



A Message from the **NWACA PRESIDENT**

Chris Hajdu

It's been a busy few months for NWACA. We've seen the completion of the Austin Oaks Charrette, which had great participation from the four adjacent neighborhoods, along with other citizens from all over Austin. Please read the relevant article in this newsletter regarding the outcome of the charrette. In addition, the NWACA board has issued a resolution in support of the charrette process and outcome. If you would like to read the resolution or are in need of any other information related to the Austin Oaks Charrette, please look here: <http://nwaca.org/austin-oaks-charrette/>

Please also see the article in this issue about how being in a Firewise community can contribute to your bottom line in the form of insurance savings.

Note that Spring Break (March 11-15) and SXSW (March 11-20) are right around the corner, and historically we have seen an increase in crime at this time. Please be vigilant during this time and follow common sense best practices including keeping valuables out of sight in your

cars (including garage door openers), locking your cars, turning on exterior lights, using burglar alarms if you have them, generally keeping abreast of your neighbors' plans, and reporting any suspicious activity.

One way to stay abreast of the many happenings in our neighborhood is to receive our weekly NWACA Notes email update. If you'd like to receive this, fill out the form on the bottom right of this web page: <http://nwaca.org/ways-to-stay-in-touch/> Also, on the same page are links to our Facebook presence. Look for the "Join NWACA on Facebook" section on the same page.

We are also asking for help from neighbors affected by telecom companies digging in or around your property. Have you experienced any issues with this? If so, we'd like to hear about it. Please send an email to nwacainfo@gmail.com and include the issue, the company(s) involved, resolution (if any) and any photos that document the problem.

What is NWACA?



The Northwest Austin Civic Association (NWACA) serves the area bounded by Spicewood Springs Road, RM 2222, Mopac, and Loop 360. Formed in 1970, NWACA helps to foster communication and discussion regarding broad concerns of the whole neighborhood, such as crime prevention, traffic safety, wildfire prevention,

elections, and zoning matters.

NWACA's mission: to preserve, promote, and enhance the exceptional and unique character of the neighborhood. That mission is carried out through a wide range of activities and services performed by an elected volunteer board and a dozen committees of volunteers. See www.nwaca.org for information on how you can get involved (click on the Get Involved section).

IMPORTANT NUMBERS

Austin Citywide Information Center.....512-974-2000 or 311
 Emergency, Police..... 911
 Non-emergency (coyote sightings, compliance issues) 311
 To check status, go to: <http://www.austintexas.gov/department/myaustincodestatus>
 APD District Representative, Office Darrell Grayson 512-974-5242

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Each of the Board members can be reached at:
nwacainfo@gmail.com

The NWACA Board meets on the 2nd Wednesday of each month, except December. Please visit our calendar at www.nwaca.org to see the specific time and location. If you wish to speak at a Board meeting, please send email a week before the meeting, so that we can get you on the agenda.

NWACA is bordered on the north by Spicewood Springs Road, on the west by Loop 360, on the south by RM 2222, and on the east by Mopac (Loop 1).

ADVERTISING INFO

Please support the advertisers that make the NWACA News possible. If you are interested in advertising, please contact our sales office at 512-263-9181 or advertising@peelinc.com. The advertising deadline is the 8th of the month prior to the issue.

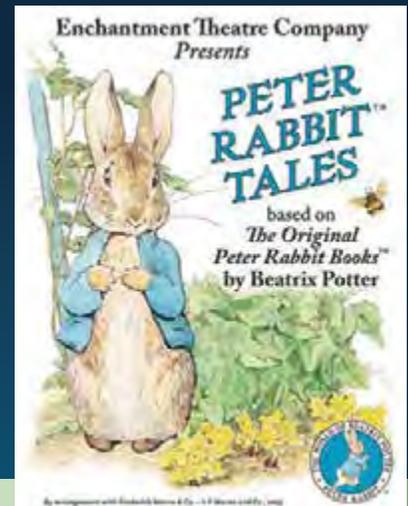
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NWACA AND NEIGHBORHOOD EVENTS

