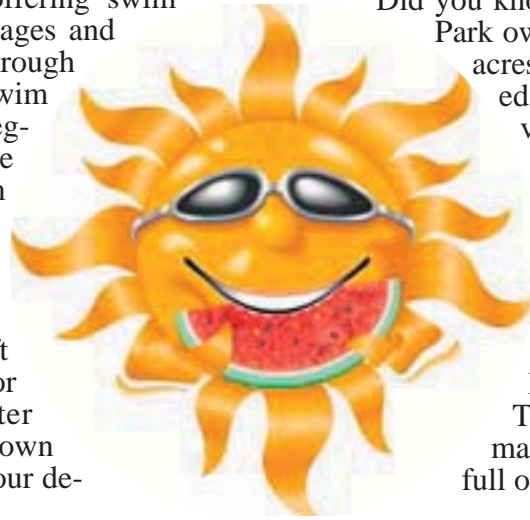


## It's Summer Fun Time!

Our tireless Recreation Committee, under the guidance of committee chairperson Brent Eischen, performs many functions to improve the safety, security, maintenance and improvement of all recreational grounds and facilities.

Many improvements are evident this year at the Recreational Complex (pool, playground, tennis courts, and basketball court): new non-slip floor surfaces, pool repair and painting, new signs and more. And our long-awaited pavilion will be constructed by mid-summer.

We are now offering swim lessons for all ages and skill levels through Atlantis Swim School. To register, visit the Atlantis Swim School Web site at [www.atlantis-swim-school.com](http://www.atlantis-swim-school.com), look in the left side menu for schedule/register and scroll down until you see your desired session.



Did you know that Audubon Park owns more than 65 acres of mostly wooded Active and Private Recreational land? The Landscape Committee have built nature trails through the woods and bridges over the Northeast Creek. The entire area remains pristine and full of wildlife.

## Upcoming Audubon Park Social Events

### Family Movie Night

Last Friday of each month

**July 28 - Cheaper By The Dozen 2 (PG)**

**August 25 - Nanny McPhee (PG)**

Movies begin at dark (approx. 8:45 p.m.).

Please bring your own lawn chair or blanket. (Bug spray, too!)



### Neighborhood B-B-Q

**August 26**

Join us for a Pig Pickin'

Volunteers needed, please sign up!

### TGIF! Audubon Park's Adult-oriented Happy Hour

The 2nd Friday of each month, 7:00 p.m. at the pool, unless otherwise noted. Please join us and meet some of your neighbors!

### July 14 - Mexican Fiesta

BYOM

(Bring your own Margaritas!)

Adults only

### August 11

Theme to be determined

If you would like to help with these events or others, please contact:

Vicky Terwilliger

572-0292

[jt1970@sbcglobal.net](mailto:jt1970@sbcglobal.net)

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## A Message From Your Board

It's another beautiful summer. Neighbors are beautifying their homes and properties, swimming in the pool, walking or riding bikes throughout the neighborhood, and children are playing in their yards.

We are so lucky to be living in Audubon Park. Here we enjoy a safe and beautiful community of homes and neighbors - a community rich in cultural, racial and professional diversity. Our desirability as a community and our community's reputation as a safe place to live continue to grow. That can only be attributed to our residents' sense of individual responsibility for their families, neighbors, and our community as a whole.

The first things we see upon entering Audubon Park are the beautifully manicured entranceways, bountiful flower gardens and plantings from the entrance throughout the recreational complex and our common areas. It's just sometimes awe-inspiring. Although we have Brickman Landscapes mowing, planting, and maintaining certain areas, the real managers are our Landscape Committee and its Chairperson, Don Rees. Without him and some key volunteers, it all just wouldn't be.

We continue to strengthen our Neighborhood Watch Program. Committee chairperson Dave Chilton and the many volunteer Block Captains (your neighbors) have worked together to utilize new technologies and available resources to make Audubon Park a safer, more secure place to live.

Your Social Committee continues to plan many events throughout the year. Vicky Terwilliger, committee chairperson, and a group of stead-

fast volunteers are always looking for good ideas and volunteers to help make them successful. Join in - it's a great way to meet neighbors, give our children a sense of community, and promote a sense of camaraderie.

