



Message from the Board

As we enter our 50th year, the NWACA Board has been hard at work helping to build community among our neighbors! I hope you were able to join us for some or all of the events at the first annual NWACA Day in the Park! We had our second annual NWACA kickball games with help from our friends at Northwest Austin Kickball. We held the groundbreaking of the Loewy Family Playground at Murchison Pool with the Loewy Family, Council Member Alison Alter, and our dedicated NWACA Parks Committee. This is the first playground in our area that will be open to the public during school hours; it has been years in the making. We enjoyed performances by School of Rock, Shotguns Ready Band, Anderson High School Jazz Band, Shirley McPhail School of Dance, Kim's Gym, and family yoga with Studio Mantra. NWACA sponsors, A+ Federal Credit Union, Austin Emergency Center, and St. Matthew's School had entertaining and informational booths. Nest Properties, Daily Juice, Austin's Pizza, Kona Ice, and Northwest Austin Kickball concessions kept everyone fed. And PostNet and Austin Yard Cards provided publicity for the event. We would also like to thank Austin Christian Fellowship - Northwest for sharing their stage with us, and Northwest Hills United Methodist Church for providing additional

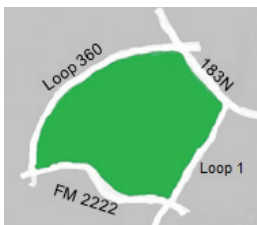
parking.

Our annual meeting this year was a town hall format at St. Matthew's Episcopal Church. After brief presentations by D10 Council Member Alison Alter; Assistant Chief Todd Smith of the Austin Police Department; School Board Trustee Kristin Ashy; Battalion Chief Josh Portie from the Austin Fire Department; and our very own Joanie Arrott, a question and answer session was held. Representatives from Precinct 2 Constable's Office (Sargent Sam Lindsey), City of Austin Code Enforcement, Game Warden, TxDOT, Austin Resource Recovery, and Drive a Senior were all on hand to answer questions, as were members of all NWACA Committees: Civic Engagement, Communications, Crime and Safety, Environmental and Wildlife, Fourth of July Parade, History, Membership, Parks, Sponsors, Wildfire Prevention, and Zoning and Transportation. The Austin Fire Department's Wildfire Division provided their simulation table once again, showing people how fires could spread near their home - enlightening and frightening. And, we had yummy treats from our sponsors, Galaxy Café and Nest Properties.

Speaking of resources and fires, please look at the information on

(Continued on Page 2)

New to the Neighborhood?



If this is your first copy of our newsletter, welcome to the NWACA neighborhood! The map shows our boundaries – Mopac, RM 2222, Loop 360, and US Highway 183 (Research Boulevard). There are about 13,500 households who are your neighbors and are happy you're here!

This newsletter is one way to know what's happening in NWACA, but there's much more. Check out the quick link **For New Neighbors** on the home page at www.nwaca.org and visit our public Facebook page. Use the **Membership** button on the home page, or use the form at the end of this newsletter to become a member of NWACA. Members have access to the weekly **NWACA Notes** and the ability to join the NWACA closed Facebook group, to keep in touch with each other and with the latest news about NWACA.

Welcome to NWACA!



ARE YOU A NWACA MEMBER?

Receiving the newsletter does not guarantee membership. Not sure? Visit nwaca.org to confirm!

Here are 5 great reasons to join today!

GREAT NEIGHBORS = GREAT NEIGHBORHOOD

Together, we can continue to do great things for our neighborhood!

STAY INFORMED ABOUT ISSUES THAT AFFECT YOU

We are actively involved in our community and advocate for our residents.

GET TO KNOW YOUR NEIGHBORS

We encourage friendships among residents through our events - July 4th parade, National Night Out, Recycling Collection, Garage Sales, and more!

PROTECT AND IMPROVE OUR COMMUNITY

Learn about fire safety, crime prevention, oak wilt, environmental concerns, park development, wildlife management, zoning/planning, and more!

SUPPORT YOUR LOCAL BUSINESS COMMUNITY

We are deeply invested in building strong relationships within our business network to positively impact our neighborhood.

