

Camden Park
NEWS & VIEWS



We Need You

Our newsletter editor is moving, and it's time to pass the baton to another volunteer. We're all accustomed to receiving timely information about what's going on in the neighborhood. If you have experience in editing, layout, or marketing programs such as Constant Contact or Mailchimp[®] and want to help, contact [Dan Freehling](#).

Want to Know More about What You're Reading?

As you read this newsletter, click on anything that's written in green and underlined, and you'll be linked to more information about the topic. For example, [click here for the Camden Park webpage](#), which does not require a log in or password, for complete information about our neighborhood. We've created this newsletter with as many helpful links to more information as possible, so explore away! Don't forget to click on the green rectangles, too!

New Furniture for Scotland Yard, Thanks to a Generous Bequest

Our late South Camden neighbor David Lindeman generously bequeathed \$5,000 to the Camden Park Homeowners Association "for the purpose of improving the landscaping in South Camden as determined by the Board of the homeowners association *but only after consultation with the residents of the South Camden neighborhood concerning their wishes about improvements to the neighborhood's common areas.*" (emphasis added)

This has been a truly wonderful opportunity for South Camden neighbors to identify potential common area improvements in the neighborhood and assist, where possible, in their implementation.

Five South Camden residents - Michael Gery, Peggy Johnson, David Macksam, Betty Simon Thomas, and Connie McCraw - have reviewed various options and submitted a recommendation to the Camden Park Board of Directors. Connie served as the point person in this effort.

The Board approved the team's proposal to install new, comfortable furniture in Scotland Yard. The furniture can be easily arranged in various seating patterns. Additional enhancements to that common area also are being explored.

We welcome this opportunity to honor the memory of David Lindeman by further

enhancing the appearance of South Camden, and we wish to express our gratitude to the volunteers for organizing this effort.

Arborist's Corner:

Fresh Wood Chips Make Great Mulch

By Travis Black, Bartlett Tree Experts

The Camden Park Landscaping Committee has been applying fresh wood chip mulch to common area trees on some of our streets in East and West Camden and Caldwell Square. Here's why.

Applying mulch is one of the best arboricultural practices available to improve tree and shrub health, and one of the most economical kinds of mulch is fresh wood chips produced by tree pruning.

Mulch provides many benefits, including moderating soil temperatures, reducing soil moisture loss, reducing soil compaction, providing nutrients, reducing weed competition, and improving soil structure. These soil factors result in more efficient root growth and healthier plants.

Mulch also keeps mowers and string trimmers away from the trunk of the tree, preventing one of the most common forms of mechanical damage to young trees.

Fresh wood chips are a mixture of wood, bark, and leaves - a highly desirable mix because of its carbon: nitrogen ratio, which is lower than pure wood-based mulches.

Mulch should be applied starting near the base of the tree to the drip line - the width of tree canopy. If space is limited, the width of the mulch bed should be as large as possible.

Near the trunk, mulch should taper down to a very thin layer.

The optimum depth of mulch is two to four inches. This thickness will greatly reduce the growth of weeds and will not allow the buildup of heat from leaf decomposition.

Turf does not need to be killed or removed before mulch is applied because the correct layer of mulch will kill any turf grass.

Neither is it necessary to put down a fabric barrier before applying mulch.

Mulch should never be piled against the



Mulch Too Much

(photo courtesy of Bartlett Tree Experts)

Newly Revised Landscape Change Request Form

The Camden Park Landscaping Committee has streamlined the Landscape Change Request Form to make it easier for you to complete.

[Click here to download a copy of the form.](#) It's always available on the [Camden Park web page.](#)

Garden Resources Only A Click Away

Know who to call for advice if your prized hydrangea is looking peaked? Wondering when the NC Botanical Garden is having its next plant sale? Concerned if the shrub you want to plant is going to be a garden bully?

The Camden Park Landscaping Committee has created a series of Information Sheets on a variety of topics of interest to homeowners and gardeners.

We'd like to give a special thanks to the Farrington Village Garden Club for giving us a great head start on these education sheets.

These handy reference materials are always available on the [Camden Park webpage.](#) No log in or password required!

Future topics may include deer resistant and drought tolerant plants, recommended plants for shade and sun gardening, and weed control. *Want to help develop these sheets? [Drop us a note.](#)*

Here are the links for our first three Information Sheets:

trunk of a tree or a plant.

[Read more](#)

Click below for the 2nd and 3rd quarter 2023 Camden Park trash & recycling and yard waste schedule.

[2nd Qtr Yard Waste/Trash Schedule](#)

[3rd Qtr Yard Waste/Trash Schedule](#)

- [Local garden centers and nurseries](#) and a listing of special plant sales in our area
- [Local resources for gardeners](#), including our own Chatham County Agricultural Extension office
- [Invasive trees, shrubs, vines, and herbaceous plants](#), as defined by the NC Invasive Plant Council

A Note from Dan Freehling: Two New Board Resolutions Adopted in April 2023

The Camden Park Board of Directors adopted two new resolutions at its April 18, 2023 meeting on the advice of our attorneys. These resolutions formalize and further clarify responsibilities of lot owners and others regarding maintenance of certain utilities and associated infrastructure and maintenance of lots, home exteriors, and courtyards.