Our Architectural Review Committee has grown to full staff under the direction of chairperson Daryl Habitt. The committee is now not only reviewing all Architectural Control Applications in a more thorough and timely manner, but it is also able to inspect our neighborhood for violations of the Audubon Park Association's Architectural Standards and Control Specifications.

We now have a functional and all-encompassing Communications Committee chaired by Lynn Russell. She will be responsible for editing and production of this newsletter. The committee as a whole will see that the residents stay informed about community meetings, events, issues, etc. via signs at each entrance, newsletter articles, our Web site ([www.AudubonPark.org](http://www.AudubonPark.org)), the Talis Web site ([www.talismgmt.net/AssociationSites.htm](http://www.talismgmt.net/AssociationSites.htm)), the bulletin boards, periodic mailings and flyers to homeowners and routine public affairs functions of the Homeowners' Association.

Our Homeowners' Association works hard for all of us. We know that asking for volunteers to help has historically been a "turn-off," so we will address it here last. We don't need a commitment for a lot of time. There are no contracts to sign or frequent disturbances at home or at work - no invasion of your privacy. But if you want to promote community pride and make a contribution to your neighborhood, we need you. Regardless of your age,

background, job, or expertise, if you have a desire to make a positive difference in your community you have all the requirements to join in. Just contact the chairperson of the committee in which you have interest, or contact any of the Board through your Audubon Park Web site ([www.AudubonPark.org](http://www.AudubonPark.org)).

Also, if you have a concern, observation or idea that you want to share, please contact us.

The 2006 Recreational Complex rules were recently mailed to each homeowner. Please be sure to read them and to make your household aware of the new rules. We regret any inconvenience due to increased restrictions, but we must ensure that the pool is used safely only by residents and their accompanied guests, and that all children under 14 years of age are adequately supervised by a parent, or their parent's designated, responsible adult who is also a resident.

We also ask that parents talk to their children - of any age - about pool safety, appropriate behavior and respect for others while enjoying all the great recreational things we have to offer young people.

*A Bird's Eye View* is published quarterly by the Audubon Park Homeowners' Association. If you are a resident and would like to submit an article for the next issue, contact the Communications Committee via the Audubon Park Web Site at [www.AudubonPark.org](http://www.AudubonPark.org).

## Warm Weather Means Outdoor Recreation

The temperature is rising and it is great to see the neighborhood so active. The pool, tennis courts, playground and sidewalks are filled with people enjoying the outdoors. This, however, can create problems as non-residents attempt to use our facilities and residents abuse the guest policy. (Residents are allowed to have up to two guests.)



We have seen increased incidents of people jumping the fence to get into the pool both during the day and at night, loitering in the parking lot and large crowds at the basketball court. It costs the neighborhood money to

fix any damage that may occur due to these incidents and we need to ensure that Audubon Park continues to be a safe environment for all of our residents. If residents do not get involved and report these occurrences we may need to hire security guards (which would lead to higher homeowners' dues), close off the parking lot, or even shut down some or all of our recreational facilities!

Please do not let anyone in the pool without a key card (unless you know them personally) and do not let anyone jump the fence. Our neighborhood is large enough that we don't always know all of our neighbors, so if someone asks you for identification, please do not take it personally. They are only trying to keep the neighborhood safe.

Your neighborhood is counting on you to keep your eyes open and report any crime you see to both the police and the Neighborhood Watch. To support this, we have set up a network of people to call if you need assistance. If you see suspicious activity please call the Durham police immediately, then con-

tact the people on the following list. Please try to get as many details as possible including a description of the person or vehicle and the license plate number if possible. (Please note that this is not limited to the recreation complex.)

**For assistance, please call:**

Durham Police 560-4601  
Emergencies (Police or fire) 911

**Tom Bythell**

NW Pool Complex Block Captain  
572-8950  
201-6611

**Dave Chilton**

NW Coordinator  
361-1870  
491-1807

**Ronald Carroll**

AP HOA President  
484-0084  
724-5088

**Brent Eischen**

Recreation Committee Chair  
361-9441

Thanks for helping to keep Audubon Park a safe and fun place to live!

