



# AUDUBON ASSOCIATION

## Community Newsletter

April 2022

### MARK YOUR CALENDAR!

#### PUBLIC HEARING

#### PROPOSED 2022/2023 BUDGET & ELECTION / ANNUAL MEETING

Residents are offered the opportunity to comment on the 2022/2023 PROPOSED BUDGET and vote for the Board of Directors

**Public hearing to be held at Walton Pond Center Wednesday, May 18, 2022 5:30 PM**

Please take the time to vote on Election Day May 18<sup>th</sup> 11am-5pm at the WPC or mail in your absentee ballot to 700 Robin Rd. You can also place your folded ballot in the black drop box on the front of the clubhouse.

#### SAVE-THE-DATE

Events located @ 700 Robin Rd.

- **Wednesday May 18<sup>th</sup> 5:30pm Annual Meeting**

- **Audubon Pool Opening Saturday June 11<sup>th</sup>**

*(Bring ID the first time you come to the pool to register and receive pool tags- Doesn't have to be on the 11<sup>th</sup> )*

- **Community Garage Sale! Friday June 17<sup>th</sup> & Saturday June 18<sup>th</sup> Set up your tables 9am-4pm and clear your house! Price your things aggressively to move them!**

- **Audubon Summer Celebration Sunday June 26<sup>th</sup> 4-6pm**  
(Live Music Powerhouse band, food trucks and more)

- **Music by the Pool** Wednesday July 13<sup>th</sup> &  
Wednesday August 3<sup>rd</sup> 5-7pm

- **End of Summer Celebration** August 18<sup>th</sup>

#### FUN FACT

Robin eggs are light blue. Robins roost together in trees. Some roosts can have as many as 200,000 robins. Most robins only live about 6 years. The American Robin is the state bird for Connecticut, Michigan and Wisconsin.



Find us on Facebook "Audubon Homeowners Association- Amherst, NY"

#### Audubon Board of Directors

Max Reardon, President \* Karen Enderle, Vice President \* Jennifer Rust, Secretary \* Sally Donnelly \* Joe Lane \* Renee Marko \* John Robinson \* Kristina Marzec \* Gloria Colbert

\* P.O. Box 620 \* Getzville, NY 14068 \* Phone: (716) 688-1632 \*

Email: [office@audubonhoa.com](mailto:office@audubonhoa.com) \* Website: [www.audubonhoa.com](http://www.audubonhoa.com)

AUDUBON ASSOCIATION INC.  
May 18, 2022  
NOTICE OF ANNUAL MEMBERSHIP MEETING

The Annual Membership Meeting of the AUDUBON ASSOCIATION INC. will be held on Wednesday May 18, 2022, 5:30p.m. at the Walton Pond Center (700 Robin Road) for the purpose of electing three (3) members to the Board and for the transaction of such other business as may come before the meeting.

MAIL, FAX or EMAIL YOUR PROXY / VOTE

IF YOU ARE NOT ATTENDING THE ANNUAL MEETING, PLEASE COMPLETE THE FOLLOWING PROXY FORM OR ABSENTEE BALLOT. THIS PROXY IS NECESSARY IN ORDER TO REACH QUORUM REQUIREMENTS AND FOR YOUR ABSENTEE BALLOT TO BE VALID. THIS PROXY ALSO AUTHORIZES ANOTHER PERSON TO VOTE IN YOUR PLACE (IF NEEDED).

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PROXY

No, I will not be in attendance at our annual membership meeting on 5/18/22 and hereby assign the following Proxy:

I \_\_\_\_\_, being a member in good standing of the Audubon Association Inc. Under provisions governing said community, do hereby grant by proxy to:

(insert name) \_\_\_\_\_, said person being a member in good standing of the community. This Proxy is executed for this annual membership meeting and carries with it the full right of the Proxy holder to cast his / her vote as he / she sees fit on all business as may properly come before this meeting.

