



AUDUBON ASSOCIATION

Community Newsletter

April 2026

MARK YOUR CALENDAR!

PUBLIC HEARING

PROPOSED 2026/2027 BUDGET & ELECTION / ANNUAL MEETING

Residents are offered the opportunity to comment on the 2026/2027 proposed budget and vote for the Board of Directors

Public hearing to be held at Walton Pond Center Wednesday, May 20, 2026 6:00pm

Please take the time to vote on Election Day May 20th 11am-6pm 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 or email a copy to office@audubonhoa.com

SAVE-THE-DATE

Events located @ 700 Robin Rd.

Wednesday May 20nd 6:00pm Annual Meeting

Audubon Pool Opening Saturday June 20th

Hours daily... 11:30am-7:30pm

(Bring ID the first time you come to the pool to register and receive pool tags- Doesn't have to be on the 20th)

Audubon Summer Celebration Saturday August 8th 5-7pm

(BYOB, Live Music, Food (cash or card) and more)

Architectural Reminders

ALL Exterior changes must be submitted for review and approved BEFORE work starts. Fines and remediation actions may result for non-compliance. Download a change form from the website or email the office for more information.

The full Architectural Guidelines are posted on the website. You can also request an email or hard copy from the office.

Tennis and Pickleball

Please enjoy the tennis and pickleball courts. Should you need a key, stop by the office for one. 11am-3pm Keys are \$5.00



***SLOW DOWN,
please be mindful
of the speed limit
for everyone's
safety...***

Current Audubon Board of Directors

Joe Lane, President * Karen Enderle, Vice President * Tom Kawalec, Secretary * Renee Marko, Treasurer * Lauryn Robinson * Gloria Colbert * Gino Stolfa * Ed Sapienza * Tim Lendel

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

Email: office@audubonhoa.com * Website: www.audubonhoa.com



2026-2027 PROPOSED ANNUAL BUDGET

The Board of Directors is pleased to submit the following budget proposal for the fiscal year June 1, 2026 through May 31, 2027.

| Category | 2025 Budget | 2026 Budget |
|--------------------------------|------------------|------------------|
| Revenues | \$376,101 | \$385,209 |
| Expenses | | |
| Pole Barn & RVSA | \$2,750 | \$2,100 |
| Walton Pond Center | \$52,650 | \$50,800 |
| Grounds | \$93,000 | \$94,398 |
| WPC Pool & Tennis | \$78,950 | \$78,000 |
| General & Admin | \$139,655 | \$143,550 |
| Community Services | \$6,000 | \$6,000 |
| Total Operating Expense | \$373,005 | \$374,848 |
| Reserve Funding | \$3,096 | \$10,361 |
| Total Cash Outflows | \$376,101 | \$385,209 |
| Surplus (Deficit) | \$0 | \$0 |

The new assessment rate will be \$.25/sq. ft. for residential and \$.12/sq. ft. for commercial units.

The Board would like to inform residents that the annual assessment rate will increase by 6% this year. For most homeowners, this represents an additional cost of approximately \$17-\$50 per year, depending on the size of the home.

For nearly 40 years, assessment rates remained unchanged. However, as the cost of maintaining our community continues to rise, adjustments are necessary. Ongoing expenses include upkeep of amenities, maintenance of facilities and grounds, and funding for long-term capital improvements.

In recent years, reserve funds have been used to complete important projects such as updates to the gazebo, pool, walking paths, parking lot, Walton Pond Center, tennis courts, and tree removal due to ash tree disease. While the community maintains healthy reserves and sound investments, it is important to replenish these funds to ensure we are prepared for future needs.

Additionally, financial institutions are increasingly requiring homeowners' associations to maintain strong reserve levels. Keeping our reserves adequately funded helps protect property values and ensures that residents can obtain mortgages and refinancing without difficulty.

This modest increase allows us to responsibly manage rising costs, maintain our community's quality, and preserve its long-term financial stability.