## Calling All Dog-Walkers!

On Saturday morning, June 17th at 9:30 AM a group of dog-walkers will set out with their best tail-wagging friends for the American Tobacco Trail to do a little exercising and a lot of socializing. The trail is roughly a 5-minute drive from Audubon Park and is level, wide-open, and mostly shaded. This will be a two mile hike (one mile each way) and trail rules state that all dogs must be leashed. Everyone is

welcome, just show up at the Audubon Park Pool parking lot at 9:30, and we will go from there. If there is enough interest, we'll make this a regularly scheduled event.

Please call Chuck Bailey at 919-768-1782 with questions.



## 8 Ways To Increase Your Home's Value

by Joe Guarascio, Audubon Park Member at Large

Want to increase your home's value? Who wouldn't? Your home is usually your single largest investment, and there are several easy ways to increase your home's value over time. We have the fortune of living



in a highly desirable neighborhood with great amenities and pride of ownership. The neighborhood, together with your home's appearance and condition, make up your total home's value. To maximize that value when it's time to sell, you'll have to invest a little time or money on a regular basis. This small investment of time and money translates into huge profits down the road when it is time to sell. Here are some tips to maximize your home's value.

1. **Keep those trees.** Most modern buyers love the natural beauty and privacy of a wooded lot. If you are fortunate enough to have one already, keep it that way. If not, consider planting some trees and bushes to create a natural barrier.
2. **Create "curb appeal"** with landscaping. The right planting and landscaping can add substantially to your bottom line when it is time to sell. After all, it is your yard that makes the first impression on a potential buyer.
3. **Keep your mailbox clean and painted.** If your mailbox is looking really bad, you can give it a fresh coat of paint. This can be done easily and inexpensively with a small can of paint, a paint brush, and about 20 minutes. Maybe visit our local Sherwin Williams on NC 55 for some advice.
4. **Does your house fit in?** If you want to make significant improvements to your home, such as paint colors or additions, make sure to read the Audubon Park architectural guidelines or contact the chair of the architectural committee, Daryl Habit, at 206-4122. Don't be the odd house in the neighborhood. Keeping a consistent look to the neighborhood benefits everyone and will keep your home's value on the rise.
5. **Don't park on the street.** It sounds silly, but a lot of cars on the street really can negatively impact the curb appeal of our neighborhood and therefore lower your home's value. Make a concentrated effort to clean out that garage and park all of your cars in your garage or driveway.
6. **Be safe.** Remember that Audubon Park is a family neighborhood with many small children. When driving through the community, be extra careful and slow down. Make sure that families are among your many potential buyers in the future. More potential buyers equals more profits for you.
7. **Get involved in the community.** Come to the executive committee meetings or join a committee and make a positive contribution to the community. The more ac-

tive you are, the better the community, and the greater your home's value. Contact one of our committee or Board members by visiting [www.audubonpark.org](http://www.audubonpark.org).

8. **Stay informed.** Join the neighborhood watch and you will be notified when there are any public safety issues in our community. It's easy. Just sign up at [www.audubonpark.org](http://www.audubonpark.org). By staying informed and taking action when necessary, you can keep our neighborhood a nice and safe place to live, and that will make a big difference when it's time to sell.

Sound like a lot? Not when you consider that these small efforts can make a big difference in your sales price later on. By taking these simple steps, you can make your home and neighborhood highly desirable to the next buyer—and that translates into greater profits when it's time to sell.

Homeowners and residents whose property backs up to Homeowners' Association or Army Corps of Engineers property should remember that this property is not for their personal use (to include clearing, dumping, modifying, or otherwise encroaching on the property). Homeowners' Association property is for all homeowners, residents and accompanied guests, and no changes to Homeowners' Association property are allowed without the authority and oversight of the Homeowners' Association. There are no modifications allowed to Army Corps of Engineers land under any circumstances.

