

Downing Creek Spring 2022



ANNUAL MEETING

Coming Up - Thursday, July 14, 2022

6:30 PM—In The DCCA Pool Parking Lot

Due to the positive response from attendees at last year's meeting, we are planning to have the meeting in the parking lot again. Once we have a slate of candidates, we will mail an Annual Meeting packet with BOD Candidate bios and your official ballot to vote to all homeowners. You should receive your packet by June 15th. Please follow the instructions and cast your vote so we will have a quorum.

Open Positions on DCCA Board

We need your help! Want to get involved? How about running for the Board?



This year there are two vacancies on the Board. Serving on the Board requires attendance at one meeting a month (usually via zoom) and responding to emails during times in between. What do you get? The opportunity to better understand the needs of our community and make decisions that affect the future of Downing Creek. If you are interested in being part of this active group of decision makers or would like to nominate someone for a Board position let us know. Please send a short bio (500-word max) including how long you have lived in Downing Creek and qualifications that would make you or your nominee a good director to DCCA Board (board@downingcreek.org). Feel free to contact any member of the DCCA Board for information. Nominations and bios must be received by June 6th to be included on the meeting notice and ballot mailed to all Downing Creek property owners. Voting will take place at the Downing Creek Annual Meeting, Thursday, July 14th to be held in the DCCA Pool Parking Lot. Thanks in advance for your help!

Pool News

Ready to Swim?



The pool opened on May 7th. Membership applications are included at the end of this newsletter and hard copies are available at the document pick up boxes under the Little Lending Library and at the Cranebridge Place entrance. Cost is \$125 for the season and tennis access for the year. Please drop applications & checks in the black mailbox on the pool gate for processing. See you at the pool!

CALENDAR

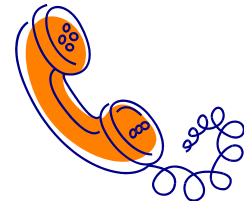
| | |
|-----------|------------------------|
| May 7th | Pool Opened |
| May 30th | Memorial Day |
| June 6th | BOD Candidate Bios Due |
| July 14th | Annual HOA Meeting |

Important Phone Numbers

Board Members:

General Board E-Mail
Ted Bohlin, President
Cort Bennett, Treasurer
Amanda Harding, Secretary
Cathy Pierce
Hoyt Taylor, Director

board@downingcreek.org
ted@bohlinvmp.com
cortbennett@gmail.com
hardinga7074@gmail.com
cjpierce901@gmail.com
hoytt33606@aol.com



Management Team:

Lynn Culton, Community Association Manager
Karen Burke, Finance Manager

cam@downingcreek.org
finance@downingcreek.org

919 968-1303
919 968-1352

Recent Accomplishments & Planned Projects

Since the last newsletter, the following projects have been completed in Downing Creek.

- New entrance door at pool house.
- Signs at Barbee Chapel entrance have been repaired and repainted.
- Additional pool furniture purchased and being delivered in April.
- Drainage work in wetlands.
- Cracks in pool deck will be repaired.
- Additional poop station near condo communities.
- New fans and overhead lights in pool house bathrooms.
- Trees hanging over the Parkway will be trimmed.
- Pressure washing pool house and pump house.



Projects approved coming soon.

- English Ivy in common areas along walking path will be removed.

Recent Approved ARC Requests:

Here's a list of, exterior improvements made to homes since last summer..

| | |
|---------------------|--|
| 1151 Belfair Way | Tree House & Deck Repairs |
| 1482 Beecham Way | Windows |
| 101 Blakely Dr | Fence |
| 2064 Carriage Way | Windows, Roof & Siding Repair |
| 1904 Bearkling Pl | Tree Removal |
| 1254 Falmouth Ct | Windows & Deck Repairs |
| 1483 Beecham Way | Repair & Repaint |
| 1340 Daventry Ct | Repaint |
| 2103 Carriage Way | Siding & Replace Driveway |
| 1480 Beecham | Patio Update |
| 1487 Beecham Way | Tree Removal & Landscape update |
| 2101 Copeland Way | Roof & Gutters, Fence, Door, Garage Door, Landscape Front & Back, Screen Porch |
| 1242 Falmouth Court | Windows |
| 1779 Dunmore Pl. | Siding, Landscape Update, Solar Panels |

| | |
|-------------------|--|
| 1162 Belfair Way | Paint |
| 1775 Dunmore | Sunroom Addition |
| 1157 Belfair Way | Paint as Existing |
| 1153 Belfair Way | Aluminum Fence |
| 2109 Copeland Way | Patio |
| 1787 Dunmore Pl | Putting Green |
| 24 Tanyard | Replace steps to rear deck & Driveway. |
| 1774 Dunmore Pl | Repair all trim and repaint |
| 2110 Copeland Way | Screen Porch |
| 2119 Copeland Way | Structure for Pet Chickens |
| 14 Balthrope | Aluminum Fence |
| 2119 Copeland Way | Roof |
| 15 Winslow Place | Fence |
| 1901 Bearkling Pl | Tree Removal |

Now that the grass is growing and flowers are , let's blooming, remember to keep them trimmed so our neighborhood continues to be a beautiful place to live.



