



Message from the President

Chris Hajdu

We are about 2 months away from our 44th annual 4th of July Parade and I want to mention one important item that affects the parade. A City of Austin water improvement project will be closing off a major section of the parade route on Far West during the months of June and July. Because of this looming closure, we are working with the city to devise an alternate route plan for the parade (most likely on North Hills Drive, running parallel to the normal route.) The city chose to perform the work at this time in order to minimize traffic disruptions to Doss Elementary and Murchison Middle School. Please stay tuned to our weekly email blast, Facebook page and the June Newsletter for more concrete updates as we learn more.

For more details about the water improvement project and affected street locations see this document from the city's website:

<https://austintexas.gov/department/spicewood-springs-pump-station-utility-improvements-project>

On a different note, thanks to a grant secured by the Friends of Stillhouse Hollow Nature Preserve and NWACA, major improvements have been made, and continue to be made at the Stillhouse Hollow Nature Preserve. There will be a celebration on June 4th at the preserve to show off the work that's been done. Please see the article this month for details on the work that was done and the celebration. We are very excited for this wonderful update to one our neighborhood's hidden gems. Thanks to all who worked to make this a reality.

If you've been wondering about the house that is being built at the bottom of the Far West at Ladera Norte and looking for more information, you need search no further. Please see the article this month from our new neighbor, Kay Bradley. She and her husband Tim will be moving into Northwest Hills in the next month and wanted to share with us a little bit about their property and their family, including their work to keep the greenbelt area accessible for our use. Welcome to NWACA, Kay and Tim!

4th of July Parade Getting Organized

Julie DePalma

Mark your calendars for the 44th Annual 4th of July Parade - July 4, 2015 at 9 AM. It will be here before we know it! The committee is hard at work in the planning process and could use a hand in the preparations. If you, too, love our parade and want to get involved, please contact Parade Chair, Julie DePalma by sending an email to nwacainfo@gmail.com or call 512-799-1222 to see how you can help. And...we will once again have a float contest, complete with prize money and the fabulous giant trophy the winner gets to keep on display for a year! A small entry fee is required to participate in the contest, so start gathering your group and planning your winning designs!

Keep an eye on the NWACA website (www.nwaca.org), Facebook page (NWACA - Northwest Austin Civic Association) and in your mailboxes (snail and virtual) for more details about the parade, t-shirts, float contest, and more. We are looking forward to sharing another July 4th with fantastic neighbors!

Celebrate Stillhouse Hollow Nature Preserve on June 4

Janelle Medrano



Thanks to funding from an Austin Parks Foundation grant obtained by the Friends of Stillhouse Hollow Nature Preserve and NWACA, the preserve, located at 7810 Sterling Drive, has three new benches along the paved trail and an information kiosk installed at the trailhead. Construction of the replacement observation deck at the end of the trail is underway and will be completed soon, courtesy of the City of Austin's Parks and Recreation Department.

(Continued on Page 2)

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/departments/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.

Celebrate Stillhouse (Continued from Cover)



Stillhouse Hollow Nature Preserve is a 20-acre portion of the Balcones Canyonlands Preserve system and is home to the Bone Cave Harvestman, an endangered arachnid species, and the Jollyville Plateau Salamander, a threatened aquatic species. The paved trail is a meandering path through a canopy of ashe junipers, live oaks, and other trees and provides visitors a serene retreat with birdsong and the watchful eyes of white-tailed deer. At the deck, the soothing

sound of the canyon springs below can be heard.

Join the Friends of Stillhouse Nature Preserve and NWACA in the preserve parking lot on June 4th to celebrate with guided hikes and refreshments. The hikes will begin at 8:00 AM and 9:30 AM and are limited to 15 people each on a first come, first served basis. Closed toe shoes and long pants are recommended due to uneven ground and the probability of poison ivy.

Also, please remember that Stillhouse is a preserve, not a park, and that the rules prohibit bringing pet animals or venturing off the paved trail (unless on an approved guided hike). Adherence to these rules protects the integrity of the preserve's ecosystem, and the cooperation of all visitors is greatly appreciated.