Together we can make a difference!

JOIN TODAY @ NWACA.ORG/JOINRENEW

NWACA EVENTS CALENDAR

May 1, 2019; 6:30-8:30 PM

NWACA Annual Meeting
St. Matthew's, 8134 Mesa Drive; Huffman Hall

May 4, 8-10 AM

Electronics and Styrofoam Recycling; also accepting used
toothpaste tubes and toothbrushes
Anderson High Parking Lot

May 4, 2 PM

Austin Wildfire Symposium - presentations and discussions on
wildfire prevention; go to ATXFire.com to register
Asian American Cultural Center; 8401 Cameron Road

May 5, 8:00 AM

Parks Committee
Biderman's

May 11; 9AM - Noon

Cleanup at Murchison Pool before its opening on June 3
Murchison Pool Park 3700 North Hills Dr.

May 17, 8 AM

4th of July Parade Planning Meeting
Epoch Coffee - 3900 Far West Blvd

May 18, 1:00-4:00 PM

Monthly Cleanup Event, please sign up at:
<https://www.givepulse.com/recurring/364987?event=NWACA-Third-Saturday-Park-Clean-Up>
Bull Creek District Park

May 20, 8 AM

Communications Committee
Kneaded Pleasures

May 28, 8 AM

4th of July Parade Planning Meeting
Epoch Coffee - 3900 Far West Blvd

May 28, 5 PM

NWACA Zoning and Transportation Committee
Temple Beth Shalom, 7300 Hart Lane, r.201

June 2, 8:00 AM

Parks Committee
Biderman's

June 6, 5-7 PM

Celebrate the Opening of the Pool with Kona Ice
Murchison Pool

June 11, 8 AM

4th of July Parade Planning Meeting
Epoch Coffee - 3900 Far West Blvd

June 11, 6:30 - 8:30 PM

NWACA Board Meeting
Galaxy Cafe

June 15, 9AM to Noon

Monthly park beautification in the park and on trails; sign up at:
<https://www.givepulse.com/recurring/364988?event=NWACA-Third-Saturday-Park-Clean-Up>
Bull Creek District Park

June 17, 8AM

Communications Committee
Kneaded Pleasures

June 11, 8 AM

June 25, 8 AM
Epoch Coffee - 3900 Far West Blvd

From The Board (Continued from Cover)



Doss Demolition

the Highland Park Water Improvement Project in this newsletter. This project will be ongoing for many years and will impact parts of the southern NWACA area with traffic delays and periodic water cutoffs.

Several projects dear to this neighborhood are the improvements to our local schools. Construction on Doss Elementary School is running on schedule for the new facility. We've seen some great photographs of the work in progress! (See the one with this article.) The renovation for Murchison will begin this summer; check out the article about Murchison in this issue.

I'm sure many of you have been wondering about our Facebook group. Our closed group is a benefit for NWACA members. If you aren't a member and would like to continue to be part of our closed group, please go to www.nwaca.org and become a member today! We are working diligently to revamp our closed group, which has outgrown the capacity of our volunteer moderators. So, if we're a little slow in responding, please be patient; we're working on solutions! As always, NWACA events will be posted on our public Facebook page and our website. And, members get another benefit - our weekly email service, NWACA Notes. If you're a member and would like to receive these updates, please sign up on our website at: www.nwaca.org. Business Sponsors will have an additional benefit as we are starting the NWACA Business Page. Neighbors, please look for resources that you need among the businesses who support our area! Contact Richard Grayum for more information at: nwacainfo@gmail.com.

It is definitely spring in Austin! Due to inclement weather we had to postpone our spring recycling event for Styrofoam and electronics. Join us on May 4th, in the Anderson High School south parking lot, between 8:00-10:00 a.m. We'll even dispose of your old toothbrushes!

And, with spring, we have increased wildlife activity, so please read about fawns and coyote pups in the pages to come.

Please enjoy our new column in the newsletter, "Questions from our Neighbors," where we will try to answer your questions on a wide variety of topics. We aren't a homeowner's association (HOA), so we can't enforce common HOA policies, but we can provide you information and tell you who to call, and we can advocate on your behalf if a problem becomes daunting.