Special thanks to members of our Architectural Review Committee for reviewing every application. They ensure that all requests are in compliance with our current ARC Guidelines and in some cases Durham County codes and ordinances before making recommendations to the Board. The time and attention you give to each request and helps make our community one of the most sought after in the area.

Mom's Club News

Since being elected to DCCA's Board, Cathy Pierce has resigned as President of the Mom's Club. The new President is Michelle Johnson.

We thank Cathy for her service and are excited that Michelle has agreed to lead the group.



The Mom's Club is back in action as our Annual Easter Egg Hunt returned on April 10th. We want to thank Michelle Johnson, Lauren Scott and Andrea Lorelli for pulling it together and to the Moms who brought filled eggs and treats for the kids.

Please no Dumping in Common Areas:

Recently we have had junk such as large furniture boxes, broken toys, a broken seed spreader and most recently a wicker couch left at the playground gate. We don't have a dumpster or special pick in the parking lot. There are ways to get rid of these items without leaving them for DCCA to deal with. Owners can call Durham One Call at 919 560-1200 to arrange for a special pick up of large bulky items. For smaller items there is a service for homeowners to have some of these items will be picked up by the city sanitation workers at your curb. Please check the website listed below for items that can be picked up from your curb and how to dispose of others.

For additional information, please call Durham One Call 919 560-1200 or visit their web page at <https://durham.gov/891/yardwaste>

NOTICE



Porch Food Donations

Porch is an all-volunteer, nonprofit hunger relief organization that provides healthy food and other assistance to thousands of families living in poverty. Mary Jo Dunnington is the Downing Creek Coordinator for the Chapel Hill PORCH drive. As Coordinator, she will send out monthly emails to remind those on her distribution list of the upcoming PORCH collection dates. Food is collected on the third Monday of each month. Donations are collected on the weekend before the third Monday. As a participant, it is as simple as leaving a bag of non-perishable food in non-glass containers on your front porch and she will come by to pick it up. Or if you prefer, you can drop your donations off to her front porch. If you'd like to participate in this important cause, email Mary Jo at mjdunnington360@gmail.com or call her at 646-345-6748. Thanks for your help!



Who do I Call – Very Important as Time May be Critical

Our Board and Community Manager are not police officers and should NOT be your first contact for issues.

Suspicious Act in Progress: Call 911 and let the operator know you're in Durham County and whether it's an emergency or not.

Disruptive or Suspicious Activity: Please contact the police first at the non-emergency line 919 560-4600. If you still think the issue needs to go out to the community, contact the community manager by phone or text 919 968-1303 or email cam@downingcreek.org.

Common area issue: If something is broken, a tree is down or other issues in the common area, contact our Community Manager. 919 968-1303 or email cam@downingcreek.org.

City of Durham Project Updates Affecting Downing Creek:

Updates on these will be shared with owners and residents through our google groups listserv.

Street Corner Curb Project: Due to a Federal ADA requirement that requires cities to bring pedestrian facilities up to ADA standards when the adjacent street has been resurfaced the city will be updating street corner curbs along the Parkway. A schedule of the work will be out sometime in the spring. There will be no cost to DCCA and the project is expected to begin.

Update Sewer Lift Station at Wetlands: The in accordance with their responsibility for infrastructure operation, maintenance, evaluation, rehabilitation, and improvements of the sanitary sewer collection system throughout the City of Durham has contracted with an Infrastructure engineering company (HIGHFILL) to prepare construction drawings for improvements at the sewer lift station in Downing Creek. We will receive project updates the work is scheduled.

Friendly Neighborhood Reminders

Speeding: Did you know? Speed Limits are 30mph on the parkway and 20mph on the side streets. Please keep our pets, kids and neighbors safe by obeying the posted speed limits.

Trash Can Reminder: Please place bins at the curb no sooner than the day before and store away no later than the day following pick up. Per our bylaws, receptacles must be stored either in the garage or the side/rear of your home, so they are "concealed from view of the road and adjacent properties."

