

### Real Estate News

One property sold from January 1 to March 1, 2012. There are currently 6 properties for sale in Northgate. They range in price from \$85k to \$215k, from 896sf to 1722sf and were built from 1941 to 1953. Days on the market range from 11 days to 742 days.

In 2011 there were 21 homes sold ranging from \$80k to \$160k, 781sf to 2450 sf, and built from 1939 to 1968. Days on the market ranged from 26 days to 499 days.

If you have questions about this Northgate Real Estate Report please call Nancy Rizzo, 919 308 4306 ReMax Realtor  
Nancy Rizzo  
Broker, ABR, GRI, SRES  
ReMax Winning Edge  
501 Washington Street  
Durham, NC 27701  
Cell 919 308 4306  
Fax 888 792 5111

### Resident businesses and services

**Nancy Rizzo**, NGP resident since 1988, Realtor® since 2000 and neighborhood pet sitter. Assisting with the purchase and/or sale of homes in Durham, Wake, Person, Orange, Granville, Franklin and nationwide relocation. 919 308 4306

**Outsiders Art & Collectibles** is pleased to offer a 15% discount to all Northgate Park Neighbors! Just come in and say, "I love living in Northgate Park!"

**Adorn Boutique** 905 West Main Street—Our American and European product lines add an easy elegance to your wardrobe. Artful accessories in the form of scarves, handbags, belts and jewelry will enhance your wardrobe.

**Bull City Acupuncture** 949-2676  
\$35-55/session Treating problems with pain, sleep, digestion, stress, gynecology and more.  
[bullcityacupuncture.com](http://bullcityacupuncture.com)

**BuildSense.** Got drafts, allergies, high bills, other quirky old-house issues? Energy audit's too much, weatherization, not enough? A Home Comfort Survey from your neighbor, Bradley Yoder, of downtown Durham's **BuildSense**, can help. 919 943 0057 | [byoder@buildsense.com](mailto:byoder@buildsense.com)

## Membership Form

Join or renew your membership today!

Make checks payable to: "NPNA"

Mail check and this form to:

**Singer/NPNA**  
**311 Greenwood Drive**  
**Durham, NC 27704**

Individual Household \$5-\$15, pay what you can

Business/Institution \$15

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

I'm interested in helping with the following:

Winter Luminaries  Creek Cleanup

Newsletter Distribution  Administration

Neighborhood Watch  Park Clean Up

*Want to Join the NPNA Listserv?*

*Go to:*

*<http://groups.yahoo.com/group/NPNA> and click on*

*"Join this Group"*

*OR send an email to:*

*[npna-subscribe@yahoogroups.com](mailto:npna-subscribe@yahoogroups.com)*

### SUBMISSIONS

The NPNA Newsletter is published on a quarterly basis. And does not happen without the support, input and commitment of the community. If you would like to submit articles, news, recipes, favorite websites, or announcements for next quarter's issue, please email Ian Pond at [ian.pond@yahoo.com](mailto:ian.pond@yahoo.com)

If you would like to volunteer to deliver newsletters, please contact [ian.pond@yahoo.com](mailto:ian.pond@yahoo.com) or 919-317-1241

We specifically struggle to get volunteers to deliver Roxboro Street, Club Boulevard and Duke Street

### ABOUT NORTHGATE PARK NEIGHBORHOOD ASSOCIATION

**NPNA Meetings:** Northgate Park Neighborhood Association meets the third Thursday of every month (except June and December) at 7:00 p.m. at the Friendly City Civitan Club at 2510 Glendale Avenue. All neighbors are welcome to attend!

**NPNA Board of Directors:** President: Ian Pond; Vice President: Adam Shestak; Treasurer: Dan Singer; Secretary: Rebecca Gibson; Members at Large: Alice Kolacinski, Line Dempsey, Jeff "Boomer" Bakalchuck



NORTHGATE PARK NEIGHBORHOOD ASSOCIATION

SPRING 2012



# newsletter

Member of the Inter-Neighborhood Council

## One of Northgate's own is recognized by the City

We all know Mike Shiflett as the leader of Northgate Park's park and stream clean-ups and for being active throughout Northgate Park in many other ways. Well, Mike's community involvement spreads well beyond Northgate Park and has done so for many years, such that the City of Durham formally recognized Mike's community work in the 2012 Human Relation Awards alongside other local community activists Stephanie Williams, Barbara Lau and Michael Woodard.

Great work Mike, we are all proud of you!