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NWACA AND NEIGHBORHOOD EVENTS

MAY 5, 7-9 PM

Dell Jewish Community Campus
Annual NWACA Neighborhood Meeting

MAY 7, 9 AM - 3 PM

Ladybird Johnson Wildflower Center
City-wide Wildfire Survival Symposium – National Wildfire
Community Preparedness Day

MAY 11, 6:30 – 8:30 PM

Mangia Pizza
NWACA Monthly Board Meeting

MAY 14, 8 AM – 1:30 PM

ACC Highland near the House of Torment building
ARMA Spring Shred Day – free shredding of household papers;
for details see: <http://www.austinarma.com/shred-day/>

MAY 24, 5PM

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

JUNE 4, 8 AM – 11 AM

Stillhouse Hollow Preserve
Guided hikes and celebration of completion of Stillhouse Hollow
Preserve Improvement Project

JUNE 5, 2 PM

Kneaded Pleasures
NWACA Parks Committee

JUNE 6 (TENTATIVE)

Murchison Pool
Opening weekend celebration – details TBD

JUNE 7, 8 AM

Kneaded Pleasures
Communications Committee

JUNE 8, 8:30 AM

Kneaded Pleasures
Crime and Safety Committee

JUNE 9, 8 AM

Kneaded Pleasures
Sponsorship Committee

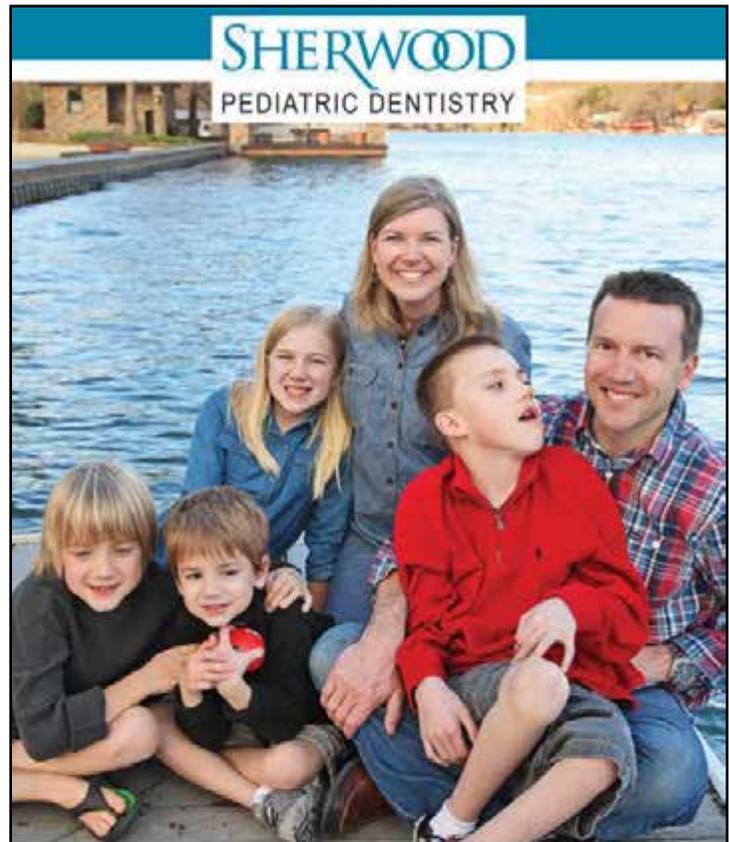
JUNE 8, 6:30 – 8:30 PM

Mangia Pizza
NWACA Monthly Board Meeting

JUNE 28, 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.



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The Home at the End of Far West

Kay Bradley



Neighbors have requested some information in the NWACA newsletter about our home at 4800 Far West. Our names are Tim and Kay Bradley, and we are soon to be your new neighbors. We are thrilled to finally be moving into Northwest Hills, hopefully



access to this beautiful green space in Northwest Hills.

We have two dogs, a golden retriever rescue, Ginny (named after Harry Potter's girlfriend,) and a golden doodle, Lily. We hope to meet lots of neighbors walking these two "kids." See you soon!

by the end of May. We've been NWACA members and NWACA Facebook members for three years and have enjoyed reading posts, responding to posts, and getting to know our neighbors!