MARCH 1, 8 AM

Kneaded Pleasures

Communications Committee

MARCH 2, 8:30 AM

Kneaded Pleasures

Crime and Safety Committee

MARCH 3, 8 AM

Kneaded Pleasures

Sponsorship Committee

MARCH 5, 9 AM-1PM

Bull Creek District Park

It's My Park Day – Mulching and Flower Bed Cleanup

MARCH 5, 1 PM-4PM

Murchison Pool Park

It's My Park Day - Spring Cleanup

MARCH 6, 2 PM

Kneaded Pleasures

NWACA Parks Committee

MARCH 9, 6:30 – 8:30 PM

Mangia Pizza

NWACA Monthly Board Meeting

MARCH 13

Daylight Savings Time begins

MARCH 22, 5PM

Temple Beth Shalom, 7300 Hart Lane

NWACA Zoning and Transportation Committee

APRIL 3, 2 PM

Kneaded Pleasures

NWACA Parks Committee

APRIL 5, 8 AM

Kneaded Pleasures

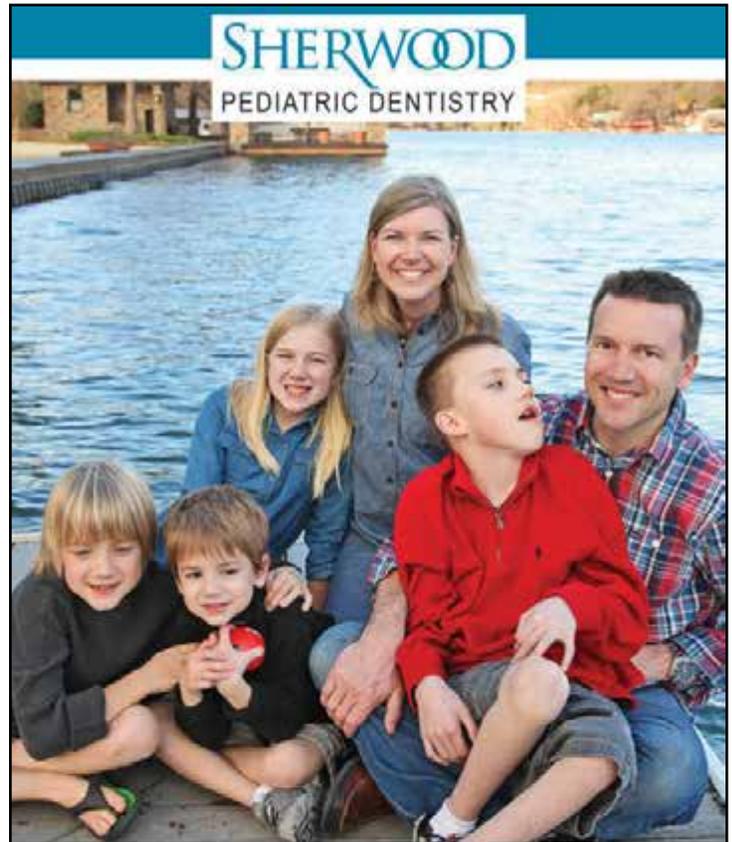
Communications Committee

APRIL 6, 8:30 AM

Kneaded Pleasures

Crime and Safety Committee

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NWACA News

(Continued from Page 3)

APRIL 7, 8 AM

Kneaded Pleasures
Sponsorship Committee

APRIL 9, 9-11 AM

Locations all over Austin
Clean Sweep Austin – sponsored by Keep Austin Beautiful; more info at www.KeepAustinBeautiful.org/cleansweep

APR. 13, 6:30 – 8:30 PM

Mangia Pizza
NWACA Monthly Board Meeting

APR. 17, 2 PM

Kneaded Pleasures
Tree and Environment Committee

APRIL 26, 5PM

Temple Beth Shalom, 7300 Hart Lane
NWACA Zoning and Transportation Committee

Note: For each of these events, please check our web site for the latest information, since meetings may be rescheduled because of other conflicts.

WATCH OUT FOR OUR KIDS

Lauren Ward

During the second week of February, a child on a bike was hit while in the crosswalk at Far West and Mesa. Luckily, he had only a mild concussion and some lacerations and bruising. He was crossing after the city crossing guard was no longer on duty - at 4:30 - but was in a designated crosswalk.