News Release

For Immediate Release: February 24, 2012

### Durham Announces Human Relations Award Winners

DURHAM, N.C. – Last night, the City of Durham recognized four area leaders for their commitments to improving human relations among the people of Durham.

In honor of Human Relations Month, the City's Human Relations Commission and the Human Relations Division of the City's Neighborhood Improvement Department hosted the 2012 Human Relations Award Ceremony. Reverend Philip R. Cousin, Jr., pastor at St. Joseph A.M.E. Church and chairman of the Durham Committee on the Affairs of Black People, served as the keynote speaker for the ceremony.

•Mike Shiflett won the Community Housing Award for his outstanding and dedicated work to strengthen and improve the quality and sustainability of Durham neighborhoods. Since moving to Durham in 1984, Shiflett has been deeply committed to Durham's many different neighborhoods. He believes in learning about how and what causes neighborhoods to succeed and is a committed volunteer with many organizations and community associations, not only in his own neighborhood, but in all of Durham and the Triangle. The number of organizations that Shiflett has been affiliated with, at last count, was 49 and still growing.

### UPCOMING EVENTS:

- March 10th, Park clean-up
- March 15th, NPNA meeting, Civitan, 7.00pm
- April 19th, NPNA meeting, Civitan, 7.00pm
- April 19th, 1st Northgate Park Food Truck Rodeo. By the tennis courts, 5.00pm-8.30pm

### Why do you like it here?

Dear Northgate Park Resident:

My name is Aliaa Elabd, a doctoral student at the College of Design North Carolina State University. My research study is interested in studying Northgate Park neighborhood and the special features that add to the wellbeing of its residents. The perception is that people are attracted to the city's neighborhoods due to their closeness to downtowns and the variety of places and attractions that downtowns might have. However, little is known about the factors that contribute to people's attraction to particular neighborhoods and that encourage them to stay.

This study explores the question of: what are the reasons that encouraged you to select Northgate Park Neighborhood as your place of residence? In addition, this investigation seeks to understand how you perceive your neighborhood, and your role in improving its conditions.

Your opinion is highly valuable for this study, as it will help identify the strength factors of your neighborhood and community. The ultimate goal of such a study is to create or develop guidelines for city officials and planners for future redevelopment. Your participation in this study is greatly appreciated. You can respond to this questionnaire either online through a link provided on the neighborhood listserv or you may fill out the copy provided in this newsletter and kindly drop it off in a collection box at 112 Gresham Avenue (front porch).

This questionnaire can be completed by one member of the household, who will be included in a lottery to win one of two \$40.00 value gift cards from Target. If you would like your name to be included in this lottery, please provide your name and address at the end of the questionnaire. The results of the study will be shared with Northgate Park community and all interested residents.

Confidentially of your responses is assured. Your completion of this form acknowledges your agreement to participate in the study.

I appreciate you taking time to fill out this questionnaire before March 21st. For any questions or concerns, please do not hesitate to contact me. My email address is [aaelabd@ncsu.edu](mailto:aaelabd@ncsu.edu), and my cell phone number is: 512-791-841.

Thanks!

Sincerely,

Aliaa Elabd

NOTE: we had insufficient hard copies to issue one with every newsletter. If you need a hard copy, please collect from 112 Gresham Avenue, front porch or print your own from the NPNA Yahoo group site, under Files/Survey

## Food Truck Rodeo at the Park!!

One of the most motivating factors to NGP residents is food and nothing gets the juices flowing like food truck food!

The great news is that due to the sterling efforts of a few residents we will have our own Northgate Park Food Truck Rodeo every 3rd Thursday of the month, starting Thursday 19th April!

The event will run from 5.00pm until 8.30pm and the trucks will be located in the car lot adjacent to the tennis court picnic shelter.

Watch the listserv for more details about which trucks will attend. Feedback has been ridiculously positive and this event should be a great success!

### Seasonal Recipes—Tuna with Almonds

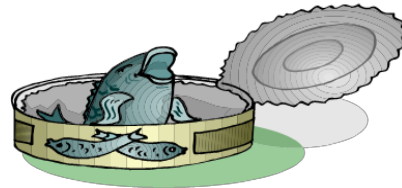
Submitted by: Alice Kolacinski

You won't believe this is Tuna!

