

**CAMDEN PARK, INC. (CPI)
BOARD MEETING
9:30 AM, VIRTUAL**

May 18, 2022

MINUTES

PRESENT: Members of the 2021 Board: Dan Freehling; Lee Grier; Larry Newlin; Judy Thomas; and Keli Allen, HRW Community Manager. Doug Lamm was absent.

THE MEETING WAS CALLED TO ORDER AT 9:37 AM by President Dan Freehling

CONSENT REPORT:

Consent Agenda including approval of the April 19, 2022 minutes and approval of non-controversial covenants and landscape applications.

MANAGEMENT REPORT, HRW – Keli Allen, HRW Community Manager

The financial package information reflects reporting through April 30, 2022:

Balance Sheet				
Account	Balance	Notes & Recommended Board Action		
Operating Cash	\$126,589			
Reserve Funds	\$498,202	\$3837 Reserves NSB MM \$56,655 Reserves PPB MM \$98,774 FIB MM Remainder-staggered CDs		
Accounts Receivable	\$10,045			
Accounts Payable	\$0			
Prepaid Balances	\$34,781			
Net Operating Income or Loss	Monthly Net Income \$11,954	YTD Net Loss (\$44,502) (\$30,185) YTD operating loss (\$14,317) YTD reserve loss		
Income Statement				
GL Acct #	GL Description	Actual	Budgeted	Explanation of Variance
5000	General Administrative	\$899	\$500	Includes Reimbursement to Dan for copies made at Staples (Welcome Book)
6000	Electric	(\$1383)	\$2917	3 ACH payments recorded in early January 2022 were expenses for 2021; these were reversed on your 2022 books
6199	Landscape Improvements	(\$10.26)	\$1250	Reimbursement to Larry – check was not cashed, and stale dated (voided and reissued)
9106	Reserve Contribution Expense 2	\$4088	\$2273	This was updated after our budget revision; monthly amount represents new amount for March and April

As always, please contact me with any questions you may have regarding the enclosed information or any other matters related to your community. Thank you for allowing us the opportunity to provide management services for your Association!

PRESIDENT'S REPORT – Dan Freehling

Dan shared updates regarding wastewater infrastructure responsibilities. Discussion continues with the Association's attorneys and others before presenting a policy to the Board as to responsibilities for different wastewater lines (e.g., private property, common areas, easements, etc.)

COMMITTEE REPORTS:

STREETS, UTILITIES & FACILITIES COMMITTEE – Lee Grier, Chair

1. ROWS: I have contacted Raleigh Paving and still waiting for our scheduled project dates (mid-June). We will walk the row (Chad, Joe, and Lee). Joe Brown will begin preparing rows in early June for what Raleigh Paving will cut around.
2. Facilities: Mike H. has power washed the gazebos. Jim is:
 - a. working on mail kiosk lock concerns.
 - b. working on repairing/re-staining gazebo roofs (if necessary)
3. Lights: Lowell is continuing to monitor/report lights that are out. Bert is prepared to report to the Board on the process/cost of getting power to the gazebos.
4. Sidewalks: Frank has JT on a schedule with the yearly plan for sidewalk repair. We undertook a Major issue with the sidewalk on lower McDowell. Bartlett Tree rep (Travis) met with Frank, JT, Lee and Dan to discuss root problems and sidewalks. It was decided to add a “low rising” sidewalk over a major tree root. It turned out well but this project (\$\$\$) has caused Frank to reexamine schedule for the rest of the year. Hopefully the meeting and experience will lead to a better understanding in the future for us (JT) about handling the major roots under sidewalks.

ARCHITECTURAL & COVENANT CONCERNS – Judy Thomas, Chair

Two applications were approved, a GAF slate roof replacement 14 Yancey and a flush mounted, porch ceiling fan with light at 21 East Camden. A third request for structuring a courtyard with multiple modifications at 20 Macon were conditionally approved for a new door, pergola, picket fence, picket gate, water feature, new walkway, and new plantings. Pending recommendations from the Landscape Committee, perimeter plantings will be installed along the outer side of the new picket fence.

LANDSCAPE – Larry Newlin, Chair

To state the obvious this has been a beautiful Spring in the Camdens. Even more so with the start of Bland Landscaping. The Committee and I have heard fewer complaints/concerns than previously and several compliments including the friendliness and courtesy of the new team and the improvement that mowing higher makes in our turf management.