Our home is on 15 acres and has five bedrooms, plus a Bunk Room for our six grandkids. Upstairs there is our bedroom, a living room, dining room, utility, and grandkid playroom. There is also a large family room and kitchen for our big family: seven kids, four kid-in-laws (soon to be five this May), and six grandkids (soon to be seven this month.) This Christmas we will have 21 stockings hanging from our mantle!

Downstairs there are four bedrooms, the bunkroom, and a game/TV room. Outside there is a breezeway with a grill area, and we plan to add a Ping-Pong table and climbing wall. We have lots of sleepovers and I can see our home as a grandkid paradise. Three have summer birthdays and have already "booked" dates for their parties.



My husband Tim builds beautiful heirloom furniture for our big family. His woodworking shop is the building at the top of the hill that looks like a guest house. We will be furniture-sparse for a few years because Tim is building many pieces for our home.

There is a potting shed and greenhouse that are less visible from the street. I love to garden and I can't wait to start planting. Each grandkid will have their own plot to plant their favorite vegetables and fruits. For the surplus, I will help them set up a table by the street to sell their bounty. I'll post a note on the NWACA Facebook page to encourage patrons.

The little house at the bottom of the hill, by the driveway, is a UPS drop and storage area for lawn equipment. To the left of it, as you're looking at the driveway from the street, is a path with steps that our gardener placed for neighbors to access the greenbelt. This is on our property for few hundred yards, and then you are on the path to the greenbelt. We know that many neighbors have enjoyed this path for years, and we don't want property lines to interfere with

Regional Oak Wilt Prevention Committee in the Works?

Joanie Arrott



Last month the City of Rollingwood and the City of Westlake Hills each took administrative action to expand the oak wilt period for their residents to February 1-June 30. Originally, the period ran from February 5-June 15. The adjusted date range now

coincides with surrounding cities like Austin. This lengthening of days is also important for their residents, because they are actually banned from trimming or cutting oak trees during this time.

During their council proceedings, City of Rollingwood leaders also discussed joining forces with neighboring cities to stop the spread of the disease. Action to combat the spread of oak wilt disease is imperative for these two cities that each have a handful of known disease centers in their urban forests. Like Austin, they realize that infected, uncontained trees could devastate mature stands of beautiful oak trees before the year's end.

The NWACA area has dealt with oak wilt disease for several decades, and those are just the instances that were identified and action was attempted. As oak tree trimming, whether intentionally or not, continues to occur during February 1-June 30, we increase our risk of promoting and spreading this disease throughout our neighborhood and region. We can be our own oak wilt prevention committee by introducing our new neighbors and potential contractors to this overwhelming disease. Help us in spreading the word, notifying us when tree trimming work is happening, and supporting our signs. Questions and concerns can be emailed to: nwacainfo@gmail.com

Thinking about moving?

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Our 2016 Coming Soon, Active, Pending or Sold Listings in NWACA.



5103 Backtrail Dr.



6221 Edwards Mtn. Cv.



6310 Ledge Mountain Dr.



6804 Marbrys Ridge Cv.



7631 Parkview Cir.



3923 Sierra Dr.



7704 Stonewood Dr.



7204 Sungate Dr.



7218 Valburn Dr.



6012 Marquesa Dr.



7215 Valburn Dr.



7825 West Rim Dr.



5701 Westslope Dr. #21



6432 Williams Ridge Way



7902 Tealwood Trl.



Agents: Dana Epstein, Sara Madera, Suzanne Newberg, Arlene Maze, Carol Dochen, Rebecca Levy, Nancy Taute, Stuart Slicis, Ari Rubinfeld

We sell homes all over Austin, and happily call Northwest Hills home. If you're thinking of buying or selling, or just curious about the market, call us at 512.345.2227. We'd love to chat!