Please be careful driving through our neighborhood. Children biking and walking to school will not always be doing so during the peak hours of 7:30-9am, and 3-4pm. As such, they will not be protected by an official crossing guard. Any time a pedestrian is waiting to cross a crosswalk, the law says you should stop. Be a good neighbor, share the roads, and watch out for our children.

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NWACA Business Spotlight: DAILY JUICE

Caroline Alexander

Cary and Joanie Frieden moved to Northwest Hills in 2010 and started Austin Skinny Limits in 2012. Their choice of neighborhoods for their home and their business was simple.

“We love our ‘hood,” explains Joanie. “What attracted us to the neighborhood was the fact that our four children could walk or bike to school. Since moving here, we have truly learned what it means to live in a ‘village,’ where neighbors truly care for one another.”

In June 2015, Austin Skinny Limits merged with Daily Juice, Austin’s original juice bar. The business is all about whole ingredient foods. They offer a large variety and selection of ‘grab and go’ meals, smoothies, and fresh juices. They are most noted for having the best tasting juice cleanse. Their goal is to make HEALTHY easily accessible as well as affordable.

Cary is their own, personal success story. Though seemingly healthy, he had a cholesterol level over 300 and had been taking medicine for years to treat his high cholesterol and GERD. Very quickly after making dietary changes - eliminating processed foods and incorporating a daily juice – he is off all medications and has a cholesterol level well within the normal range.

Cary and Joanie hear similar stories from a large number of their regular customers, many of whom were referred on the advice of their medical professionals. More than a juice bar, the Daily Juice is about getting daily nutrition from real food ingredients, making healthy choices, and feeding families the best available.

“Convenient CAN be HEALTHY!” says Joanie.

You can visit the Daily Juice at 3720 Far West Blvd #105 (next to Mr Gattis). They are open Monday through Friday 7:00 a.m. – 7:00 p.m. and Saturday through Sunday from 8:00 a.m. to 5:00 p.m.

Summary of the Austin Oaks Charrette

Joyce Statz and Shannon Meroney

More than 250 individuals from the neighborhoods surrounding the Austin Oaks property participated in a week-long charrette design workshop during the last week of January, many attending on multiple days to see the progress and provide their input. This was the second of the three phase charrette process, using methods from the National Charrette Institute (NCI). The first phase of the process involved community information meetings in December, followed by Vision and Values (V&V) workshops for neighbors in December and January. The Vision and Values workshops shaped the Objectives, Strategies, and Measures for the charrette design workshop. The third phase of implementation began after the week-long design workshop finished.

The charrette week began with a day of background information. There were eight sessions, attended by both the design team creating the possible site plans and by interested members of the public. Topics ranged from a review of the Objectives, Strategies, and Measures used to guide the design work, to briefings on technical information used by designers in creating the plans.

Presenters discussed current traffic situations and how to estimate traffic demand based on land use. There was an overview of the environmental conditions of the site and the City’s regulations about handling trees, endangered species, watershed protection, and parks. A review of the history and demographics of the area examined its history from the 1800’s to current day.

Market researchers provided background information on the trends in housing, retail, and office space for Austin and this area. Austin Planning and Zoning provided an overview of zoning and the Planned Unit Development (PUD) process. The charrette facilitator, Doug Farr, presented an overview of town planning principles.

The day finished with a review of a baseline plan created by the design team reflecting what could be developed at the site under

(Continued on Page 6)

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NWACA News

(Continued from Page 5)

current zoning, separately redeveloping the 13 lots that currently exist on the site. This plan was referred to throughout the week as the "Code Compliant Plan" and was used as a reference point for comparison to the alternative designs developed each day.

Using the information from Monday's sessions and the input from the V&V workshops held in December and January, the design team spent Tuesday developing three competing potential plans (entitled Plans A, B, and C). Each was focused on one of the highest priority concerns of the neighborhoods as expressed in the V&V sessions – traffic, trees, and tall buildings. These designs were pinned up on the wall during the evening feedback session as the designers walked participants through the details of each design alternative. Participants then provided feedback by putting sticky notes on the designs. They were also invited to take part in table-top collaborative exercises where preferences were gathered in the form of a feedback ballots. The ballots enabled each participant to rate each geographic section of each plan as "Preferred," "Acceptable" or "Unacceptable." All feedback was then counted and collated.