- Bland Landscaping -- Earlier this year Bland purchased Greensboro-based Turf Services, Inc. (TSI), a reputable irrigation and landscape management company headquartered in Greensboro with an office in Apex. The team dedicated to Camden Park is largely comprised of Turf Services staff. Greg Blaser, Bland's account manager, was a co-owner of TSI. Jack Dreher, Bland's production manager, has been with TSI since the 80's. Our day-to-day team, who will be introduced in a future Landscape Committee update to residents, are largely veterans of TSI. This translates for us into a dedicated and experienced team who will be working five days a week serving our landscape needs. For mowing and

related services, they will be west of West Madison on Mondays, east of West Madison on Tuesdays, north of Avery on Wednesdays, and south of Avery and throughout South Camden on Thursdays. This is a general schedule subject to changes due to weather or unforeseen circumstances. Every first and third Wednesday of the month they will pick up and haul off debris -- residents should take care to have their debris out by 7:00 that morning since they are picking up in the 9 to 10:00 a.m. range. Fridays are dedicated to weed control and pruning starting later in May. As the summer heat takes hold, they will dedicate more time to pruning and less to mowing especially where grass has not grown much. Their new ride behinds will soon have a mulching attachment which mulches the grass clippings rather than blowing them when mowing near sidewalks or beds.

- Bland Open House -- On Monday morning, June 13 in Avery Square the Landscaping Committee will host an "open house" to meet and greet our Bland team including their managers. Light refreshments will be served, and it will also be an opportunity for a close-up look at their various equipment and to learn more about the organic herbicide they are trialing in lieu of our ban of Roundup/glyphosate for commercial application.
- With the commencement of Bland's Services, the Committee has considered some procedural changes to recommend to the Board regarding the use of pine needles in common areas and clarification about debris pick up -- what organic debris is and isn't and ensuring that Bland's composting machinery does not break down due to inappropriate material included with the debris. We also want to emphasize that Bland will not prune shrubs or trees that are over 12 feet in height. This is an insurance stipulation that staff must be standing while pruning and not climbing ladders. This 12-foot standard is in our handbook. Additionally, Bland will allow more plant material to grow in natural shapes where warranted and will continue to leave budded and blooming plants alone. They will not prune perennials or generally, hydrangeas. Neighbors who have not opted out of pruning but want some of their plants left unpruned will need to prominently mark those plants with colorful landscape tape. Residents who have opted out of pruning will have a flag placed in the right front corner bed of their landscape.
- We have had four landscape change approvals. The Committee urges residents to utilize this service to ensure neighborly goodwill and to have a permanent record filed with HRW of landscape changes. As Committee chair, I consider the requests as expeditiously as possible and am generally in favor of renovations or removals that help improve aging landscapes or where the wrong plant in the wrong place was originally planted. Random soil testing last fall showed very high pH especially in beds which may be causing problems with acid loving plants like holly, juniper, azalea, camellia, rhododendron, Pieris, and the like. To acidify your beds, cautiously add acidifying amendments such as sulfur, iron, or aluminum sulfate. It is easier to raise pH levels than lower them -- so, it is a multi-year effort and adding too much at a given time can be toxic to the plants. Soil testing is free from the NC Department of Agriculture most of the year, and Chatham County Cooperative Extension or Master Gardeners can help interpret your results for potential remedial needs. Fortunately, when Libby Wilkie, was chair the recommendation to include lime applications was not heeded, and so the apparent trend of high pH was not further aggravated.
- The Committee has posted in the kiosk, on Town Square, and the Camden section of the FHA website important information about fire ants. Residents should exercise caution because these tiny insects can be dangerous- first biting and then stinging. Fearingtonians have been sent to the emergency room with anaphylactic shock; so, it is a danger to avoid. We have a quarterly fire ant treatment contract with Sawyer Pest Control that was performed in early April and will return in July for common areas. There are organic controls outlined in our information piece, and Country Farm and Home in Pittsboro is an excellent resource for homeowner safe treatment of fire ants by homeowners or their personal gardeners. Fire ants like hard surfaces to build their protruding nests -- curbs, sidewalks, and stones especially.
- Voluntarism is alive and well in the Camdens! A group of neighbors are working on a redesign of the gateway natural area to Fearington/Camden at the corner of Weathersfield and Caswell. The goal is to beautify that corner bed as a more welcoming and colorful entrance to our neighborhood utilizing