“Keeping Audubon Beautiful, Together”

Being part of a homeowner’s association offers more than shared services, it helps protect the value, appearance, and overall quality of life in the community. Consistent standards for exterior maintenance, landscaping, and property care ensure that the neighborhood remains attractive, well-kept, and welcoming. When each resident takes pride in their home, maintaining lawns, tending to flower beds, and caring for the exterior, it contributes to a cohesive and visually appealing environment that benefits everyone.

Beyond appearance, an HOA fosters a true sense of community. It encourages neighbors to connect, look out for one another, and take shared ownership of the spaces around them. This collective effort helps create a neighborhood that feels safe, friendly, and inviting.

The Audubon Association is a great example of this in action. As an established and mature community, it offers a unique blend of natural beauty and convenience. Residents enjoy abundant green space, scenic walking trails, and two peaceful ponds, all while being ideally located near the University at Buffalo and within easy reach of downtown. Amenities like the pool, clubhouse, and gazebo provide opportunities to gather, relax, and build relationships with neighbors.

Together, these features make the community not just a place to live, but a place to belong. Taking pride in our homes and surroundings helps preserve everything that makes this neighborhood special, for ourselves and for future residents.

As part of our ongoing efforts to maintain the beauty and value of our community, the Architectural Committee will be conducting periodic neighborhood reviews of home exteriors. With many homes now 40+ years old, this is a good time to consider updates such as fresh paint, repairing or replacing aging wood, sealing driveways, or refreshing landscaping and garden beds.

We encourage all residents to take a moment to assess their own property and plan for any improvements that may be needed. If you do receive a letter from the Association, please know it is intended as a friendly reminder or notification. These communications are meant to support homeowners and uphold the community standards that benefit us all.

Our goal is to work together to keep the neighborhood looking its best and to preserve the pride we all share in calling this community home.

2026 Board Candidates Board Candidates * Indicates Incumbent

***Renee Marko** – Renee Marko is the current Audubon Treasurer. She has been a math teacher for twenty three years and a member of the Audubon Community for twelve years. As the parent of an eleven and fourteen year old, joining the Board several years ago was important to ensure she have a voice and make positive changes for the community. Improving the playgrounds and tot-lots throughout Audubon was one of the first major changes under her tenure on the Board. She also helped to re-establish the social committee to plan summer and recreational events for the community. She hopes to continue to contribute to the HOA Board.

***Tom Kawalec** – Tom is a local attorney who has lived in the Audubon community for 22 years. He and his wife raised their family here and plan to be here for many more years. He enjoys biking skiing and is an avid MLB and NFL fan. He would like to see the community continue to thrive. He also brings 25 years of civil litigation experience which may be useful to the Board.

***Lauryn Robinson** – Lauryn and her family have been proud members of the Audubon community for 13 years, building strong relationships with neighbors along the way. She is committed to fostering an inclusive environment that reflects and celebrates the diversity of the community, and she is dedicated to enhancing the experience for all residents. Professionally, Lauryn is an engineer with extensive volunteer and community service experience. She is passionate about nature and values Audubon as a place where neighbors can come together to enjoy and appreciate it.

AUDUBON ASSOCIATION INC.
NOTICE OF ANNUAL MEMBERSHIP MEETING

The Annual Membership Meeting of the AUDUBON ASSOCIATION INC. will be held on Wednesday **May 20, 2026**, 6:00pm. 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, DROP OFF, 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). Mail by May 14th to ensure the office receives it before the Annual Meeting.

PROXY

No, I will not be in attendance at our annual membership meeting on 5/20/26 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 _____ 2026

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.

* Renee Marko Write In _____

* Tom Kawalec Write In _____

* Lauryn Robinson Write In _____

Choose one of THREE ways to vote: (1) Email (must be signed, scanned) to office@audubonhoa.com (2) Drop off at Walton Pond Center, Return proxy / absentee form in a sealed envelope (3) 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.