



THE UNHERALDED HERALD

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Items of Interest:

- Introduction to the all new Treyburn Residential Owners Association
- "Name the Newsletter" Contest
- Treyburn Policy Review: No Solicitation
- Addressing HO Problems
- Annual Meeting Of Homeowners Association... March 16th, 2004

HOMEOWNERS INHERIT ASSOCIATION WITH LITTLE FANFARE....

As you know...this summer...Treyburn Homeowners "inherited" the **Residential Owners Association** and elected the first fully functional Board populated by Residents. Since we had never before had the right to vote on important Community issues ...it was truly an historic occasion. But...in accepting the right to vote...we also accepted the good, the bad, and the ugly of the original Association.

With little fanfare...we were forced to forge ahead into uncharted territory...with only a set of covenants as our map and a newly elected 5-person Board...plus several hundred restless individuals with widely divergent ideas...as our Guide. Still...except for a few financial woes that came with the package...we inherited a "tabula rasa"...(or clean slate).

The Association belongs to each and every Treyburn Home and Lot Owner...which



This Summer...Treyburn Homeowners were "handed" control of their Association....

means...we have an opportunity to create an organization that not only serves our collective needs but one that embodies the diversity and unique spirit of the Community itself!

The new Board has been busy laying the groundwork for our future but they can't do it alone! They have already established several working Committees including Property and Modifications (headed by Sarah Kerr) and Communications (headed by Patti Shipman). However...they still need volunteers for other Committees and a multitude of other tasks.

They also need your input on how we can best adapt the

Association to the meet the general and specific needs of the Treyburn Community. Perhaps...you have suggestions for Committees we will need to handle everyday issues. Maybe...you have special skills in areas like website development or architectural design. Maybe...you are interested in addressing residential complaints or grievances...or are just eager to assume a role in our emerging Association. Whatever the case...please let us know. Contact Patti Shipman by phone @ 620-0457 or e-mail (Itilpatti@aol.com) and she will submit your name to the Board.

UNHERALDED HERALD OFFERS PRIZE FOR WINNING NAME....

Communication is a corner stone of our new Association and...hopefully...this Newsletter will become one of our prime communications tools. In this inaugural issue...our Newsletter is just starting to take on it's own personality and...so far...is unnamed.

Therefore...we invite you to enter our "**Name the Newsletter**" Contest. Jot down any clever or original ideas you have for our Name and Masthead and send them to Patti Shipman by regular mail (310 Loblolly Drive) or e-mail (Itilpatti@aol.com). The win-

ning name will be selected by the Communications Committee and Board...and the winner will receive **dinner for 4 at Treyburn Country Club**. You may enter as often as you like but entries must be received by **January 31st, 2004**.

I HEAR YOU KNOCKIN'...BUT YOU CAN'T COME IN....

As most of you know... Treyburn has an across-the-board "No Solicitation" Policy ...with a few exceptions. We allow Bahama Fire & Rescue to collect during their fund drives...because they perform a very important service in our Community. Likewise... most of us are patient with Neighborhood kids who stop by selling cookies, calendars, and wrapping paper...(and probably even buy things we don't need or want).

But...what do we do when the basic door-to-door Salesman comes calling?? I asked myself that same question a few weeks ago when a guy

showed up selling an amazing cleaning product that cleaned virtually anything off any surface...animate or inanimate! (He claimed he wasn't a solicitor and had a semi-official-looking permit as "proof").

In the past...when Security was on patrol...we simply reported these uninvited "guests"...and they were told to leave not only our doorstep but every one else's doorstep.

But...what do we do now?? The answer is so simple I don't know why I didn't think of it. We call the Police. Even though there is no City Law that prohibits door-to-door sales or solicitation...our policy

is posted at each entry. We do not issue permits (except unofficially to our Fire/Rescue Team) nor do the Police.

I told the salesman at my door to leave and threatened to call Police...but it seems he decided to take his chances on another street. I probably shouldn't have wasted my breath...or put myself in a position to breathe his way at all. I should have simply called Durham PD!