It is almost time for the Fourth of July Parade! Our sponsorship

(Continued on Page 4)



ADAM LOEWY
AUSTIN'S GO-TO **PERSONAL INJURY LAWYER**

LOEWY LAW FIRM

HELPING INJURED TEXANS

LoewyFirm.com
(512) 280-0800

Car Crashes | Bicycle Crashes | Drunk Driving Crashes | Child Injuries | Boating Accidents
Motorcycle and ATV Accidents | Slip and Fall Injuries | Other Serious Injuries

KEY CONTACTS

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,
 Officer Darrell Grayson...512-974-5242
 District 10 Councilmember, Alison Alter.....512-978-2110
 Enroll in the District 10 monthly newsletter:
district10@austintexas.gov
www.district10austin.com

2019 NWACA BOARD OF DIRECTORS

Vicki DeWeese, President
 Chris Hajdu, Vice-President
 Louri O’Leary, Secretary
 Julie DePalma, Treasurer

- Caroline Alexander
- Joanie Arrott
- Brad Banister
- Roger Bolick
- Ruven Brooks
- Aaron Daniels
- Julie DePalma
- Tracey Fine
- Charlie Galvin
- Richard Grayson
- Bridget Keating
- Rachel Lance
- Connie Lundgren
- Mike Polston
- Julie Rawlings
- Christopher Roddy
- Teri Schock
- Julie Waidelich

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

The NWACA Board meets on the 2nd Tuesday 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 US Highway 183 (Research Boulevard), on the west by Loop 360, on the south by RM 2222, and on the east by Mopac (Loop 1)

PEEL ADVERTISING

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

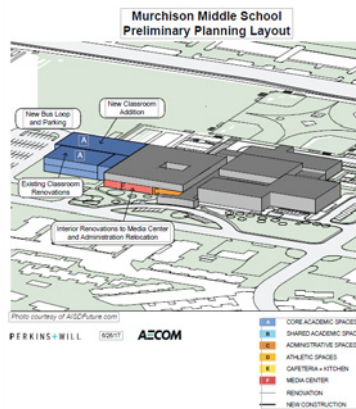
(Continued from Page 2)

team will be hitting the streets and emails to raise money for this wonderful event. The first 30 businesses who become gold or platinum sponsors will be listed on our infamous July 4th t-shirt. The deadline to be on the shirt is May 15th. More information on sponsoring can be found on our website: www.nwaca.org, or by emailing Julie Waidelich at: nwacainfo@gmail.com. If you would like to help with the parade or participate, please contact Parade Chair, Joanie Arrott at: nwacainfo@gmail.com.

As always, we are a click away at: www.nwaca.org. We are so fortunate to live in this special place and we look forward to continuing to build upon the community spirit of our neighborhood, working with both residents and businesses.

Murchison Middle School Construction Update

– Teri Schock



As we wind down the school year, changes to Murchison Middle School are coming. At a recent meeting with the architects, contractors, AISD planning committee, and members of the CAT (Campus Architectural Team), we were given insight into the construction plan. Under Modernization Phase 1, 2017 bond funds for Murchison are allocated toward the following improvements: Sixth Grade

Addition, Library and Administration Relocation, Cafeteria Expansion, Annex Roofing, and Bus Loop Addition.

Construction on the Murchison remodel is slated to begin this summer, immediately after the end of the school year. At that time, the parking driveway from Hart Lane to the back side of the school will be repaved. Building materials will be placed in a fenced area between Far West Boulevard and the back of the school along the kickball fields. A new temporary fence will surround the campus buildings, as a steel pad infrastructure is prepared for the new three-story 6th grade annex. There will be a new bus loop and teacher parking on the Southwest corner of the property near the 6th grade annex. Plans are also in place to expand the current cafeteria space into the existing courtyard. The current library at the front of the school will move to the courtyard area as well with a smaller courtyard remaining. All construction pertaining to Phase 1 is expected to be completed by the end of December, 2020.