Name: \_\_\_\_\_ Date \_\_\_\_\_ 2022

Address: \_\_\_\_\_ Amherst, NY 14228

Signature: \_\_\_\_\_

If a Proxy Holder's Name is not indicated, your proxy will automatically be assigned to the Board Secretary

**ABSENTEE BALLOT**

\*Designates Incumbent—others are write-in. Indicate three (3) choices on the Absentee Ballot.

**\*Kristina Marzec**

**Tim Lendel**

**Linda Perez**

**Deenna Levesque**

Choose one of the following: Fax to (716) 688-1637, Email (must be signed, scanned) to [office@audubonhoa.com](mailto:office@audubonhoa.com)  
Drop off at Walton Pond Center, Return proxy / absentee form in a sealed envelope, Mail to:

AUDUBON ASSOCIATION INC.,  
Attention: Secretary  
P.O. 620, Getzville, NY 14068

OR have your Proxy Representative bring the proxy or absentee form in a sealed envelope to the meeting.

NOTE: If you wish to have your Proxy representative vote in your place, do not use the Absentee Ballot, but do complete the Proxy information. Thank you.



## 2022-2023 PROPOSED ANNUAL BUDGET

The Board of Directors is pleased to submit the following budget proposal for the fiscal year June 1, 2022 through May 31, 2023. A comparison of the current year's actual spend year to date is presented for comparative purposes.

Income/Expense	Current Budget	Proposed Budget
<b>Revenues</b>	<b>\$412,671</b>	<b>\$388,918</b>
Expenses		
Pole Barn & RVSA	\$1,000	\$1,000
Walton Pond Center	\$36,000	\$42,350
Grounds	\$108,600	\$90,400
WPC Pool & Tennis	\$70,500	\$72,000
General & Admin	\$148,000	\$138,000
Community Services	\$8,500	\$12,000
<b>Total Operating Expense</b>	<b>\$372,600</b>	<b>\$355,750</b>
Reserve Funding	\$35,000	\$30,000
<b>Total Cash Outflows</b>	<b>\$407,600</b>	<b>\$385,750</b>
<b>Surplus (Deficit)</b>	<b>\$5,071</b>	<b>\$3,168</b>

The presented budget will result in NO INCREASE IN ASSESSMENTS for 2022. The rate will remain \$.2050/sq. ft. for residential units and \$.1025/sq. ft. for commercial units.

### **VOLUTEERS NEEDED!!!**

**Saturday May 14<sup>th</sup> 10am  
Meet at Walton Pond Center  
700 Robin Rd**

Walk the pond and trails and help us pick up garbage!

**We'll provide gloves and garbage bags, but feel free to bring your own supplies/grabbers etc.**

Organized by an Audubon resident

Email the office to let us know if you can help:

[office@audubonhoa.com](mailto:office@audubonhoa.com)

### **Be a good neighbor... Keep Audubon Beautiful HOA and friendly reminders**

**Architectural Standards Committee**  
Max Reardon, Tim Lendel, Anthony Perez

- ❖ **A reminder to please refrain from parking on the center island area on your cul-de-sac, be considerate of your neighbors and help beautify the community.**
- ❖ **ANY EXTERIOR CHANGES including tree removal, sheds, pools, driveways, windows, paint etc. must be approved by the Architectural Committee, call or email the office for an ASC form. You can also download one from the website [www.audubonhoa.com](http://www.audubonhoa.com)**



**What services can you provide right here in the Audubon Association?  
Let's support one another!**

Email the office if you would like your name, service and contact info shared in the next newsletter. [office@audubonhoa.com](mailto:office@audubonhoa.com) Do you teach music? Paint? Mow lawns?

Being a caregiver to your parents can be tough—Fallon Health Weinberg-PACE can help.



[fallonweinberg.org](http://fallonweinberg.org)

Get the care mom needs **716-810-1880**

*Important Phone Numbers*

Amherst Police 689-1311 Town of Amherst 631-7000 Parkside Houses 688-4200 Brewster Mews 689-7600  
Fire Department 689-1212 Drug Tip line 689-1300 Animal Control 689-1311 Audubon Office 688-1632  
National Grid Street Lights 800-867-5222

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