Tuna & Almonds with French Style String Beans

**Ingredients:**

- Olive oil
- Slivered Almonds 1/2 cup
- Sliced onion 1/4-1/2 white or yellow medium onion—sweet onion makes a mellower dish



( half the onion and then cut on diagonal so slices are smaller than green beans )

Canned French Style String Beans 1 1/4—16 oz. can

Drained Tuna in Water 6—7 oz can

(I usually drain by pressing lid on can and then add some water and drain again))

1/2 cup Milk and 2 heaping Tablespoons of Flour to make White Sauce (if you don't know how to make white sauce, consult ehow's [http://www.ewh.com/how\\_8122082\\_make-creamy-white-sauce.html](http://www.ewh.com/how_8122082_make-creamy-white-sauce.html) ) If making white sauce—make it before beginning the recipe and set aside until ready to mix into vegetable mix . (Step 5) or wing it by following directions below. (Step 6)

1/2 cup Parmesan Cheese

Use splash of olive oil to glisten the pan.

Toast the slivered almonds and sliced onions (aim for brownish almonds—getting ready to be semi-clear onions) in olive oil. (Moderately high heat as if stir frying)

Pour string beans (liquid included) over almonds and onions and cook until 3/4 of water is gone and beans warm .

Add the drained Tuna

Add White sauce

Or-- A quick and very dirty method to making the white sauce is to push cooked ingredients to one side of pan, sprinkle the 2 - 3 tablespoons of flour in the area cleared and immediately pour in milk. With a spatula, and/or whisk stir flour and milk into paste-like mix and then blend with the rest of vegetable in pan.

When mixture is thick; warm and bubbly. Stir in Parmesan Cheese.

Cut off heat and serve.

Yield - 2 Very Abundant servings or 3-4 "I don't like Fish" servings.

Add Green Salad, Fruit Cocktail or Applesauce, Bread and Lemon Sherbet or Vanilla Ice Cream to complete the menu.

Some cheese fanatics have been known to sprinkle more cheese on top

To: My Person

From: Your Doggie

I really enjoy our outings in Northgate Park and around the neighborhood. It's our special time together, and I enjoy having people stop to admire me. It's a real privilege to share the area with other pets and children and walkers/runners.

Which brings me to my point--I am a creature who, when outdoors, usually answers nature's call. This is where you come in. I think we would be even more welcomed in and around the park if you (and it has to be you--for obvious reasons) would "bag" my "leavings" and dispose of them properly. I have seen a few people doing this and they set a good example.

You know that I love making people happy, and I believe the other park users are entitled to this consideration and that it is our (well mostly your) responsibility to help keep the park, sidewalk, and curb areas cleaner for everyone. Also don't let me "go" in people's yards, either.

So please think hard about doing this for me, for you, for the neighborhood. Woof!

This was one of my whimsical moments, I guess. Also reminds me of a cartoon depicting a dog and its owner walking, she with a plastic bag in hand, and the doggie saying, "If I had known we would take it back home, I would have gone before we left."

Betty Hilliard, Spring 2001 Newsletter



Come see us at our 9<sup>th</sup> street office.  
\$45 for your first 60 min massage!  
919-627-8111  
<http://www.endlesssummermassage.com>

### GOT NATURE?

[www.ellerbecreek.org](http://www.ellerbecreek.org)

Since 1999, Ellerbe Creek Watershed Association has protected over 150 acres of land in and around OUR neighborhoods, including the Beaver Marsh behind Compare Foods. Help us do more! Become a member of ECWA today.

Levels: Individual \$25 Family \$40

Name and email: \_\_\_\_\_

Address: \_\_\_\_\_ Zip: \_\_\_\_\_

Send check to: ECWA, PO Box 2679, Durham, NC 27705 or join online!



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ABR, GRI, SRES

501 Washington Street  
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Durham, NC 27701  
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Cell: (919) 308-4306  
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### Solving the Mysteries of Home Comfort

By Bradley Yoder, Home Performance Specialist, BuildSense

Home Comfort/Performance Specialist is an evolving field. You can find local contractors via Green Home Builders of the Triangle [www.hbadoc.com](http://www.hbadoc.com) Bradley lives in Northgate Park

You're miffed. You have a room or space in your house that's too hot, too cold, too musty, too stinky, too drafty, or too something unpleasant. You love the location of your home, its looks or layout, but allergies or respiratory issues are nagging your family, or utility bills are painfully high while recent repeated proposals by utility companies threaten to further increase rates.

Your home is for rest and comfort, peace and security, a place to recover, rejuvenate, and renew. Unfortunately, we learn more and more each day that American homes sometimes do quite the opposite by providing an unhealthy and/or uncomfortable home environment. A news report, a radio piece, a recent internet article, and numerous ads have told you of the various means to repair all sorts of home maintenance problems. Remove the mold and moisture. Replace your windows. Add insulation. Close your crawlspace. Service your HVAC. Add shading systems. The list goes on and on. So, even doing your best, it's hard to figure out which path to choose. When you finally decide to act, who do you call? Is it the window folks, the heating and air people, an electrician, the insulation installers, an interior designer, a general contractor, or somebody else? Are you worried you may be sold something just because the sales person is behind on their quota? All the uncertainty may bring you right back to putting it off again.