Although this will not happen immediately, one goal of Phase 1 is to house all 6th graders in an annex and remove 6th grade portables. Current enrollment at Murchison is 1410 students. The expansion plan will allow Murchison to increase its student capacity to 1700 students.

For further information and updates regarding the 2017 bond process and planning, please go to AISDFuture.com.

History Interview: Cynthia Everist

— Carol Jones

Cynthia Everist spent part of her childhood in Tarrytown, and has lived in Northwest Hills since the early 1960s. Her father, Louis Shanks, bought their home on Griswold Lane in Tarrytown in 1945 for \$14,000. His first furniture store was at Lamar and 11th Street. That building still stands and is now the Regional Office for Whole Foods. When Mr. Shanks decided to move his furniture store to Anderson Lane, way up north, everyone thought he was out of his mind. But he was a visionary. He knew that Austin would grow. Someday in the future, he said, Anderson Lane would be the center of Austin.

Cynthia and her friends rode the bus downtown, a nickel each way, to watch movies for nine cents. They could walk or ride their bikes to the small grocery store at 3106 Windsor Road at Exposition (first called Austin & Barrow Super Foods, later HEB). Trick-or-treating by themselves at Halloween, and playing with fireworks on 4th of July weren't seen as dangerous at the time. Sometimes in the summer, they would swim across the lake to the other side and buy a Coke at a place there.

Her parents would sometimes drive them out Hwy 183 to go to the Highland Lakes. On the way, they would stop at the Pioneer Club between 183 and Jollyville Road. The Pioneer Club had a jukebox and a patio, and she remembers her parents dancing there.

Cynthia contracted polio when she was young, and had to be quarantined for several months at the old red brick Brackenridge Hospital on East Avenue (the future IH-35). She recovered eventually, and she thinks it might be because the hospital followed the Sister Kenny technique of wrapping limbs in hot compresses of steamed Army blankets.

Cynthia's first husband was Kal Kalloday, one of the first big bandleaders in Austin. Kal started the tradition of playing dance music at weddings and debutante parties in the 1960s. He was also one of the first Five Who Care, recognized for his ongoing volunteer service to cancer patients.

Their first home in Northwest Hills in 1961 was a Parade of Homes house off Dry Creek. It was not very appealing on the outside but gorgeous inside. They decided not to stay there, so they put it on the market almost right away. But they had trouble getting realtors to look past the exterior and bring their house-buying clients in to see the interior. As a result, the house was difficult to sell, and they finally accepted an offer several years later for the same amount they had paid for it.

Then in 1968, they moved into their custom-built house at Greystone and Waterline. They bought the lot for \$5,000 from David Barrow. The lots on the canyon rim with distance views cost \$11,000 at the time. But they wanted a flat yard for the kids to play in and they were glad they made that choice. Their children learned to swim at Dotson Smith's swim school on Spicewood Springs Road.

Their house on Greystone was the first custom house built by Walter Carrington. The design of the house was exactly what they wanted. The floorplan had no formal dining room, and a laundry closet instead of a separate laundry room. Their builder warned

them that the house would not be good for resale purposes. But they weren't building for resale; they were building their dream house. Cynthia has lived there for 50 years now.

When they bought their property, they were told that either Greystone or Far West Boulevard would be extended all the way through to Burnet Road. They were also told that there would never be any apartment buildings in Northwest Hills, only single-family homes. Neither one of these promises came true!

Cynthia's second husband sold phone books for Southwestern Bell. She gave me two from the mid-1940s, and they are fascinating. The 1942 version has full-page instructions on how to make a telephone call. In the 1943 version, there are pleadings to make fewer calls to keep the wires clear for war calls. There are lots of listings for things no longer in existence, from "Boarding Houses" to "Typewriters." All eating establishments, large and small, are listed under "Cafes" instead of "Restaurants." One nightclub, Cedar Crest Lodge, gives no address, just a general direction: "7 miles out on Bee Cave Rd."

It was wonderful to chat with Cynthia about her memories of her life in Northwest Hills and Tarrytown! If you would like to share your memories, please contact nwacainfo@gmail.com.

