing you. We will let them know what you think and work with them on solutions to benefit our community. It is too late to have a vote that will affect our next tax

bill. When a measure is brought to ballot, both parties want to insure that the definitions of additional monies collected are clearly defined. Then we can insure that all aspects of our communities needs are taken care of, for now and in our future. The cost of a mail in ballot is approximately \$1000, which is what the additional \$25 from last year will help cover.

This is what "We the People" means. If we want our roads well maintained, we have to provide the means to do so. It's not free, we don't get help from outside sources, it's us.

Each CSD board member is aware of the wishes of the community. Currently, we are working together to create a solution, long term and short term, for the betterment of Audubon Hills roads. Our promise is to keep you posted on any further developments.



CSD Officer's

Chairman

Mike Fennessy 644-3855

Co-Chair

Craig Tarzia 644-4807

Treasurer

Ernie Woods 644-4500

Directors

Jim McCarthy 647-8878

Victor House 644-2944

AHPOA Officer's

Chairman

Jim McCarthy 647-8878

Co-Chair

Kim McCarthy 647-8878

Secretary/Treasurer

Sue Collier 644-8878

Directors

Steve Bates 644-4699

Don Murray 644-6262

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New: The Non-Voting Picnic **September 8, 2001** **Camino School 3pm - 6pm**

The only votes taking place at our picnic will be, "Who wants dessert?" We want this years picnic to be what it's meant to be... **FUN!**

The best part about the picnic is meeting and talking with our fellow neighbors. The worst part is spending endless hours talking and debating over different points of view, putting a damper on an otherwise pleasant day. So, we're here to change that.

Do you have something to say? Then come to a separate Audubon Hills Property Owners Association

(AHPOA) meeting on August 4, 2001. (See the article below on the separate community meeting)

This picnic will have **NO** debates, **NO** arguing, and **NO** unpleasantness. History has shown that these picnics used to have 60 households represented. Our community has spoke and they have concluded that these debates are the reason **NO**-body attends! We want you to come! So, we promise there will be **NO** sneak attacks or political maneuvering on our behalf. Only good natured family fun, food, & flowing conversation

for all.

Don't just say **NO** to this one. Like last year, we'll prepare the meal, all you have to do is pay ahead of time and show up! We'll have chicken, hamburgers, salads, fruit, lemonade, coffee, and dessert Adults don't have to cook! How's that for ease?

What's in it for the kids? We'll have a jumping balloon, bubbles, and games galore! Definitely a good time for all. Come get to know your neighbor, or talk with one you haven't seen in awhile. You'll be glad you did.

New: Separate Community Meeting **August 4, 2001 9am - 10:30am** **Coffee & Pastries Provided.**



Do you have something to say? Then come to a separate Audubon Hills Property Owners Association (AHPOA) meeting on August 4, 2001. Your dues will allow you, as a current member, to vote on any decisions at this meeting.

We'll have an agenda and if you wish to address any concerns at this meeting, write them down and include it with

your dues. We will include your concerns on the agenda to be discussed. This will be our official community meeting in which voting on issues will occur. Allowing the picnic in September to be just that, a picnic.

We have had some hot topics, getting residents thinking. That's what makes changes. If you wish to 'get involved', this is the meeting to

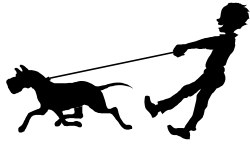
attend. Coffee and pastries provided.

CSD and neighborhood watch will be present for an update and to answer any questions.

Date: August 4, 2001

Time: 9am-10:30am

Where: On Kingfisher Lane, over the pond, left side, on the grass, under the trees.



“Nice Dogs Are Still Dogs.”



We were talking with our trash collector one day, he said, “I can’t believe how many dogs are running around in here. Their heads are always in the cans. I tell people all the time they need to keep their dogs on their property, but they say they’re dogs don’t go in the trash and they don’t bite, they’re nice. I just stopped trying. They don’t realize, nice dogs are still dogs.”