Don't put it off. Just ask the right questions.

While all the service providers you considered may be skilled in their individual trades, how do they know your family's unique needs and your home's unique conditions? Are they trained to view your home as a whole system? Do they have extensive knowledge of how all the various components interact with each other to operate effectively or, in many cases, ineffectively? The complexities can be overwhelming, and the solutions may not be obvious. A Home Performance Specialist will listen to your needs, examine your home, and work with you to wade through the plethora of products and services that best suit your needs and budget. Each house is unique, as is each household. How house and household fit together is critical when trying to meaningfully discern solutions that ensure lasting comfort, health, and security for your family. If your home comfort mysteries remain unsolved, do your homework and find a partner who has the whole picture, and your family's best interests, in mind.

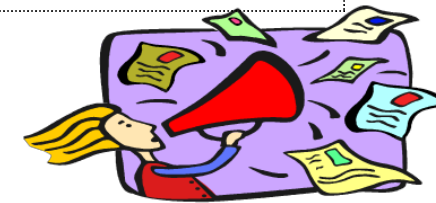
### SHOUT OUT:

Thanks to the Northgate neighbors

who left individual servings of food for the Porch-Durham Back-pack Buddies Collection on the porch(s) at 210 West Murray Avenue this month. Collections occur on the 3<sup>rd</sup> Monday. The next one will be March 20<sup>th</sup>. For more information, check out the website:

<http://porchdurham.org/>

or contact Alice Kolacinski at 919-251-8683 or [apkolacinski@yahoo.com](mailto:apkolacinski@yahoo.com)



### Lots Happening in the Neighborhood!

2012 has started with a bang and there are lots of interesting things happening in the neighborhood; here is a selection:

**404 West Lavender** is the white building adjacent to the creek where the Museum of Life and Science began back in the 1940s. The building has been used by Parks and Recreation as a storage unit for the past few years but is now being vacated. The building can be repurposed as residential or perhaps a change of use to commercial/non-profit. However, the house lies within the floodway and stringent FEMA restrictions apply to the level of upgrades and usage. If you are interested in this property, contact Parks and Recreation for more information.

Speaking of **Floodplain and Floodway** - Floodway is that area around a stream that has current when flooded and Floodplain is the additional area that gets flooded but has no current. The Floodway and Floodplain maps for Northgate Park have been uploaded to the files section of NPNA's Yahoo group. Pink denotes the floodway, green (difficult to see) denotes the floodplain.

**Playground equipment** in the park has been a hot topic of conversation ever since the park renovation that took away multiple pieces because they were old, required significant repair and were within the floodway. NGP resident and Mom Zareen Kapadia has played the lead role in coordinating recent meetings with Parks and Rec's Beth Timpson to explore options to get a slide and swing for older kids resorted to the offering. The big challenge is the FEMA restrictions to flood ways/plains mentioned above. However, after much creative thought and some real tenacity there is a glimmer of light that we may be able to extend the current play area and add equipment. Watch the listserv for updates.

**Club Boulevard Elementary School has a walk zone** of 0.5 miles, the rule set for which causes some concern amongst local parents. The eligibility distance is measured along roads and makes no use of the various trails and paths in our neighborhood and that of Duke Park. This means that local residents of Northgate Park, Duke Park and Colonial Village whose children could otherwise attend Club Elementary are not automatically accepted. The three neighborhoods are interested in revising that rule set to include trails and increase the distance. Again, watch the listserv for updates.

### Fed up of illegal dumping?

One local resident was and shared his concerns with others. The dump is located behind the commercial premises at the junction of Roxboro and Edgewood, X marks the spot. The dump has built up over the years and includes electrical equipment, chemical containers, used veterinary syringes and much more. It is clearly being added to with fluorescent light bulbs and oil containers sitting on top of the pile. With the help of part-President Line Dempsey and the well-connected Mike Shiflett the situation is now being addressed by the Neighborhood Improvement Services



### EDITORS' NOTE:

Many of the above topics are being progressed by the involvement and tenacity of your neighbors. Don't leave them out there to do this on your own; support them, get involved, be heard, do something.

**A reasonable person adapts to their environment, therefore all change comes from unreasonable people — be unreasonable!**



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