Grocers-Retail	
A & P Food Stores 219 W 6th	2-4888
507 E 6th	2-0049
ACHILLES H L FOOD STORE	
Telephone Delivery Grocer	
1612 Lavaca	2-1144
Albers J L Red & White Groc & Mkt	
2117 E 1st	2-1882
AUSTIN & BARROW SUPER FOOD MKTS	
No 1 2024 S Congress	8-5775
No 2 3106 Windsor rd	8-3111
Barton Heights Groc & Mkt 1107 Kinney	2-5293
Bauerle Robt	
A Red & White Store-Meats-Delivery	
2108 Fredsbg rd	2-0731
Baylor Togie 1701 E 1st	8-0306
Beatty's Food Store	
No 1 1519 E 1st	2-6533
No 2 1013 East av	8-1355
BIG BEAR FOOD STORE 310 S Congress	2-9931
Breedlove Groc & Mkt 1311 Chestnut	2-0314
Bridges Ed Food Store 1204 W Lynn	8-2546
Burattl Groc Co 1003 E 6th	9215
Burrell's Cash Grocery & Market	
1916 W 10th	2-2846
Calhoun's Food Store 721 Barton Sprgs rd	6449
Cash Grocery & Market 406 Barton Sprgs rd	5942
Casraghi A 1901 W 10th	5884
Checker Front Stores	
No 3 1817 E 6th	6017
No 5 1522 S Congress	4137
No 7 725 E 6th	3832
No 9 4019 Guadalupe	9707
No 10 2221 East av	3967
No 12 710 W 6th	2-3510
No 14 408 E 43rd	2-1844
No 15 504 W 19th	8-5646
No 16 1203 E 1st	2-5316
No 17 914 W 12th	2-5523
Warehouse 206 E 4th	2-5421
COKER LEE H RED & WHITE GROC & MKT	

Phone Book Grocery Stores

Night Clubs	
BLUE MOON NITE CLUB	
N. C. NALLS & E. R. McCLAIN	
Offers You and Your Party	
GOOD ENTERTAINMENT	
DINING AND DANCING	
Your Favorite Beer	
2032 Fredsbg Rd	2-0339
CEDAR CREST LODGE	
Located on Top of a Hill Where There's	
Always a Breeze and a Grand View	
EAT AND DANCE IN COMFORT	
Chicken Dinners a Specialty	
CALL FOR RESERVATIONS	
M.A. & MRS. FRED J. KIPPER	
7 Miles Out on	
Bee Cave Rd	2-1902
Dew Drop Inn	
No 1 1133 E 11th	8-0448
No 2	
Barbecue—Sausage & Beer	
1618 Rosewood	2-0496
Elm Grove Lodge Bee Cave rd	8-4934
ELMER'S MRS	
Dine—Dance—Steak—Chicken Dinners	

Phone Book Nightclubs



"Market Knowledge You Can Depend On!"

Connie Lundgren
ABR, CNE, CIPS, GRI

connie.lundgren@evusa.com

512.619.4101



ENGEL & VÖLKERS

Questions from Neighbors

—Joyce Statz, aggregator

This month we start a new column, where we do our best to answer questions that come from neighbors through conversations, letters in the mail, email to us at nwacainfo@gmail.com, and other sources. Some are issues addressed by City code, some matters of convention or history. If there's something you'd like answered, send us a note, and we'll look into it for the next issue. This month's concerns deal with landscaping and trash cans.

How can we get neighbors at intersections to trim the landscaping, so drivers can see around the corner?

Several years ago, and again this year, neighbors have asked what can be done to ensure that corner lots in our neighborhood have no obstruction to traffic at the intersection. This year's question was especially focused on the young driver: "Now that I'm teaching my teenager to drive, I've become more aware of issues with our neighborhood's obstructed views. MANY neighbors at intersections allow their landscaping to overgrow near/into the street, thus requiring drivers to pull out into oncoming traffic in order to see around it."