The moral of this story, folks...is if someone comes knockin' at your door sellin' his wares or his cause...don't put yourself or your family at risk. Call "911" and report his butt!



Don't open your door to solicitors....

*David Decker
was elected President of
Treyburn Residential
Owners Association in
August, 2003.*

BOARDROOM BRIEFS...

A MESSAGE FROM THE PRESIDENT...

Hello and welcome to the first issue of our Newsletter! During the last few months, the Board and I have worked hard to set priorities for Treyburn. Our top priority is **financial responsibility** and we have taken a proactive attitude toward collecting homeowners assessments, filing liens, and even proceeding with foreclosures.

Next on our list is **security**.

Since we all pay city and county taxes, we are working with both Durham Police and Sheriff's Depts. to get Treyburn incorporated into their regular "beats".

Communication...and transitioning from the "Forum" to an official HO's Association...is our next priority. If we really want our new Newsletter to be successful, we need your ideas on how to expand and improve it.

Finally, we are working to **coordinate our efforts with our new partner, Bryan Properties**. To better serve the Community, we hope to create one unified HO's Association.

This is truly **your community** and we encourage you to offer your constructive suggestions on how we can improve it!

David Decker

MEMO FROM THE MOUSEPAD...

THE EDITOR'S THOUGHT....

*The new HO Association
belongs to all of us. Why
not share your ideas with the
Board...or volunteer to work
on a Committee?? Contact
Patti Shipman or a Board
member today!!*

Most of you know me... because I've been writing Minutes for the HO Forum over the last several years. When I was asked to start a new HO's Newsletter...I hesitated. I wasn't at all sure I wanted to tackle such a task. But... alas...my love for alliteration and my passion for all words written overpowered me. (Not to mention my inability to say "No!").

In any case...here I sit at

my computer working my fingernails to a frazzle...hoping to keep you interested in the Association you've just "inherited" and to inspire you to take an active role as we grow.

This Newsletter is not mine (though I'm as covetous of it as any writer). It is yours and I hope you'll give us your input. We've already decided on several regular columns like **Boardroom Briefs, Eye on**

Treyburn, and Neighborhood News. Perhaps...you have ideas for articles, columns, or other interesting items. Or...maybe... you'd like to help us put each edition together (or even help us develop a website in coming months). Just let me know!

We want our Publication to become a welcomed "edition" for

Treyburn!

Patti



COVENANTS CAN BE CONFUSING BUT COULD COOL A CONFLICT....

New Treyburn Residents usually receive a copy of the **Declaration of Covenants and Design Guidelines**. These Documents are quite lengthy... (by some estimates 75 pages and by others a few thousand)!

In any case...they were adopted in 1987 to impose restrictions on the Community for the benefit of Residents or more specifically to..."meet individual owners' needs while retaining the integrity of the Treyburn concept." Even though these Documents are very detailed...they sometimes cause confusion and conflict for Homeowners.

For instance...some Owners believe the Covenants limit parking to garages. Actually... **the Covenants state that cars can be parked "in garages or in the driveways" that serve them.** (Commercial vehicles, trailers, boats, campers, and similar vehicles...on the other hand... must be parked in garages).

Design Guidelines were included with the Covenants to provide a means for "quality control over the design and development" of residential Treyburn. They include use restrictions that supplement the Covenants. However... when Guidelines conflict or

appear to conflict with the Covenants or with municipal ordinances...the Covenants and city laws take precedence.

Though most of you have certainly read your Covenant Documents from cover-to-cover...you may encounter situations that confound or confuse you. If you do...call HRW or a Member of the HO Board for clarification.

*If you don't have a copy of the **Covenants and Design Guidelines**...or if you have no idea what we are talking about...contact HRW.*

GOT A PROBLEM... SO...WHO YA' GONNA CALL???

Since our HO Association is just getting organized... there appears to be some confusion about how to solve neighborhood problems. Before it was oh so simple but now...you may not know whom to call or maybe even how to call them.