Austin Oaks Update

Joyce Statz and Shannon Meroney

In mid-April, Spire Realty submitted an updated set of materials to the City of Austin regarding the redevelopment of Austin Oaks. Taking the results of the January charrette, they worked with their design team to refine that design. These are some of the adjustments made:

- Remove the proposed additional driveway to Spicewood Springs Road, because it wasn't physically possible to construct safely. That change and the removal of one of the office buildings led to rearrangement of some of the buildings, so that there is additional green space now at the corner of Hart Land and Spicewood Springs Road.
- Modify water quality treatment in several areas to comply with City of Austin requirements
- Reduce the height of the 7-story office building along MoPac that is on the highest part of the site to six stories, and added one story to an interior building that was planned to be five stories
- Reduce slightly overall square footage on the site, now planned at 1,191,700 square feet

- Preserve more of the heritage trees (59 vs. 52 in the charrette plan), but fewer of the protected trees (66 vs. 83)
- More detail on the housing model, now citing 250 units: 100 efficiencies, 100 1-bedroom, and 50 2-bedroom
- Update to figures on imperious cover (projected at 54% across the whole site vs. today's 66%, removing a lot of parking lot payment), open space (10.92 acres)

All of the documents submitted to the City are on the NWACA web site, and we will provide updates there as they occur. A comparison chart for elements of this plan and prior plans is also posted. As opportunities for public input occur, we will post those to the web site, too. The rezoning application is expected to go through more than a month of review at the City, with one or more possible update cycles, then go before the Environmental Commission, then the Zoning and Platting Commission (ZAP), and then to City Council. At each of the commissions and council, there will be opportunities for public input. Please go here the latest information and meeting dates: <http://nwaca.org/austin-oaks-charrette/>



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Challenges in Hardening Homes Against Wildfires

Al Simmons

In last month's NWACA newsletter, we described the wildfire risk assessment of 36 homes in the Meadow Mountain Firewise Community by six NWACA Firewise assessors in February. This was 50% of an effort to protect our homes, i.e. identifying our vulnerability to wildfire, and the other 50% is correcting the problems on each home in an effort to "harden" each individual home as much as possible. We are now in the second half of the effort - doing the work!!

We have found an assortment of impediments to achieving the hardening goals. There are basically two areas of work efforts: the home itself, and the zones of vegetation surrounding the home. These require two different skill sets. For the homes/hard construction, we need residential construction work, which can be done by the resident in varying degrees, or with help from a professional handy-man/contractor. The outside areas also need special skills, from the resident in varying degrees, or with help of professional landscapers, irrigation specialists, stone masons, fence builders, etc. A third complicating element in the "hardening" equation concerns not only the residents' skill sets, but their interest in doing the work themselves, their ages and capabilities, their financial capabilities, and their enthusiasm to have the hardening happen.

We are currently in two modes of operation. First, we are determining what and how the residents want to harden their homes, i.e. themselves, outside sources, and/or a combination effort. Secondly, we are searching for outside sources who are qualified, who are competitively priced for the work, and most important - are they interested in the work and available to work on our homes? By the way, if you haven't heard, Austin is in the middle of the largest home construction activity in years, and there are darned few good handy-men/landscapers available. So, these are the realities of such a grand scale effort; it isn't easy to harden 36 houses, but we're working on it!

Enough Water for All?

Joanie Arrott

The city of Austin is forecasted to surpass one million people by 2020. I'm sure many of you are just as concerned as I am about the impact all this additional development will have on our local water supply. Did you know that in August 2012, the city council adopted requirements that new commercial developments or redevelopments located within 250 feet of a reclaimed water main must connect and use reclaimed water for all irrigation, cooling, and other significant non-potable water uses? The reclaimed water use program is an important component of our city's water conservation program. Reclaimed water is recycled, treated wastewater that costs about 20% of potable water. I confirmed with city staff that under Stage 2 restrictions, reclaimed water must be used for projects including roadway work, dust control, concrete or asphalt work, and building construction needs, if reclaimed water is

available within one mile of the construction site. More information about the city's reclaimed water program can be found here:

<http://www.austintexas.gov/departments/water-reclamation>

Commercial properties are also required to follow Stage 2 watering restrictions, with one-day watering just as for homeowners. These properties are allowed to request variances to be able to water more often than the single day per week; these variances are approved on a case-by-case basis. An example reason to file for a variance is if a property were too large to water in a single day; the property owner could file for a variance requesting to water more than one day per week, providing a diagram of their property broken into transects, where each transect would be watered only one day per week. Commercial properties are also able to switch to reclaimed water use depending on access to the system. Major properties including the Austin Animal Shelter, Austin-Bergstrom Airport, city-owned golf courses, the Mueller Development, BAE Systems, and Austin Energy Sand Hill Power Plant are all current customers of Austin Water that use reclaimed water.