- [Resolution Establishing Regulations Regarding Maintenance and Responsibilities of Certain Utilities and Systems Within the Community](#)
- [Resolution Clarifying and Defining Scope of Lot Owner Landscape and Exterior Maintenance Responsibilities](#)

Both resolutions reflect the existing application and interpretation of Camden Park covenants and rules. Our attorneys advised the Board that, based on certain court decisions and legislation, these matters need to be expressed in a more formal manner and distributed to all lot owners. A copy of both resolutions is being mailed to all homeowners, and they are included in the Camden Park Welcome Book.

Thank you for taking the time to review these resolutions and become familiar with their contents. If you have any questions, please direct them to the appropriate board member: [Judy Thomas](#), Architecture. [Larry Newlin](#), Landscaping. [Lee Grier](#), Utilities. Of course, you may also contact me, [Dan Freehling](#), as Board chair.

A Personal Note

Because of his recent return to Durham, Frank Griffin has resigned as Chair of the Streets, Utilities, and Facilities (SUF) Committee on the Camden Park Board of Directors. We're fortunate to have former Board member Lee Grier come out of retirement to fill Frank's shoes for the next several months.

Frank joined the SUF Committee in 2020 and quickly became known as "Mr. Sidewalk" because of his steadfast supervision of sidewalk and stair repairs and installation. From 2021-2022, he oversaw more than \$150,000 of sidewalk repairs at 42 addresses throughout the Camdens. So it does Frank's heart good to see so many neighbors using the sidewalks on their daily walks. Thanks, Frank, for all your hard work. May your sidewalks be smooth in Durham.

--Dan Freehling

I Remember Jenny Fitch

By John Webster, Camden Park East

This remembrance of Jenny Fitch coincides with Founder's Day, held on May 5, to commemorate the founding of Ferrington Village by Jenny and R.B. Fitch. In 1974, the couple purchased a dairy farm that had been in the Ferrington family for generations and started converting the farm and its surrounding land into the English-inspired country village we all call home.

Jenny Fitch touched the lives of all of us in Ferrington, as well as the lives of many beyond the confines of the pastures and the hills where our happy Belted Galloways graze.

My life partner, Kimball Page, and I first came to Ferrington Village in June 1985 at the suggestion of Florida friends. We liked what we saw and returned in October for a more detailed look. We had dinner at the Ferrington House.

In those days, Jenny might have been in the kitchen cooking. We were on a budget, and I ordered the least expensive entrée, grouper. In Florida, where we lived, grouper was on the menu of nearly every restaurant. I ordered it frequently, but it had no flare in our Florida restaurants. But the Ferrington House grouper was remarkable. The best I ever had!

When Kimball and I returned to Winter Park, I wrote to Jenny and R.B. to tell them of our magical experience. I had the nicest note back from Jenny expressing her thanks for our comments. She wrote "you're the sort of people we want in Ferrington Village."



[Read More](#)

I'm (Literally) a Green Steamroller, Baby

Here's a question: What's one of the country's most recycled products?

Office paper? PETE plastic? Wood chips? No, asphalt. That's right: asphalt.

During the past few years, we've seen *a lot* of paving work, as we've repaved ten of our 14 Camden Park rows,

And we learned something



surprising as a result of our last repaving project.

Those gigantic green dump trucks you see hauling away massive chunks of asphalt from South Avery and Yadkin Rows later this year won't be heading to the landfill. Instead, they will be heading back to the asphalt plant where the old asphalt is recycled and used in new asphalt.

According to Chad Hensley, Project Manager at Raleigh

Paving, nearly 80% of asphalt removed at the start of a paving project will get reused elsewhere. Nationally, in 2020, he said approximately 87 million tons of old asphalt and 586,000 tons of asphalt shingles were recycled and used in the production of hot mix asphalt.

When Raleigh Paving removes asphalt from the Camden Park rows, it's hauled to the nearby S.T. Wooten Asphalt Plant on Sugar Lake Road. There it's crushed into a fine composition that can be added into the new asphalt along with sand and stone aggregates. The asphalt materials are then heated to 300 degrees, combined with tar, and blended to a uniform consistency.

A typical NCDOT approved asphalt mix, Hensley said, contains approximately 30-40% recycled content in every ton.

We have four more rows to repave before we turn our attention to the Camden Park roads... which means more asphalt. Watch for details on row repaving, schedule for late summer.

Important Camden Park Links

[Camden Board of Directors](#)

[Camden Welcome Book](#)

Board Minutes 2023:

[January February March April](#)

([click here](#) for archives; scroll down the page)

[2023 Budget](#)

[2023 Camden Park Dues Assessment](#)

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

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

[Ferrington Homeowners Association](#)

[Ferrington Cares](#)

Camden Park Webpage

Located on FHA website. No log in or password required.