

fall/winter newsletter
2021-2022

Audubon Trail

AUDUBON TRAIL BOARD OF DIRECTORS

PERRY BRADLEY
516 AUDUBON TRAIL

DAWN GEHRKE
533 AUDUBON TRAIL

STEVE GOLDMAN
528 AUDUBON TRAIL

BOB JURENA
508 AUDUBON TRAIL

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501 AUDUBON TRAIL

CROFTON PERDUE
MANAGEMENT TEAM
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ASS'T PROPERTY MANAGER
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Change the Batteries!



November 7, 2021
Daylight Saving Time ends at
2 a.m. on **Sunday, Nov. 7,**
2021, when the clock will
“fall back” one hour.

Greenlight Networks Fiber Optic Internet Service

Greenlight’s roll out in the area has made continued progress. We have not yet been notified of a start date for their infrastructure to be installed at Audubon Trail but it is expected to begin this fall. Visit greenlightnetworks.com to learn more about their service. Please note, this bears no expense to the HOA.

Deck Staining and Maintenance

After careful consideration, the Board of Directors has decided to make the staining and maintenance of decks the responsibility of the homeowner. A number of factors led them to this conclusion, a detailed explanation is available upon request. Please refer to the website for the approved stain or contact Crofton Perdue for more information.

Lights On!

Without street lighting on the property, residents are asked to consider leaving their front lights on when it is dark for the safety of the community.

THANK YOU!

A special thanks to Shirlee Angerame for donating her time and talent to paint the guard rail near the pond!

Save the Date!

TUESDAY, DECEMBER 7, 2021 – You are invited to the
Audubon Trail Holiday Party – More details to come!!!

MAINTENANCE REQUESTS



For all exterior maintenance requests, please call Crofton Perdue between 8:30a.m. and 5:00p.m. at 248-3840. You may email your request from their website at: www.croftoninc.com. Select request maintenance to fill in and submit the form. (you may even upload a picture from your phone or tablet/computer). Except for true emergencies (fire, roof leaks, water main breaks etc.), we ask that you call Crofton Perdue during their regular business hours.

Welcome!

**New Homeowner
Florie Dunn (514)
to Audubon Trail**



EXTERIOR CHANGES & PLANTINGS

Every spring brings with it warmer weather and a desire to get outside. Please remember to complete a variance request & submit it for approval before performing any exterior modifications or plantings.

The Association has guidelines for exterior changes, even in the garden. A variance form can be completed and submitted online from Crofton Perdue's website by going to www.croftoninc.com. If you prefer, you can call Crofton Perdue at 248-3840 to request a variance form be mailed to your home.

NOTE: All work completed without prior Board authorization will be considered a homeowner responsibility.



PET ETIQUETTE

Please keep dogs on a leash at all times and clean up after them immediately, whether it be in your yard or on a walk. When your dog barks they must be let inside immediately. Your consideration in these matters will be appreciated by all.

CROFTON PERDUE HOLIDAY CLOSING

Crofton Perdue will be closed on: Thur 11/25, Fri 11/26, Fri 12/24 & 12/31. Emergency calls will be taken by our answering service at 248-3840 and forwarded to our on-call Property Manager.



TRASH/RECYCLING REMINDER!

Trash and recycling is picked up on Wednesdays. Please put out on Tuesday night or the morning of before 6AM to make sure you don't get missed. Please secure items as best you can to limit wind blown litter.