To make your life a little easier...and to keep the Board

from being overwhelmed by calls...we thought we should give you a thumbnail sketch of what to do when you have a problem.

The HO Forum still meets monthly and Reps from each Neighborhood are still on hand to serve you. If you have general concerns or maintenance issues that need Board

attention...call you current Forum Rep or HRW (our Management Group) @ 783-9530. If you encounter an emergency situation or a true security issue...call "911". For modifications or additions to your current house...call Sarah Kerr at Treyburn Sales Office (620-0002).

*The **Treyburn Homeowners Directory** is an indispensable tool for staying "connected" to the Community! Contact Patti Shipman @ 620-0457 if you need a copy.*

EYE ON TREYBURN: COUNTRY CLUB OFFERS NEW MEMBERSHIP OPPORTUNITIES....

Treyburn Country Club is a visual focal point of our Community. The architecturally striking Clubhouse and adjacent Pool and first-rate golf, tennis, and fitness facilities provide an exciting array of activities for Members.

The Club is also a dues-paying member and supporter of **Treyburn Residential Owners Association** and an integral part of our Community. Residents often com-

ment that Club membership has actually enhanced their sense of "Community Spirit".

The Club not only offers numerous Sports, Dining, and Social options but a chance to participate in special interest groups and perform volunteer work in the local area. Families are welcomed and kids can enroll in a variety of activities each year including Summer Sports or Day Camps and community Swim Team.

This summer...the Club created new categories of membership for both Residents and non-Residents...including Young Professional, Sports, and Clubhouse. During the current Membership drive...the Club is offering special packages that might appeal to Families who live in Treyburn.

To learn more about the Club...contact Lori Chapman, Clubhouse Manager @ 620-0184.



Treyburn's Clubhouse offers a warm welcome to Individuals and Families.



TREYBURN RESIDENTIAL
OWNERS ASSOCIATION

BOARD OF DIRECTORS:

David Decker, *President*
Alan Portnoy, *Vice President*
Woody Painter, *Treasurer*
Elaine Munley, *Secretary*
Sarah Kerr, *Member*

MANAGEMENT COMPANY:

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3815 Barrett Drive
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E-mail Contacts:

John Lawton (*jlawton@hrw.net*)
Karen Coachman (*kcoachman@hrw.net*)

If you'd like to work on the new Communications
Committee...contact Patti Shipman @ 620-0457
or e-mail *tlipatti@aol.com*.

NEWSLETTER AND COMMUNICATIONS...

Editor: Patti Shipman
Staff: Dick Walt
Website: Robert Aston
(*That's all...for now...*)

NEIGHBORHOOD NOTES... WHAT'S NEW AND NEWS....

★ The Board of Directors of **Treyburn Residential Owners Association** has scheduled the **2004 Annual Meeting** for **Tuesday, March 16th at 7:00 P.M.** at Treyburn Country Club...so you have plenty of time to plan your schedule. Agenda items will include: the structure of our new Association and how we can re-energize our Community Watch Program. Further details will be available as the date draws near.

★ Believe it or not...it's time to

update the **TREYBURN HOME-OWNERS DIRECTORY**. If your current listing has changed (i.e., new e-mail, new baby, new phone) or if your listing is brand new, please contact Patti Shipman by phone @ 620-0457 or via e-mail at *tlipatti@aol.com* before **January 15th, 2004**. Questions about the Directory? Unsure of what to do?? Call or e-mail Patti.

★ We get numerous calls each year about how to repair, renovate, or replace Treyburn

Mailboxes. **Mike Tomczyk** of **Design Towne** has been doing mailbox work at Treyburn for many years. If you'd like Mike to help freshen up your ailing mailbox...please call him @ 481-1843. (If you prefer to do the work yourself...Mike can provide the specifications for color, size, style, etc. of your mailbox).



TREYBURN RESIDENTIAL OWNERS ASSN.

c/o HRW, Inc.
3815 Barrett Drive
Raleigh, NC 27609