Even with these layers of conservation programs at work, water can sometimes run down the street. Folks that suspect someone of water wasting are encouraged to report it by calling 3-1-1. Whether or not the current and future restrictions are too much or not enough remains to be seen. No matter the outcome, every drop still counts.

CodeNext Update

David Whitworth

A newly configured Code Advisory Group (CAG) appointed Jim Duncan their new chair, and the group continues to work with the consultants on CodeNEXT. The City Staff issued a draft "Natural and Built Environment" code prescription, the first in a series of four. The others will deal with Household Affordability, Mobility, and Fiscal Health. This first prescription describes strategies to preserve, protect and enhance the City's natural and built environment, covering topics such as how to treat water, address flooding, integrate nature into the City, provide more transportation options, allow for a diversity of lots sizes and building types, encourage redevelopment and infill, and reduce sprawl. You can find this 45-page paper at this link: <http://tinyurl.com/NBEPrescription>

The paper is working its way around various involved groups in Austin for input, with varied reception. Some are worried about the process itself. A new code is such a mammoth undertaking, the idea of packaging it entirely into "one up or down" vote at council is risky. Some are calling for the code to be released in smaller sections and voted on incrementally. The last CAG meeting was held in the historic McKean Eiler's & Company building at 4th and Congress, where there was also an art exhibit with artist representations of each of the 10 new Council districts. Wherever you fall on the issues, meetings like these are interesting and enjoyable to attend. You can see the schedule of events at this link: <https://www.austintexas.gov/codenext>

An upcoming meeting featuring Jim Robertson of the CodeNEXT team will focus on the code's role in handling the missing middle, historic preservation, and fair housing. The meeting will also touch on the history of Clarksville: Saturday May 7th at St. Luke United Methodist Church 1:30-3:30pm 1306 W. Lynn.

Honey Bee Swarms

Wizzie Brown, Texas A&M Agrilife Extension

Honey bees are beneficial by producing honey, wax and pollinating crops. With warmer temperatures, honey bees are becoming more active and may soon begin to swarm.

Honey bee swarms look like a large clump of bees clustered together. The swarm may stay in a location from a few hours to a week. Swarms are produced as a part of the colony's reproductive process. An established colony produces a new queen, causing the old queen and half the worker bees to leave the colony to search for a new nesting location. Swarming honey bees are usually gentle and unlikely to sting. They are not protecting their home, food or offspring. Scout bees are sent out from the swarm to search for a nesting site. Colonies produce comb and honey and are defensive. They are guarding their home, food and offspring.

Sometimes, honey bee colonies can be found in wall voids, chimneys, attics or sheds. If bees are in a wall void, DO NOT block



their entrance; this makes them search for another way to exit and could lead bees into the structure. To keep bees from entering a home, seal any holes found in walls where pipes enter the home, cracks in window framing, knotholes, weep holes, or cracks between wood and brick junctures.

While many enjoy having honey bees around, some people are severely allergic to their venom. This, along with other situations, such as bees located near sensitive areas (such as playgrounds) may require removal or even extermination of the bees.