Wednesday's design activity used the results of Tuesday's feedback to adjust the designs, creating two alternatives (Plan D and E) that incorporated the most popular elements of the three prior designs. There were also some adjustments made to the Code Compliant plan,

including removing underground parking, making that plan a more realistic baseline reference plan. That evening facilitators again walked attendees through the details of each plan via a slide presentation including specific concepts for each design. On this night, various "amenities" available for inclusion in the plans were presented, along with their overall cost. These amenities were described as options for Plans D and E, but not for the Code Compliant Plan. These new plans were again pinned up for the evening feedback session, which had a very lively Q&A after the plans were presented. After a lengthy and active discussion by attendees in a large group format, a straw poll of attendees was taken at the end of the night and used to gather new feedback on several key aspects of the designs.

The verbal feedback and straw poll results from Wednesday were used to develop one final design for presentation as the design team's Recommended Plan for discussion on Thursday night. ("Recommended Plan" is a term of art in the NCI charrette process.) This plan represented the consensus plan as developed from feedback and voting during the previous three days and the input from the V&V workshops. The slide presentation about this alternative included descriptions of the traffic generated by the plan; height, density, and uses of each building; and unique elements in the design – a two-acre neighborhood park at the southwest corner

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(Continued from Page 6)

of the site and the creek park to be established along the wetland area (Foster Branch of Shoal Creek), among other items. At the end of the evening, attendees were given an opportunity to vote on their preference between the Code Compliant Plan and the Recommended Plan, consistent with requests that an official vote take place between these options. 64% of those voting supported the Recommended Plan over the Code Compliant Plan. Thus, the "Recommended Plan" moved forward into the Friday activities to become the "Preferred Plan," a term used in the NCI process for the output of the charrette.

On Friday, designers made small adjustments to the plan, based on the Thursday night session, and they updated the Thursday night presentation, completing the information in tables comparing traffic, square footage, height, overall density, housing units, trees preserved, and other pieces of data for the final presentation at noon. Attendees were again able to ask questions and provide feedback. The final Preferred Plan design now moves forward into the third phase of the charrette process, to establish the basis of an agreement that will be formalized in an application to rezone the site. This rezoning application must then go through the City of Austin approval process. Additional opportunities will be available during this process for the public to obtain more information and provide their feedback

during the zoning process. This process will include hearings at the Environmental Commission, the Zoning and Platting Commission, and City Council.

NOTE: Due to space constraints, this article provides only a brief summary of all the items that were discussed and debated during the charrette process. The feedback sessions were well attended and lively. You can view all the slide decks, drawings, comments from sticky notes, and vote tallies on the charrette web page, <http://nwaca.org/austin-oaks-charrette/>

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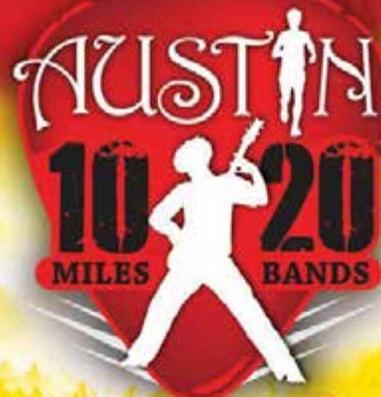
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Please Don't Prune this Month

Joanie Arrott

Tree Trimming companies are busy soliciting business in NWACA neighborhoods. Don't let them prune your live oaks or red oaks until July. Fresh tree wounds, whether by pruning or storm damage, are great entry points for oak wilt fungus spores or insects that may carry the spores. Infected trees can give off a fruity odor that attracts insects, such as sap beetles, which can pick up spores while feeding on their spore mats. Fresh wounds also commonly produce sap which draws insects. As the insects move back and forth between infected and healthy trees, the fungus can spread great distances killing a stand of trees in less than one year's time.