Doggie Owners: According to the Durham County Sheriff's Department, "It's unlawful to take a dog on a stroll through your neighborhood without a leash. No matter how friendly or well-behaved the owner believes their pet can be around others, the pet must be supervised and restrained at all times for everyone's safety [including the dog's]." It's also a courtesy to those neighbors who are afraid of dogs. Also, please pick up after your dog by using poop bags and disposal bins at the pet waste stations along the jogging trails. If stations are out of bags or overflowing, contact cam@downingcreek.org.

Street Trees: Did you know that each home in Downing Creek has at least one street tree" in the front yard. These trees are part of the original plans submitted to the city when the neighborhood was developed. It's the owner's responsibility to maintain these. Approval is required for removal and trees must be replaced at owner expense with an approved replacement found in ARC Guidelines. designated trees for their street. Remember, when planning to remove any trees, check the ARC Guidelines as an AMA may need to be submitted.

Important Notice About Outdoor Renovations: **BEFORE ANY Exterior Renovation/Alteration you MUST Get Board Approval:** Our ARC guidelines are very clear and allow a good amount of flexibility, but our Covenants require pre-approval. Prior to starting any exterior alteration/renovation to your home and/or yard, you **must** submit a form to be reviewed by the ARC Committee and with final approval by the Board. Architectural Guidelines and Modification forms are located on the Downing Creek website at <http://downingcreek.org>. Please allow adequate time for review and approval prior to starting your project. Email completed forms to Lynn Culton--cam@downingcreek.org or place forms in the drop box at the pool. The LAST thing the Board wants is to require a homeowner to "undo" work on their home.

Discarded Limbs and Leaves in Common Areas: Our landscapers have noticed an increased amount of leaves and limbs piled up in common areas as well as behind some homes adjacent to common areas. All owners are reminded to discard their yard waste appropriately. Having to clean these up, takes time away from our landscaper's regular tasks. If you are not a subscriber to Durham's Yard Waste Service, you can drop your yard waste off to a Waste Transfer Station located at 2115 East Club Boulevard, Durham, NC. For more information call 919 560-4611 or go to [https:// durhamnc.gov/878/Waste-Disposal-Recycling-Center](https://durhamnc.gov/878/Waste-Disposal-Recycling-Center) Thanks!

| 2022 Annual Budget | |
|--|---------------------|
| INCOME | |
| Assessment Income | \$180,400.00 |
| Miscellaneous Income | \$35.00 |
| Pool Membership | \$32,350.00 |
| TOTAL INCOME | \$212,785.00 |
| EXPENSES | |
| Pool Expenses | |
| Pool Capital Expenses | \$5,000.00 |
| Pool Subcontractors | \$14,091.60 |
| Pool Utilities | \$7,250.00 |
| General Repairs & Maintenance | \$10,000.00 |
| Miscellaneous | \$3,529.65 |
| Total Pool Expenses | \$39,871.25 |
| Utility Expense | |
| DCCA Utilities | \$8,100.00 |
| Total Utility | \$8,100.00 |
| Grounds Expenses | |
| Grounds Maintenance Contract | \$73,454.78 |
| Grounds Extras & Landscaping | \$24,200.00 |
| Grounds Tree Removal & Electrical | \$13,500.00 |
| Pond Management | \$3,216.00 |
| Total Grounds | \$114,370.78 |
| Recreation Area Expenses | |
| Community Events | \$2,950.00 |
| Total Recreation | \$2,950.00 |
| Administrative Expenses | |
| Legal, Audit/Tax Returns, Taxes | \$4,800.00 |
| Insurance | \$4,108.00 |
| Management--Financial Manager | \$16,574.18 |
| Management--Community Assoc. Mgr. | \$17,936.17 |
| Printing, Postage, Office Costs, Telephone | \$4,000.00 |
| Total Administrative | \$47,418.35 |
| Miscellaneous Expenses | |
| Miscellaneous/Contingency | \$74.62 |
| Transfer to Reserves | \$0.00 |
| Total for Misc & Reserves | \$74.62 |
| TOTAL EXPENSES | \$212,785.00 |
| NET INCOME | \$0.00 |

Be Informed:

How to Get on Email List: Our new method of communication to owners and residents is through our google groups list serv. If you aren't receiving notices, newsletters, Board messages, notices on special neighborhood events, and crime alerts, please email cam@downingcreek.org and include the following information: your name, address, email address, and whether you are an owner or renter to get on the list.

Check Out Our Website

Everything you need to know can be found on the Downing Creek website, <http://downingcreek.org> where to get items required and specific to Downing Creek, information on neighborhood events, as well as:

[Frequently Asked Questions](#) - Lamp Posts, Lanterns, and Mailboxes

[Architectural Guidelines](#) – In addition to approved exterior items, paint colors, you will find, guidelines on signs, flags, parking, USPS mailbox set ups, and more.