primarily natives with multi-season interest, deer resistant, drought tolerant, and bird and pollinator friendly. We should be able to get started on that beautification effort later this year and finish by early spring of 2023. Similarly, a group of neighbors have suggested a number of things to improve the look and use of Caswell Square which feature champion White Oaks at the top. Although they are irreplaceable, they have been valued at nearly \$100,000 by Bartlett Tree Experts and should be featured more prominently in the way the slopes of the square are planted. A volunteer workday is slated for Saturday, May 21 to perform some low-impact improvements. Ultimately, we will seek Bland's landscape design expertise and may begin renovation later this year and into 2023. There is also a need for additional teak furniture under the oaks, and plans are being considered to solicit donations from neighbors for honor/memorial gifts. Also, a Garden Club initiative of marshalling volunteers from across the Village saw a great response in April from Camdenites and other Village residents as folks worked diligently to prune and clean up the upper part of Jenny's Park, the crown jewel of Camden Park. The landscape staff from Fitch Creations had all the debris picked up by the next day. The next volunteer day and the last for the season will be Sunday, May 22 from 8:30 to 10:30 when we will tackle the middle section of the park on either side of the upper lake along the circuit walk. These volunteer efforts engender great community spirit and underscore why Camden Park is such a special place to live.

- Storm damage from recent strong winds and rain occurred on Mother's Day weekend with an uprooted poplar blocking traffic on East Madison. Zachary Traywick, the FHA Landscape Chair, had arrived and called his arborist prior to my getting there. The tree was removed that morning -- many thanks to Zachary and to Lee Grier, who arrived before the tree was removed with caution tape to block traffic and walkers on the sidewalk. Travis Black of Bartlett Tree has dead wooding of that poplar row on his summer pruning schedule. There are also dangling limbs on willow oaks on East Camden that the Bartlett crew will take care of. Residents are encouraged to report damage directly to me or my committee designee if I am away as soon as they see problems from storm damage. We are at the top of Bartlett's priority list in dealing with storm damage -- that's thanks to my predecessors who have engaged Bartlett since 2007 to serve the Camdens.
- Landscape Committee members John Webster and Janine Griffin will join me in serving on the joint study committee with Judy Thomas and her committee members regarding our policy on compost bins.
- Irrigation is on at all four of the squares (there is no irrigation of Scotland Yard). There are several repairs plus installation of a faucet at Yancey Square that will need Board approval to proceed (an unbudgeted need). Board approved moving forward with these repairs.
- There is a common area along East Camden adjacent to South Camden that apparently belongs to Camden Park according to a 2009 plat plan. To maintain that would be a \$200 monthly add-on to Bland's bill. (also, unbudgeted needing Board approval).
- We have had a lot on our plate, and continued pats on the back to dedicated committee members, Janine Griffin, John Webster, Doug Lamm, Connie McCraw, and a very engaged and supportive President, Dan Freehling as *ex officio* member. We look forward to implementing plans to better communicate with Camden residents in the near future. There's a lot of information to disseminate.

OLD BUSINESS:

Communication with Residents: The Landscape Committee has been working on several communications regarding fire ants, pruning, aged landscaping, etc. that can be sent to the residents to help educate residents. The Committee will continue posting information on TownSq and in the mail kiosk.

The board is looking into a platform (Constant Contact) for sending emails to residents in addition to posting in TownSq to be effective July 1.

NEW BUSINESS:

Board reviewed plat plan for common area between E. Camden and Weathersfield in South Camden. This area was not included in original scope of service. Since this is common area owned by Camden Park it was determine that it needs to be added to the scope. Additional cost is \$200/month.

NEW RESIDENTS/HOMEOWNERS or RENTERS

B. & L. Tillett-Wakley, 13 Caswell, closed April 8th

W. & L. Johnson, 3 East Camden, closed April 8th

Jane Hollen, 27 Caldwell, closed April 18th

THE MEETING WAS ADJOURNED AT 12:34 PM

NEXT CAMDEN PARK BOARD MEETING:

June 21, 2022 – Tuesday – 9:30 AM – Gathering Place – small room