## Home Improvement Review Procedures

Homeowners who wish to make any change or addition to the outside appearance of their home or property must first review the Audubon Park Architectural Guidelines and Control Specifications. Then, as applicable, the homeowner must submit an Architectural Control Application Form to be approved prior to commencing work, or making the addition or change. A copy of the Declaration of Master Covenants, Conditions and Restrictions for Audubon Park, and the Audu-



bon Park Association's Architectural Standards and Control Specifications were given to each new Homeowner upon Settlement. These documents and the applicable Architectural Control Application Procedures and forms may also be found at [www.AudubonPark.org](http://www.AudubonPark.org), or at the Talis Management Web site at [www.talismgmt.net/ecomunities/AudubonPark/](http://www.talismgmt.net/ecomunities/AudubonPark/).

After you've decided what exterior home or property improvement you would like to make, but before beginning any project, please first carefully review the current Architectural Standards and Control Specifications. Follow the Architectural Control Application Procedures and submit the completed form for approval. The Architectural Review Committee will visit your property and respond to your request on a timely basis. Please remember that most construction (decks, porches, additions, detached structures, etc.) requires a Building

Permit from the City of Durham before beginning construction. It is the homeowner's responsibility to obtain a Building Permit and to have it posted for inspection at the work site at all times.

Talis, our Audubon Park Management Company, and Audubon Park Homeowners' Association volunteers continue to routinely tour and inspect our homes, lawns, plantings, gardens and property. By complying with these guidelines, we will be assured of continuing increases in property values, and keeping the pride we all have living in Audubon Park. Help us keep our neighborhood beautiful!

Please contact the Architectural Committee with any questions regarding policies, guidelines and requirements by visiting our Web site ([www.AudubonPark.org](http://www.AudubonPark.org)) to send e-mail. Or, you can contact any of the committee members listed in this newsletter.

## Birds of Audubon Park

John James Audubon (1785-1851) was not the first person to attempt to paint and describe all the birds of America, but for half a century he was this country's dominant wildlife artist. His seminal work *Birds of America*, a collection of 435 life-size prints, is still a standard against which 20th and 21st century bird artists, such as Roger Tory Peterson and David Sibley, are measured.

We are visited by many birds in Audubon Park, from tiny hummingbirds to majestic, soaring hawks. Many of us enjoy watching the birds at feeders and birdbaths we've placed in our yards.

Some other species of birds seen in our neighborhood include cardinals, bluebirds and finches.

Hummingbirds are very curious and fun to watch. A variety of hummingbird feeders are commercially available, or you can make one using instructions which can be found on the Web. Hummingbirds are attracted to red, so having a red feeder or one with red parts is preferred. Once you have your feeder, fill it with "nectar." This is extremely easy to make by dissolving 1/4 cup of sugar in 1 cup of boiled water. There are also many plants which attract hummingbirds and can beautify your yard as well!

One note of caution: These curious little birds will fly into a garage attracted by the red emergency release handle for the garage door or other red items. They get disoriented and cannot find their way out (a scared hummingbird's instinct is to fly straight up). In an hour, a trapped and exhausted hummingbird can starve to death. To prevent this, keep your garage door closed when you don't actually need it open.



## What is the Neighborhood Watch?

**The Neighborhood Watch Program** is made up of all 317 Audubon Park Homeowners. The mission of the Neighborhood Watch is to take a proactive approach in keeping crime out of our neighborhood. This approach relies on technology to automate communication between residents and volunteers.

### Does the Program Require a Time Commitment?

Absolutely not! We understand that different neighbors have different availability to volunteer time. Some have demanding jobs, children with busy schedules, or even both! The Neighborhood Watch program is designed with this in mind. Those who have more time to organize and manage the program will take care of those who don't. No obligations, no catches, no hassles. Just send us your contact information and we'll take care of the rest.



### You are already a member!

Because you are a resident of Audubon Park, you are automatically a member of the Neighborhood Watch. If you haven't received any information regarding the Neighborhood Watch, it is crucial that you call 361-1870 today to provide your contact information so that you can be kept informed. Please leave your name, address, two contact numbers and your e-mail address. Your privacy will always be protected, and all information you provide will be kept safe and never shared. And that's a promise.