If you're comfortable talking with the neighbor about the situation at the corner, start with that. Otherwise, you can turn to the City for help. Investigation with four different City offices determined this as the appropriate approach:

- Call 311, identify the intersection of concern, and explain that you would like to register an issue of traffic obstruction. It's important to distinguish the issue from general landscape upkeep, which is handled a different way. You will receive a case number for your service request.
- 311 is likely to assign the case to Code Compliance, which will assign an officer to come out and verify the issue. Once verified, the officer will probably turn the case over to the Bridge and Street Department to deal with.

- The Bridge and Street Department is likely to send someone to see if the situation warrants action and, if so, talk with the resident about handling it. In some cases, since the obstruction may be in the City's right-of-way, there might be involvement of the Right of Way Department instead of, or in addition to, the Bridge and Street Department.

- You can follow progress on the case by checking back with 311, using the initial case number.

What's wrong with blowing leaves and grass into the street?

Leaves and grass clippings blown into the street wash into storm drains and end up in Austin's creeks and lakes. As this material decomposes, it can reduce the amount of oxygen in the water and kill fish. Leaves may also clog storm drains and cause flooding. Instead of blowing them into the street,

- blow clippings from walkways back to your yard -- keep the grass clippings on the lawn, and use the leaves as mulch in gardens,
- add clippings to your backyard compost pile,
- place clippings into paper lawn bags or compost carts for the City to pick up. For more information, visit <http://austintexas.gov/what-do-i-do> or call 311

Learn more at <http://austintexas.gov/PollutionPrevention>

When should I put out and retrieve my trash cans?

From the City's web page of Common Austin Code Violations, we have the answer: "Garbage carts must be returned to their storage area on private property by 10 p.m. on the designated collection day. They should be placed at the curb by 6:30 a.m. on collection day but not prior to 8 p.m. the evening before." While it doesn't specifically mention leaf bags, it's probably wise to follow a similar guideline for when to put those out, since they can impede traffic, especially if there are bike lanes on the street in question.




Silverleaf
ELDERCARE

Residential Assisted Living
(512) 831-5600

Amazing Food
Warm Atmosphere

Don't know where to start?

Feeling alone?

Overwhelmed?

Get answers at...

Key2SeniorCare.com

Clean Out That Medicine Cabinet

— Joanie Arrott

If you missed the annual Prescription Drug Take Back event on April 27th, you'll be happy to know we have more options in Travis County. Austin Resource Recovery maintains two permanent kiosks for the safe and proper collection of old pharmaceutical items. Anyone can drop by during a business day, 8 to 5 p.m. to turn in unwanted prescriptions that you don't want lying around your house. One kiosk is located on the University of Texas campus at the Forty Acres Pharmacy, 100 W. Dean Keeton Street. The other permanent disposal kiosk is in the lobby of Constable Precinct 5 in downtown Austin at 1003 Guadalupe Street. Information about what materials are accepted can be found here: <http://www.austintexas.gov/drugs>.

Walgreens also expanded their safe medication disposal program and offers this service at 15 area locations with the closest spots being Central Austin (5819 Burnet Road) and UT Campus (4501 Guadalupe Street). These locations all maintain a disposal kiosk to provide a safe and convenient way to dispose of unwanted, unused, or expired medication at no cost, year-round. Kiosks are available during regular pharmacy hours. More information can be found here: <https://www.walgreens.com/storelocator/find.jsp?RxDisposal=true>.

Too often, unused prescription drugs find their way into the wrong hands. That's dangerous and often tragic. Take the time to go through your bathroom drawers and cabinets to remove old medicine. Proper disposal prevents accidental poisoning of children and pets, misuse of medication, and unnecessary release of toxic chemicals to the environment. Pharmaceuticals are being detected in the environment, and research shows these compounds, even in their small concentrations, are causing impacts to aquatic organisms. It's only a matter of time before those of us higher up the food chain are impacted.



TOP 5 REASONS TO SELL THIS SPRING

Julie truly appreciates that buying or selling a home is one of life's most important decisions.

She dedicates herself to providing the very best to her clients!