The February through June timeframe to avoid pruning is for several reasons. The fungus does not tolerate high temperatures and often dies back in smaller limbs during hot weather. The spore mats which produce the fruity odor are especially active in the spring and early summer months. The peak activity period for sap beetles is early February through late May, before temperatures begin to increase. Many necessities of the oak wilt fungus match the life cycle of the sap beetles, which is why there is so much emphasis on not pruning. Fresh wounds provide easy access to healthy trees for the sap beetles. So if you haven't finished pruning oaks yet, it's best to wait until fall.

When your trees appear sick, reach out for help to ensure measures can be taken to prevent spread of infectious diseases if necessary. If accidental damage occurs, tree wounds should be treated with commercial tree paint or wound dressing immediately.



Prevent Oak Wilt
DO NOT PRUNE
OAKS
FEB thru JUNE
Oak Wilt Carrier Beetle Peak Season



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NWACA northwest austin civic association

NWACA MAILING LIST

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If you're among the NWACA members getting this newsletter by U.S. mail, but you also have an email address, feel free to sign up online to receive the newsletter via email. Visit www.PEELinc.com, click 'Residents', then click 'Receive Your Newsletter.' You can customize your newsletter subscription at that page.

You can also read your newsletter on the Peel, Inc. iPhone and iPad app. Search the AppStore for 'Peel, Inc.' Download the App, then subscribe to this newsletter on the App.

Help Keep our Wildlife Wild!

NWACA advises residents to NOT feed wildlife. Many well-intentioned individuals do so out of concern for the wildlife they are feeding. However, intentional and unintentional feeding of wildlife attracts predators to the wildlife being fed. Additionally, an association with humans and food contributes directly to habituated behaviors of animals like coyotes and feral hogs, which then become aggressive in pursuit of a food or prey attractant. Please eliminate food attractants from your yards for the safe enjoyment of our streets, parks and playgrounds for neighbors and pets.

WHY JOIN NWACA?

The Northwest Austin Civic Association is your neighborhood association! NWACA represents YOU on issues like:

- Crime (how to prevent car and home break-ins, interacting with APD on issues)
- Transportation (raising awareness about excessive vehicle speeds, congestion, etc.).
- Zoning concerns
- Wildfire Prevention (helping homeowners harden their homes against wildfire)

NWACA plans the annual 4th of July Parade (43rd Annual in 2015!), organizes election and issues forums, sponsors an annual neighborhood garage sale, publishes this newsletter and much, much more!



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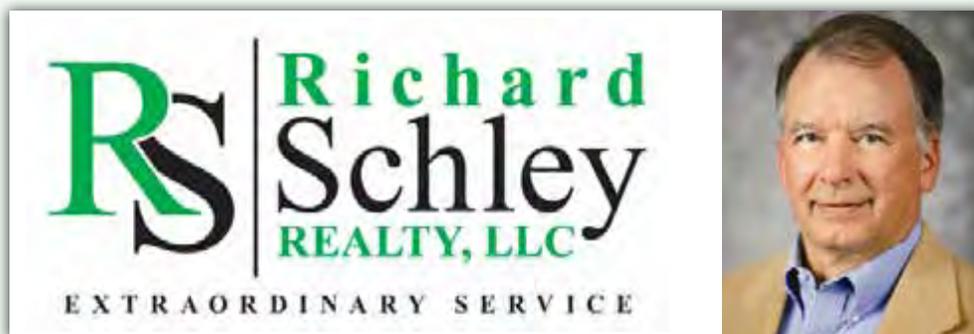