If you have a family member in your home, a renter, or a neighbor whose primary language is other than English, please help us to identify them so we may better communicate with them. Their awareness, preparation, safeguards, safety and security depends on our ability to communicate with them, so please help us to help them!

### What you get when you sign up:

- Emergency phone calls within minutes of an event via an automated messaging service
- Non-emergency e-mails notifying you of petty crime and recommended action.
- Periodic e-mails on ways to protect your family and property and future training opportunities.

### Membership Status

We have added more than 30 new members to our contact list since the Spring newsletter. This brings our total to approximately 50% of our homeowners and residents. Our goal is to achieve 100% by mid-Fall.

To sign up, contact:  
Dave Chilton,  
Program Representative  
Phone: 361-1870

E-mail: [APNW@googlegroups.com](mailto:APNW@googlegroups.com)  
Web site: [www.AudubonPark.org](http://www.AudubonPark.org)

## Durham Noise and Other Ordinances

<http://www.municode.com/resources/gateway.asp?pid=10670&sid=33>

It is important that all residents respect each other. Please try to follow the guidelines below:

- Please operate lawn mowers, pressure washers, saws, etc. between 8 am and 9 pm. (The Durham law states 7 am but 8 am is a bit more considerate).
- If your animal creates frequent or continued noise please bring them inside.

- Obey neighborhood speed limits and stop at the stop signs.
- Please make your neighbors aware when you are having a party and make sure to keep the noise to a minimum.
- Always pick up after yourself, your children and your animals.

### State law references:

Authority to abate health nuisances, G. S. 160A-193; abatement by local health director, G. S. 130-20

(3) The keeping of any animal or

bird which, by causing frequent or long continued noise, shall disturb the comfort and repose of any person in the vicinity.

(5) Sounds emanating from a (i) motor vehicle, or (ii) lawn mower or agricultural equipment operated between the hours of 7:00 a.m. and 9:00 p.m. when the vehicle or equipment is properly equipped with the manufacturer's or other authorized standard muffler(s) and sound reduction equipment and in use under proper operating conditions.

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## Neighborhood Safety

There is growing concern for public and vehicular safety in Audubon Park. Rolling through stop signs, driving too fast through the neighborhood and around corners has become the rule instead of the exception. We have asked for City and County assistance in the loan of a speed detection and monitoring sign and a patrolling or periodically posted police car to “correct” those who speed and roll through stop signs. We are also asking for more speed limit and caution signs. We are even reporting speeding school buses (yep!).

We would like resident volunteers to sit on an ad hoc Advisory Public Safety Group for Audubon Park. The Charter is to identify weak or abuse

areas and to explore the possibility of new signs, the addition of painted cross-walks and stop lines and possibly the installation of wide-rolling speed bumps strategically located within the community.

So come on, neighbor, stay within the speed limit, obey stop signs and other traffic signs, slow down when passing children, pedestrians, cross-walks, bikers, etc. Don't park your car on the street. It restricts traffic flow, significantly reduces driver visibility and response time. Worse, when cars and larger vehicles are parked on both sides of the street, it may severely restrict emergency vehicle response. It is also directly in violation of the Homeowners' Association Covenants.

If you are interested in volunteering for this ad hoc advisory group, would like more information or to contribute suggestions or comments, please contact Ron Carroll via the Web site ([www.AudubonPark.org](http://www.AudubonPark.org)), or e-mail Ron at [AudubonPark27713@aol.com](mailto:AudubonPark27713@aol.com).

Finally, take care and be safe this summer. Please buckle up and drive safely.

### Don't invite burglars!

Remember to close your garage door when you're not actually using it.

