

Camden Park NEWS & VIEWS

Spring Renovations in the Neighborhood

It won't be long before spring brings new blooms, new bird songs, and new ideas for home & neighborhood improvement projects in Camden Park.



Feathering Your Nest?

If you're considering changes to the exterior of your home this year, be sure to review the Camden Park Welcome Book before submitting a request to the Architectural Committee.

[Click here](#) for the Welcome Book. Pages 23-34 describe requirements for exterior architectural modifications including roof replacements, solar installation (tubes & panels), skylights, gutters, painting of doors and shutters, replacement of siding, picket fences and gates, and more.

Approval of your request is contingent upon whether your proposed modifications conform to the Camden Park guidelines. You must have written approval before you begin any exterior changes at your home.

The underlying philosophy of our

Still Playing with Blocks

Kids at heart, members of the Streets, Utilities, and Facilities Committee will be busy this year, building and maintaining infrastructure for our neighborhood.

Twelve Down, Four to Go: We've been repaving one or two rows a year since 2017. The two slated for 2023 are South Avery and Yadkin. Repaving Yadkin Row will cost about \$30,000, while the longer South Avery Row will be more than \$60,000. These numbers may be higher if we find unstable areas in the existing base material once the old asphalt has been removed.

Repaving the final two rows (Anson and Avery north of Caswell) is planned for 2024.

Raleigh Paving will do the work, so the exact timing depends upon their schedule and, of course, Mother Nature. In the past, we've started the

guidelines is that home modifications and upkeep should conform to the neighborhood's design and character to preserve a harmonious community environment and maintain property values.

We understand that your needs and ideas may not always agree with a particular restriction, and the board will consider applications for exceptions in appropriate cases.

Solar panels: Interest in solar panel installation is rapidly increasing in Camden Park. [Click here](#) for IRS information on possible tax credits.

Squirrels can and will chew the wires connected to solar panels, causing major damage and possibly presenting a fire hazard.

A potential solution is to install critter guards that block squirrels (and other climbing/chewing critters) from reaching the wires. These can be obtained from the solar companies and are a promising safeguard -- unless the squirrels can manage to outmaneuver them. Homeowners with or considering solar panels are urged to include critter guards.

Power Washing: Sometimes it's easy to forget that the exteriors of our houses need a good bath now and then to keep them free of mold, stain, and dirt. This is easily accomplished by regular power washing, best done between March and November. Need a power or window washer? [Click here](#) for an updated list from the Ferrington Cares Vendor List.

A New Treasurer for Camden Park

Our neighbor and board colleague Doug Lamm has stepped down as Treasurer of the Camden Park HOA. We're all greatly appreciative of Doug's work and for being such an able steward of our funds.

We are very pleased to report that John Boschen has agreed to take on the treasurer's position. John earned a BA in economics from the University of North Carolina at Chapel Hill and a PhD in economics from Brown University. He has held

prep work in early summer.

If you live on South Avery or Yadkin Rows, we'll send an email with specific guidance about how you can help us get ready. Yes, your life will be disrupted for four to five days during the actual paving, but the asphalt should last 20 years.

In 2023, we'll also be sealcoating Middle Pender and South Gaston Rows for a cost of nearly \$6,000. Rows are seal coated about a year after they've been paved, allowing the fresh asphalt time to cure fully.

The sealcoating process helps extend the life of the pavement. For this process, rows are closed for one day.

Sidewalks and Stairs: After two years of extensive sidewalk repairs at more than 65 addresses, we're concentrating this year on the most pressing issues in East, West, and South Camden.

Chatham County will be replacing the sidewalk that was removed during the Bladen water leak repair, but we'll be responsible for reinforcing the stairway. Also in South, we'll install handicap access to Scotland Yard.

Utilities: We're continuing to explore street lighting upgrades with Duke Energy, with an eye toward safety, reliability, the environment, and budget. Camden Park has almost 100 streetlights, so we're continually monitoring them, trying to keep the lights on.

If you have a streetlight that is not working, send an email to CamdenParkSUF@gmail.com, and we'll send a service request to Duke Energy.