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60 Day Sales Summary

| LEASED/SOLD | | | | | | | | | |
|-----------------------------|----|-------|-------|-------|--------|------|-------|--------|-------------|
| ADDRESS | #s | # BED | # BTH | # G/P | # POOL | YB | ACRES | SQ.FT. | LIST PRICE |
| 3839 Dry Creek #115 | 1 | 1 | 1/0 | 0/0 | NO | 1981 | .079 | 545 | \$125,000 |
| 7122 Wood Hollow #59 | 2 | 1 | 1/0 | 0/1 | YES | 1979 | .052 | 840 | \$169,900 |
| 7122 Wood Hollow #109 | 1 | 1 | 1/0 | 0/1 | YES | 1979 | .046 | 754 | \$169,900 |
| 3840 Far West #105 | 1 | 2 | 2/0 | 0/2 | YES | 1982 | .040 | 985 | \$234,000 |
| 3809 Spicewood Springs #247 | 1 | 2 | 2/0 | 0/1 | NO | 1982 | .090 | 1,041 | \$234,900 |
| 7107 Running Rope | 1 | 4 | 4/0 | 0/3 | NO | 1967 | .226 | 2,322 | \$510,000 |
| 5710 Trailridge | 1 | 3 | 2/0 | 0/2 | NO | 1956 | .245 | 1,719 | \$565,000 |
| 7502 Stonecliff | 1 | 4 | 3/0 | 2/0 | NO | 1973 | .247 | 2,679 | \$670,000 |
| 4008 Sierra | 1 | 3 | 3/0 | 2/0 | NO | 1962 | .305 | 2,568 | \$677,000 |
| 4605 Twin Valley | M | 3 | 3/1 | 2/0 | NO | 1979 | .092 | 3,844 | \$759,000 |
| 4102 Edwards Mountain | 2 | 4 | 3/1 | 2/0 | NO | 1983 | .259 | 3,980 | \$799,950 |
| 3901 Pebble | 2 | 4 | 3/0 | 2/0 | NO | 1975 | .358 | 3,202 | \$825,000 |
| 4212 North Hills | 1 | 4 | 3/0 | 2/0 | YES | 1966 | .298 | 2,814 | \$825,000 |
| 5907 Upvalley | 2 | 4 | 3/0 | 2/0 | NO | 2015 | .291 | 3,481 | \$1,249,000 |

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January APD Region 1 Commanders Forum Report

Parker Blevins, Shadyrock Crime Watch Captain

I attended the APD Region 1 Commanders Forum at Cornerstone Church on January 26 conducted by APD Region 1 Commander Kurtis Krause.

During the forum, each APD Region 1 District Representative (DR) reviewed their activities, showed January crime statistics, and answered questions. After the eight reports, DR breakout sessions allowed attendees to discuss specific issues.

In general, the January criminal activities were normal for the season without any specific crime outbreaks. However, everyone was urged to take typical precautions against ongoing car vandalisms in driveways, parking lots, stores, etc. Please lock your cars and hide your valuables!

Several attendees asked questions about the homeless that continue to be problems in certain districts. Austin has a continuing serious homeless challenge.

During our Baker 4 DR breakout session, we discussed the recent burglary activities on Stoneywood, Pebble Path, and Shadyrock. Officer Grayson reported that a suspect has been identified in the 7702 Stoneywood burglary.

Our 2016 Region 1 Baker 4 DR is Officer Darrell Grayson who has been our District Representative in the past. Our thanks to Officer Gary Griffin who served as our 2015 DR. He is now the Region 1 Ida 1 DR.

Contact Information: Darrell Grayson, 512- 974-5869, darrell.grayson@austintexas.gov

Interested in Adoption for your Family?

Public Service Announcement

The Adoption Collaborative of Central Texas is made up of organizations that are adoption-focused and committed to raising awareness about the children in our communities that are awaiting families. The collaborative is driven by the mission of sharing the responsibility to strengthen the adoption community and build forever families. You can work with these agencies to become licensed to foster and/or certified to adopt. There are no fees to adopt from the foster care system regardless of which agency you work with. There is only one pool of children, and they are all in care of the state; every licensed agency has the ability to assist in adoption of any foster child in Texas. Child placing agencies are also foster care providers. The first step is to choose a child placing agency to begin your journey.

Learn more about starting the adoption process and the children waiting for forever families at www.heartgallerytexas.com

Assessing and Hardening Subdivisions

Al Simmons

The October, 2015 NWACA Newsletter carried an article entitled "Financial Benefits of FireWise Communities." Parts of the first paragraph and the last paragraph of this article were lifted from the October article.