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### Board Members

#### Ron Carroll

President, term expires Spring '08,  
484-0084, [rjcmllc@aol.com](mailto:rjcmllc@aol.com)

#### Scott Russell

Vice President, term expires Spring '07,

#### Becca Atchley

Secretary, term expires Spring '08,  
361-4757, [Rebecca.atchley@lhh.com](mailto:Rebecca.atchley@lhh.com)

#### Gretchen Mauney

Treasurer, term expires Spring '08,  
572-0199, [joeandgretchen@yahoo.com](mailto:joeandgretchen@yahoo.com)

#### Joseph Guarascio

Member-At-Large, term expires Spring '08, 475-4438, [jguarascio@msn.com](mailto:jguarascio@msn.com)

### Committee Chairs

*Architectural Review:* Daryl Habit, 206-422 or Ron Carroll, 484-0084

*Recreation:* Brent Eischen, 361-9441

*Landscaping:* Don Rees, 484-7411

*Social:* Vicky Terwilliger, 572-0292

Joanne Rees, 484-7411

*Neighborhood Watch:* Dave Chilton, 361-1870

*Communications:* Lynn Russell, 361-7692

**Web Site:** [www.AudubonPark.org](http://www.AudubonPark.org)

**Webmaster:** Scott Russell, 361-7692,  
[catfather@donpoo.net](mailto:catfather@donpoo.net)

**Talis Management:** Kelly Decker,  
Community Manager, 919-319-3450, ext. 29,  
[KSDecker@talismgmt.com](mailto:KSDecker@talismgmt.com)

### Information for Homeowners and Residents

**Governance:** All property owners in Audubon Park, as a condition of ownership, are members of the Audubon Park Homeowners' Association, Inc. (HOA), a non-profit North Carolina Corporation. The HOA Board of Directors is directly responsible for HOA governance in accordance with the HOA Bylaws. The Board contracts with Talis Management to perform day-to-day management, including collection of quarterly assessments, disbursement of funds and identification of problems needing Board attention. Other contracts are let to perform landscape and grounds maintenance, pool maintenance, etc.

**Architectural Standards:** The appearance of all property in Audubon Park is subject to standards published in the *Architectural Standards and Control Specifications*. All changes to the appearance of a home, lot or outbuilding in the development require approval by the Architectural Review Committee (ARC). Changes made without ARC approval may be required to be “undone” under force of law if directed by the Board.

**Swimming Pool and Tennis Court Access** is controlled by electronic card key. A charge of \$25 is levied for lost keys. Contact Joe or Gretchen at 572-0199, or e-mail [joeandgretchen@yahoo.com](mailto:joeandgretchen@yahoo.com) for new or replacement card-keys.

**Association Dues:** \$92 quarterly, due Jan. 1, April 1, July 1 and Oct. 1 to: Audubon Park HOA, PO Box 19309, Charlotte, NC 28219. There is a \$10 late fee for dues not received within 30 days

### **Audubon Park Babysitting Co-op**

Do you want to have a date night, volunteer at your child's school, go to an appointment, or just be kid-free for a few hours without having to pay for a babysitter?

Are you willing to exchange some of your time to babysit for someone else?

Would you like to get to know some of the other parents/families in Audubon Park?

If you answered "yes" to all of the above questions, then the Audubon Park babysitting co-op is for you!

Call 806-1526 or e-mail aramina.a@gmail.com to learn more.

### **Red Landscaping Brick Borders**

Curved and Straight  
Free - Call Joe at 475-4438

### **Private Clarinet Instruction**

Call Kelly Parsons  
824-6624

### **Individual Piano Lessons for Beginners and Intermediates** taught right in your neighborhood!

Nigora Nassimova is a member of the Durham Music Teachers' Association, National Music Teachers' Association, North Carolina Music Teachers' Association. Master of Arts and Piano and has taught piano for 25 years.

FOR MORE INFORMATION call  
919-323-4088

## **Important Numbers**

**Durham One-call** is a centralized center for information and services offered by the City of Durham. 560-1200 or <http://www.ci.durham.nc.us/departments/onecall/>

**Durham Police** non-emergency number: 560-4601 or <http://www.durhampolice.com/>

**Parkwood Volunteer Fire Department:** 1409 Seaton Road, 361-0927 or <http://www.pvfd.com/>

**Durham Solid Waste Management:** 560-4185 or <http://www.ci.durham.nc.us/departments/solid/>

**Recycling:** Tidewater Fibre Corp (TFC), (919) 957-8803 or <http://www.ci.durham.nc.us/departments/solid/>

**Duke Power:** 382-3200. Duke Power is responsible for streetlight repair.