People should NOT try remove or exterminate bees on their own. Beekeepers and pest control companies have equipment to carry out these jobs in a safe manner. Neither the city nor county provides bee removal services.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at www.urban-ipm.blogspot.com

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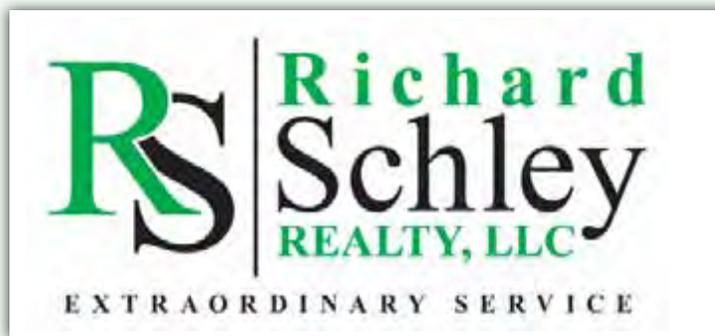
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SOLD									
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6629 Valleyside	2	3	2/1	0/2	YES	1973	.040	1,804	\$235,000
6467 Hart	2	2	2/1	2/2	YES	1972	.034	1,482	\$285,000
6602 East Hill	2	3	2/1	0/2	YES	1972	.038	1,886	\$395,000
7136 Chimney #7200B	2	3	2/1	2/0	YES	2006	.093	2,010	\$427,900
6106 Twin Ledge	1	3	2/0	2/0	NO	1960	.077	1,662	\$470,000
5900 Camino Seco	2	3	2/1	2/0	NO	1982	.239	1,933	\$525,000
7309 Running Rope	1	3	2/0	2/0	NO	1971	.233	1,666	\$595,000
7901 Moritz	2	4	3/1	2/0	NO	1999	.155	3,041	\$735,000
6804 Marbrys Ridge	2	3	3/0	2/0	NO	1995	.229	2,751	\$749,000
7905 Moritz	2	3	2/1	2/0	NO	1999	.155	3,133	\$749,900
5600 Lemonwood	1	4	3/0	2/0	YES	1985	.433	3,210	\$750,000
4105 North Hills	1	4	3/0	2/0	NO	1965	.314	2,727	\$750,000
5911 Mountain Villa	2	5	3/0	2/0	NO	1994	.300	3,652	\$810,000
6210 Cat Mountain	1	3	3/0	2/0	NO	1978	.339	3,023	\$895,000
7704 Stoneywood	2	4	2/1	2/0	YES	1974	.413	3,906	\$975,000
6713 Valburn	2	4	5/1	2/0	YES	2006	.450	4,202	\$1,350,000

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Fawn Alert

Public Service Announcement



It's springtime in Northwest Austin, so we'll soon be seeing deer families of young fawns and their mothers in the neighborhood. Please be careful as you drive through the neighborhood, since the young ones move a bit unpredictably. Be wary of getting near the mother deer

while out walking or running, since they may become defensive to defend their babies. Restrain your dog around fawns and their mothers; walk your dog on a leash, preferably a non-retractable one. Fawns are a curiosity to many dogs, but the mother deer don't take kindly to them getting too close.

Also, if a deer leaves a fawn in your yard, please don't touch or move the fawn. The mother deer will be back to retrieve it. If you find a fawn that is sick, injured, or in an unsafe area, call Austin Wildlife Rescue at 512-472-WILD (512-471-9453)

NWACA MAILING LIST

IT'S FAST AND FRIENDLY

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!



Sarah Strait

Social Media & Marketing Strategist

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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 going to www.nwaca.org,
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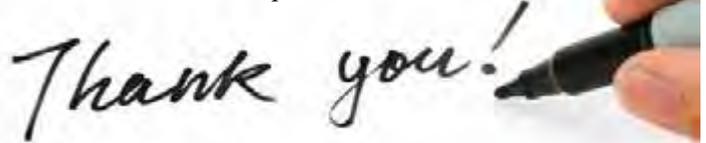
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- Civic Engagement
- Communications
- Crime and Safety/Neighborhood Watch
- Events/ 4th of July
- History
- Parks
- Sponsorship
- Transportation
- Tree and Environment
- Wildfire Prevention

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 March 11, 2016 and April 15, 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.

- Dan and Susie Allen
- Cheryl and Robert Cook
- Doug and Avery Goodgame
- Debra Judd
- Ron and Phuong Kampa
- Jerry and Susan Mitchell
- Antonio Pacheco
- Robert and Nanette Sechler
- Jane and Ken Ripperger-Suhler
- Henry B. Tippie

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