When a whole subdivision, HOA, or other identifiable group of homes joins together to make their homes and common areas fire-resistant, they can form what is known as a Firewise Community. The National Fire Protection Association has established criteria for a collection of homes to be deemed a Firewise Community. Over ten years ago within the boundaries of NWACA, Meadow Mountain Property Owners Association No.'s 1 and 2 became heavily involved with Firewise programs, the Austin Fire Department, and the Texas A&M Forestry Service to become one of the first designated Firewise Communities in Texas.

Since that time, these two homeowners' associations have jointly continued an endeavor to make their neighborhoods as safe as possible for their families and their property. During this process, they slowly learned that it was much safer to protect themselves from wildfire if they worked together, i.e. instead of each individual home going through the Firewise assessment to harden their homes from wildfire, resulting in some homes being protected and some not, it was far, far better to assess and harden all of the homes during the same time span. Thus, the vast majority of the neighborhood has the potential opportunity to survive a wildfire, since there are few non-hardened homes that threaten the hardened ones within the development. On Saturday, February 13 2016, six NWACA Firewise assessors inspected 36 homes in the Meadow Mountain Firewise Community (two other houses in the development have already been assessed and hardened), thus giving us 38 of our 44 homes having been inspected.

In addition to the life-safety and property protection issues, there are obvious financial benefits to being Firewise at the time of an urban wildfire, since your life and home will be safer than those that are unprepared. In addition, homeowner insurance companies are paying attention to how being Firewise helps manage the risks. Several companies do their own wildfire risk assessments as part of issuing or renewing a policy, and now State Farm/USAA and Chubb are offering discounts on premiums for homeowners who are part of a Firewise Community. More information can be found at these links: State Farm/USAA: http://firewise.org/usarecognition-program/usaa?order_src=C365&sso=0 and Chubb: www.chubbwildfiredefense.com and www.chubb.com/personal.

We hope that other insurance companies follow suit soon. If you're not insured with State Farm, USAA or Chubb, you may want to ask your insurance provider about its plans to do something similar. Having a Firewise property is clearly in the best interests of the homeowner, the NWACA community, and the insurance companies.

NWACA MEMBERSHIP FORM

Send annual dues of \$25 with this form to:
NWACA, P.O. Box 26654, Austin, TX 78755

Homeowner Name(s): _____

Street Address: _____

Zip _____

Email #1 (kept private; print): _____

Email #2 (kept private; print): _____

Phone (with area code): _____

Date: _____

ANNUAL DUES: \$25

(Optional) 4th of July Parade Contribution:

\$10___ \$20___ Other ___

(Optional) Oak Wilt Fund Contribution:

\$10___ \$20___ Other ___

(Optional) Parks Fund Contribution:

\$10___ \$20___ Other ___

You can also pay via PayPal by following this link on our web site: [Join NWACA](#). If you've already paid your dues for this year, please pass this on to a neighbor who is not yet a member.

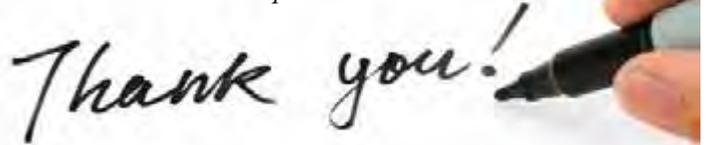
Volunteers are always needed on our committees.

Please mark those on which you'd like to actively participate.

- Civic Engagement
- Communications
- Crime and Safety/Neighborhood Watch
- Events/ 4th of July
- History
- Membership
- Parks
- Sponsorship
- Transportation
- Tree and Environment
- Wildfire Prevention

SPECIAL THANKS TO MEMBERS

Membership Committee



NWACA thanks members who generously contributed to the Oak Wilt Fund, the 4th of July Parade Fund, and the Park Fund, between January 15, 2016 and February 12, 2016.

Donations to the Oak Wilt Fund provide financial assistance to property owners dealing with oak wilt. Donations to the 4th of July Parade Fund help NWACA to host the best 4th of July parade in Austin! The Park Fund helps us revitalize parks in NWACA with projects such as cleanup days.

Cynthia Everist

JoAnn Jentz

Harvey Jones

Sharon and Jeff Kerr

Marjorie Mulanax

and Craig Fulthorpe

Beth and Kevin O'Farrell

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