Include the nearest house address (e.g., xx E. Madison) or location (e.g., corner of E. Camden and E. Madison) the pole number (located on the street side of each pole on a yellow background), and the nature of the problem. Once we have that information, it's quick and easy to get the request to Duke.

Facilities (aka mail kiosk and gazebos): Noticed the Camden mail kiosk looking a bit spiffier lately?

positions with the Federal Reserve in Washington, D.C., Kansas City, and Richmond. Currently, he is the Brinkley-Mason Professor of Economics and Finance, Emeritus, at the Raymond A. Mason School of Business at William & Mary.

John's appointment to the board runs until November 30, 2024. We all look forward to working with him and to benefitting from his expertise.

[Click here](#) for a list of board members and how to contact them.

The floor is sporting a fresh coat of non-skid paint, the deteriorating building trim around the windows and roof line has been replaced, the cupola has received minor repairs, and the exterior has been power washed.

You also may notice that furniture in the gazebos and squares sometimes disappears for a while and then reappears with a fresh coat of stain. We have an annual contract for maintenance on all those chairs, benches, and tables.

Trident Maples Planted in Common Areas

Just before the 2022 year-end holidays, we planted 11 trident maples (*acer buergerianum*) in Camden Park common areas.

These newly planted 15-foot-tall trees with 300-pound root balls were recommended by Travis Black, our account manager and arborist with Bartlett Tree Experts. They were planted by Barrera Landscaping.

Good trees for urban areas, trident maples are tolerant of a wide range of climate conditions. They have a compact growth habit with exfoliating bark as the tree matures, which means that the bark will naturally peel away from the tree, creating winter interest.

Crape myrtles also have exfoliating bark. In the fall, our trident maples will have brilliant red/orange leaves.

At their maturity, trident maples will grow 25-35 feet in height, 20-30 feet in width, and cast good shade for our neighborhood. Trees will reach full maturity in 20 - 30 years, growing one to two feet a year.

Trident maples support the [imperial moth](#), one of the largest moths in the Southeastern US.

Our new trident maples were planted in empty spots created by fallen trees on East Madison, McDowell, and Caldwell. They were also planted in McDowell, Yancey, and Caldwell Squares.

The best time to plant a tree was twenty years ago. The second best time is now.
-- Chinese proverb



A full-grown trident maple. Photo courtesy of Bartlett Tree Experts.

Arborist's Corner: Structural Tree Pruning

By Travis Black, Bartlett Tree Experts

Did you notice men in bucket trucks high in the air along West Camden road last month? They were from Bartlett Tree Experts, the Camden Park tree contractor, carefully pruning our signature willow oaks. Travis Black tells us why:

Each year, the chill in the air is a signal to arborists that it's time for the structural pruning of trees and shrubs.

Colorful leaves fall from deciduous trees, revealing their underlying architecture and giving us the perfect opportunity to identify and correct structural issues including dead wood, weakly attached branches, poor structure, and decay.

The trees in Camden Park are no exception. When done properly, pruning can improve overall tree health and appearance as well as help reduce the risk

Click below for 1st quarter 2023 Camden Park trash & recycling and yard waste and the 2023 landscaping schedule.

Landscaping Schedule

Yard Waste/Trash Schedule

of branch failure, particularly in bad weather.

Too often, improper pruning harms trees and shrubs. Drastically bad pruning has even been shown to kill trees, especially those in poor health. When done incorrectly, the effort put into improving a tree may actually diminish its resiliency.

Read More

Keep Fido on a Leash



Tell anyone in Ferrington Village that you live in Camden Park, and they immediately talk glowingly about our walkers – and our dogs. Sometimes our dogs are better known than our neighbors.

But when our wonderful dogs are off leash, they can be an accident waiting to happen.

Dogs frequently behave differently depending whether they're on or off a leash. When a dog on a leash encounters another

off leash, there may be an issue. Also, some neighbors are uncomfortable about being approached by an unleashed dog.

If your dog is off leash and sees a squirrel, rabbit, or deer - or a friend known to carry treats - Fido might take off into the street, running the risk of causing an accident or even getting hit by a car. Imagine injuring your neighbor's beloved pet or seeing your own beloved pet hit by a car.