[Architectural Modification Form \[pdf\]](#)

[Approved Paint Colors](#)

[Covenants \[pdf\]](#)

[Amendment 1 \[pdf\]](#)

[Declaration of Rights \[pdf\]](#)

[Board of Directors](#)

[Newsletters](#) – The most recent newsletter is posted here.

By logging into the website, you can access a printable neighborhood directory and minutes from board meetings. If you don't have a login to the website, email cam@downingcreek.org to get one.

Golfers Please take Caution:

We've had reports of owners using the lower field as a golf driving range. Putting and chipping is allowed but **no long drives**. Balls have been hit as far as berm at the upper pond and pool fence. This is dangerous to people in the area.





City of Durham, North Carolina
Police Department
505 West Chapel Hill Street
Durham, NC 27701

RESIDENTIAL CRIME PREVENTION TIPS

Home Safety:

- ✦ Know your neighbors.
- ✦ Be on the look-out for suspicious activity or individuals
- ✦ Make sure you lock your doors and windows. Two locking devices per door/window are recommended. Time for lock/deadbolt upgrade??
- ✦ Check the lighting around your home to make sure it is working. Repair any broken lights or contact Duke Power for street lights that are inoperable.
- ✦ Remember that burglars will take advantage of an open door, window or sliding door. Do not leave valuables visible from your windows so that those passing by can easily see them.
- ✦ Consider adding motion detector audible alarms to your windows or doors.
- ✦ Check out any home improvement type store and see what inexpensive items are available to upgrade your home security.

Do not open your door for anyone that you do not know.

Vehicle Theft Prevention:

- ✦ Lock your vehicle when parked.
- ✦ Remove any valuable items and do not use your car for storage.
- ✦ Do not lend your keys to someone else. Consider adding an anti-theft device to your vehicle. Check with any automotive type store to see what is available.
- ✦ Be on the lookout for vehicles that look unattended or abandoned in your neighborhood and report them to the police department.

Do not leave your car running while you check your mailbox or do other "quick" things requiring you to leave your car unattended. It is a Misdemeanor in North Carolina to leave your vehicle unattended while it is running.

Common Areas:

- ✦ Always be aware of your surroundings when getting the mail, putting out the trash, etc.
- ✦ Avoid people or situations that make you feel uncomfortable.

Report any safety concerns you notice to your Community Resource Officer.

The Durham Police Department Emergency number is 911.

The Durham Police Department Non-Emergency number is (919)560-4600.

This information is brought to you by the Durham Police Department,

Community Resource Unit at (919)560-4404.

Lawanda.Mock@DURHAMNC.GOV (919)560-4404 EXT. 29471



Downing Creek Community Association
NON-REFUNDABLE
Pool/Tennis Membership Application
2022 - 2023 Season



Membership allows access to the pool for the pool season (5/7/2022 through 9/11/2022) and the tennis courts from May 7, 2022 – May 7, 2023. *Note: We are working with our pool company to get the most complete information regarding Covid guidelines.* Annual membership fee is \$125 for Downing Creek Homeowners/Residents **NO GUESTS OUTSIDE OF THE HOUSEHOLD (Grandchildren of members are an exception when accompanied by the grandparent)** If you are a returning member and lost your key fob, there is an additional \$20 charge for replacement. Returning members, please include your fob number in the space provided so we can reactivate your fob. (Fob number is located on the back of your fob.)

To increase communication about pool closings and events, we maintain a pool user's e-mail list. Please include your e-mail address in the space provided on this form so you can receive information.

Please complete the info below, select an option and place your order form and check made out to DCCA in the drop box at the pool. Fobs for returning members will be activated in time for the pool opening. Fobs for new members will be delivered to homes prior to pool opening and will be ready for use on opening day.

Name _____

Address _____

Phone _____ E-Mail _____

Downing Creek & Cranebridge

_____ Homeowner _____ Tenant

_____ Returning Member \$125

Key Fob # _____

_____ Returning Member needing Replacement Key fob \$145

_____ New Member \$125

Pre-Paid: Bradford Place Garden Condos & Townhome Condos & Chapelwood -
(No payment due unless you are replacing a lost Key fob.)

_____ Homeowner _____ Tenant

Key Fob# _____

_____ Replacement Key Fob \$20.00

Note: Fobs will still be available after the pool opens and through the year, but please allow several days for your check to be processed and your key fob to be delivered or activated.

*For further info, contact Lynn Culton, Community Association Manager at
919 968-1303 or e-mail cam@downingcreek.org.*