He couldn’t have worded it better. Anyone taking a walk along our roads, already knows the danger of the cars, but coupling that with dogs running loose makes your walk less than peaceful. Granted, we live in the country, but we also live in a neighborhood. The safety of adults, children, garbage men, propane deliverers, phone men, and yes other dogs and pets are

at risk. Letting your dogs roam free is not at issue. Most of us own over an acre, let them roam free, on your acreage, not your neighbors. It’s common courtesy.

Nice dogs want to protect their property and their owners. Here’s a scenario: you’re taking a walk with your dog and a roaming dog comes running up to you. You, as well as your dog, question whether or not this dog is nice. Your dogs responsibility is to protect you and they know that. So, your “nice dog” gets aggressive so he/she can protect you. The other “nice dog” sees this as a potential rumble, and soon you have two dogs “having at it”, and all you wanted to do was go for a peaceful walk.

Now, as the owner of the

roaming dog, you have a responsibility. Not only could the two dogs cause extensive injury to each other, in the midst of their battle, the owner could have gotten caught in the middle and attacked. Or, as this fiasco is occurring, a car flies around the corner, and there is another disaster waiting to happen.

One propane man said he won’t deliver out here anymore, because he has been bitten twice from dogs “running around”. We need to work together to stop this epidemic. Create a run, or fence off your property so your dog doesn’t get off of it. It’s simple, it’s responsible, and it’s the law. Plain and simple. Let’s all work on this as a goal for this summer. Thank you

Garbage Is A Real Mess

Many residence have complained about the garbage situation in Audubon Hills. I have to admit, I’m tired of picking up somebody else’s garbage, because the owner of the garbage apparently didn’t feel it was their responsibility to pick up their trash.

Our cans are getting broken into by raccoons, wolves, neighborhood dogs and cats, as well as other critters.

A simple solution to this is a bungee cord. Simply strap it over the lid, onto the handles and the garbage will be safe until collected.

When you pick up your cans *please* pick up debris left on the ground. Yes, for some of you this is obvious, but if you take a walk on Tuesday after trash collection, you’d be surprised. Thank you for helping to keep Audubon Hills, clean and beautiful.

Coming Soon: Audubon Hills will have a website!

A third of our community has received this newsletter over the internet. Saving quite a bit of money and time. Hop aboard. Give us your e-mail and we’ll send you updates. Soon, you can get information and contact us on our web-site as well. We’re ‘flying’ into the future in Audubon! Our Web address will be in following newsletters.



Audubon Hills Road Repair Procedure

The Audubon Hills community Service District (AHCS D) is tasked with the maintenance and improvement of the roads within Audubon Hills. To assure that all residents and property owners' road concerns are addressed, the AHCS D board of directors has established the following procedures.

ROUTINE MAINTENANCE

Forms for requesting paving, repaving, drainage, or pothole repair of any street will be located at the Audubon Drive curve, at the intersection with Grayhawk, and Blackbird Lanes. Persons requesting the service should complete the form and mail it to:

Audubon Hills Community Service District
P.O. Box #745
Camino, CA 95709

The AHCS D board of directors will review each request at the meeting following receipt of the request. Requests for service will be approved and accomplished based on the overall need of the community and the funds available to accomplish the work.

EMERGENCY ROAD REPAIRS

Emergency road repairs, such as wash outs or dangerous potholes, should be reported to any AHCS D director. Upon notification at least two directors will inspect the problem area. After inspection the directors will, if they deem it necessary, poll the remaining directors and upon agreement of the board, contract for repairs.

CURRENT AHCS D DIRECTORS

Mike Fennessy	Chairman	644-3855
Craig Tarzia	Co-Chairman	644-4807
Ernie Woods	Treasurer	644-4500
James McCarthy	Director	647-8878
Victor House	Director	644-2944



What Makes Audubon Hills Unique?

After speaking with a local realtor, he gave his input on the quality of Audubon Hills and its appeal to prospective buyers. His answers were the reasons why we all moved here. Sometimes it's nice to be reminded how lucky we are. The run down included,

- Upscale
- Private
- Many beautiful trees
- Great location
- Quiet
- Good size parcels
- Well maintained roads
- Clean

Did you know we carry more value than Camino Estates? We also run neck in neck with Camino Heights Hills because of our privacy, peace under the trees, and our manageable properties.

It's unique and home sweet home.