Camden Park covenants require all dogs to be on a leash under the control of a responsible person when they're outside your home. [Chatham County](#) also has provisions about dogs *and* cats running loose.

You have a great dog. Please keep her safe. Keep her leashed when outside. And *never* let your dog out and about when you aren't with her!

Yikes! Frozen Pipes!

We've had reports of frozen pipes in some of our neighbors' homes. Protect your home against water damage by following these guidelines, and consult with your plumber when you need help.

- Disconnect your garden hoses from outdoor spigots when the weather gets cold. Be sure to drain your hoses before you put them in storage.
- Consider purchasing inexpensive Styrofoam covers for your outdoor spigots. They're available at local hardware stores and are easy to install yourself.
- Many homes in Camden Park have separate cutoffs and line drains for outdoor spigots, generally found in the garage or laundry room. Ask your plumber where



yours are located.

- Keep the temperature in your home sufficiently high to prevent freezing. Consider letting indoor faucets drip, particularly at night, if freezing temperatures are predicted. [Geico Insurance](#) recommends setting your thermostat no lower than 60 degrees.
- Whether it's summer or winter, when you're away from your home especially for an extended time, *have someone check inside your home on a regular basis.* Ask your plumber if you should turn off your water at the main cutoff in your home.
- When you're gone in the winter, don't turn your heat off or set it too low. Leave kitchen and bathroom cabinet doors open to allow heat to reach uninsulated pipes under sinks. Not only can pipes freeze, but hoses to washing machines, toilets, and dishwashers can fail as well, resulting in your home flooding. *Do you know the location of your main water cutoff?*

Help Feed Our Chatham County Neighbors. Become a PORCH Donor.

Did you know that the PORCH food donation program has been part of Fearington Village for more than 10 years?



Originally founded in Chapel Hill, PORCH is now active in many states. Fearington Village donors provide support for the less fortunate in Chatham County by donating food or checks each month.

Your local PORCH volunteer will let you know which items are needed most, but you may donate other food and personal care items if you wish. Go shopping and leave your donations in doubled paper bags on your front porch. You may also choose to leave a check – or perhaps *both* groceries and a check.

You'll be notified of your pick-up date, or you may drop off donations at an assigned area in your neighborhood. A Fearington neighbor will collect your donations, and CORA will distribute the food to needy Chatham County residents.

Want to get involved? Join us in helping feed our Chatham County neighbors by becoming a donor. It's easy and convenient– give in the months that work for you. Choose either grocery or check donations. Or both! And if you're already a PORCH donor, thanks.

Email one of our neighborhood contacts to receive reminders of PORCH monthly pick-up dates:

- East Camden: Victoria Shea, victoria.shea32@yahoo.com
- South Camden: JoAnn Pitz, jpitz205@att.net
- West Camden: Fred Morris, porchwestcamden@gmail.com

PORCH is not officially sponsored by the Camden Service Group Board of Directors. This announcement is made at the request of a Fearington PORCH volunteer. PORCH has received long-standing support from Camden Park and other Fearington Village residents. [Click here](#) for more information on the Fearington PORCH program. [Click here](#) for information about the CORA food pantry, which is located at 40 Camp Drive in Pittsboro.

Are You a Good Communicator?

Become Part of the Camden Park Communications Team

One of our most important goals is to maintain timely, accurate information for the Camden Park community. Are you good with words? Know a little something about layout and design? Understand the workings of a simple database? Consider joining our team.

The *Camden Park News & Views* newsletter is published four times a year, and we regularly send out electronic messages when there's something going on in the neighborhood that you need to know about - tree pruning, row re-pavings, and the like.

Sound interesting? [Send us a note today.](#)

Important Camden Park Links

[Camden Board of Directors](#)

[Camden Welcome Book](#)

Board Minutes 2022:

[October November December](#)

([click here](#) for the rest of the year)

[2023 Budget](#)

[2023 Camden Park Dues Assessment](#)

[2023 First Quarter Trash & Recycling and Yard Waste Schedule](#)

[2023 Landscaping Schedule](#)

[Ferrington Homeowners Association](#)

[Ferrington Cares](#)

[Camden Park Webpage](#)

Located on FHA website. No log in or password required