How sweet it is!

Daydreaming In Second Gear.

Morning drives out of Audubon Hills include thoughts like... 'Did I unplug the coffee pot?' 'Did I lock the door?' 'Do you have your backpack?'

Evening drives into Audubon Hills include... 'I've got to hurry and get dinner going.' 'I've got to remember to call so in so' or 'You guys stop fighting back there!'

Everything else is on our minds, except the road. Then to our surprise, as we round a corner, we almost run someone down taking a walk! Then, all you have on your mind is...I'm so embarrassed, I could have really hurt them, or I need to start walking too!

Sometimes we don't realize the speed we

pick up going up, down, and around Audubon Hills. Here is a simple solution I have tried myself, and I'm surprised how often I get that engine revving too high. Which can only mean I'm trying to go faster than the speed limit.

Put yourself to the challenge. When you leave your driveway, or come onto Audubon Drive from North Canyon, drop your gear into 2nd. That's the number '2' for those of you with an automatic. Your engine will run

fine as long as you go the speed limit, 25 mph. When you hear it revving, you'll realize how often you are going too fast. Not only is this good for the communities safety, it's good for your car. You won't need to use your breaks as often, which saves you money!

Your \$25 Means So Much

Neighboring associations, with CCR's and rigid codes, strictly enforce payment of their fee's. Resorting to leans on properties for non-payments. Our Audubon Hills Property Owners Assoc. (AHPOA), is a voluntary group with no CCR's. Any leans are not possible because bylaws with CCR's were not enacted before the first houses were built in Audubon Hills. Our bylaws were made when a handshake meant something, and the community worked together for the common good of the neighborhood.

Unfortunately, many owners have become despondent with some of the AHPOA's decisions in the past, deciding that their needs weren't being taken care of, so why pay? Some residents just forget to pay or don't know why they should. Others, don't want to get involved, assuming it's not their responsibility.

The only answer we have is...The AHPOA is you. We have a meeting, held only once a year. All decisions are put to a vote to the paid owners (that's hopefully you), and nothing is done without a majority vote. We are trying desperately, to listen and fill the needs of this community. What has happened in the past, is the past. Let's move into the future, sharing bright ideas and solutions together. Don't give up on democracy. It IS your choice whether or not you pay your \$25, but we hope you keep in mind what that money is for. It helps fix signs, roadside maintenance, neighborhood watch, painting of lines, purchasing supplies for advocacy letters, and community newsletters like this one, as well as gives you a vote on AHPOA expenses and events. Your choice can make or break the beauty of this community. We all struggle with the costs that face us; help us help you. That's why your \$25 means so much.



Birds of a Feather

Audubon Hills Property Owners Association

P.O. Box 631
Camino, CA 95709

MARK YOUR CALENDAR
Dates to remember

- **June 15th: \$25 Dues**
- **August 4th: Community meeting**
- **Sept. 8th: Picnic**

Please return this form with your payment and meal order by June 15 to P.O. Box 631, Camino, CA 95709. Thank You!

Our old fashioned family picnic and BBQ will include hamburgers or a boneless chicken breast, salads, lemonade, and dessert. Pay now and show up on September 8, for a meal that will be waiting for you! To help us help you, please let us know if you are coming, so we know how many fixins to purchase. Thank you.

Community Meeting-August 4th, 9-10:30

We will attend the community meeting. _____ # attending meeting. (Attach issues you want addressed)

Picnic September 8, 3pm—6pm

We will attend the picnic and we will need	<u>Totals</u>
_____ # of Hamburger dinners at \$4 each	\$ _____
_____ # of Chicken dinners at \$5 each	\$ _____
We will attend the picnic, but well bring our own dinner.....	\$ <u>0</u>
_____ # attending	
We will <u>not</u> attend the picnic.....	\$ <u>0</u>

Dues-June 15th

Annual Dues of \$25 enclosed.....\$ 25

Stickers

Audubon Hill Car Window Stickers
_____ # of Stickers at \$2 each.....\$ _____

Property Owners Information Update

TOTAL ENCLOSED...\$ _____

Name(s) _____ A.H. Address _____

_____ Mailing Address _____

E-mail _____ Phone _____