If you know someone interested in buying or selling, contact Julie for a private consultation. 512.784.1990

5-STAR CLIENT RATING • CERTIFIED NEGOTIATION EXPERT • CERTIFIED LUXURY HOME MARKETING SPECIALIST

JULIE WAIDELICH
BROKER|OWNER, REALTOR®

NESTPROPERTIESAUSTIN.COM
512.784.1990 JULIESWAIDELICH@GMAIL.COM

Understanding City Code – Trees

– Alan Carson

Several years ago we had a nice peach tree in our front yard, but for some reason it shed its leaves and died in a very short period of time. Of course, I had it removed. Then I started wondering whether I had violated a City of Austin ordinance. It turns out I had not done anything wrong, according to City Code Chapter 25-8-621. Protected trees are defined as having a diameter of 19 inches or greater, measured four feet, six inches above the ground. The diameter is determined by measuring the circumference of the tree, then dividing by pi (3.1416). There ordinance has a special classification for “heritage” trees: Texas Ash, Bald Cypress, American Elm, Cedar Elm, Texas Madrone, Bigtooth Maple, all Oaks, Pecan, Arizona Walnut, and Eastern Black Walnut trees with a diameter of 24 inches or more.

Tree removal permitting requires completing a “Tree Ordinance Review Application (TORA)”, which is filed with the Planning and Development Review Department, whose contact information is given below. This review is required even for trees that are dead, diseased, or that pose a hazard. Protected trees can be removed for these reasons, as well as if they prevent reasonable access to or use of

a piece of property. Permission to remove a heritage tree, however, cannot be given for reasons of reasonable access to property or use of property. The City Arborist is involved in the determination of the approval of all applications.

Contact information for the Planning and Development Review Department:

505 Barton Springs Road, Austin TX 78704

Mail: P.O. Box 1088, Austin TX 78767

Telephone: 311

E-mail: <https://austintexas.gov/email/dsdhelp>

There is extensive information concerning trees and procedures for filing the TORA:

<https://www.austintexas.gov/faq/tree-regulations> or search for “Austin tree ordinance.”

<http://www.austintexas.gov/department/austins-urban-forest-0> is the City’s Tree Information center, providing a wide range of information about working with trees in Austin.

The City of Austin tree ordinance is here: <http://www.austintexas.gov/edims/document.cfm?id=134292>



Real estate should be about service, not sales.

We define our success by the satisfaction of each and every person we work with. Check out our **200+ Five star reviews** on Yelp and Zillow.



HOMESVILLE
REALTY GROUP



Paul & Marquette Reddam
Homesville Realty Group
512.789.0869
paul@homesville.com
homesville.com

COMPASS

What is a Constable?

– Sam Lindsey, Travis County Precinct 2

While not a particularly common agency throughout most of the United States, The Constable's Office is one of the oldest law enforcement offices in Texas, originating around 1823. There are five precincts in Travis County, each with its own elected constable. The number of precincts within a county is based on the population. NWACA lies within both Travis County Precinct 2 and Precinct 5. The constable, and his/ her deputies, are licensed peace officers with full law enforcement authority throughout their specific county. Unlike the Austin Police Department (whose jurisdiction is within the City Limits) and the Sheriff's Department (whose jurisdiction is within the county), constables have jurisdiction anywhere within the county and often work in a variety of surroundings, including both rural and urban areas.

While the main focus of the Constable's Office is civil process and warrants, each constable runs their specific office in line with their specific goals and visions for the community. Outside of the regularly mandated duties, Precinct 2 deputies conduct traffic stops, work collision incidents, file charges, make arrests, answer calls for service, assist other local agencies when needed, and are

involved with quite a few community and civic organizations. The Constable's Office supports the large NWACA neighborhood events such as the Day in the Park, 4th of July Parade, and Neighborhood National Night Out, for example.

For additional information about your Precinct 2 Constable, and his deputies, please visit www.traviscountyconstable2.us or follow us on Facebook and/ or Twitter @TCCConstablePct2



Is Your Smile First Look Ready?

#getgloing

Whiten
in just
32 minutes



Fast and easy.
No trays, no strips, no pain.
Take home device for personal use.

Book your Appointment Today!



SHOAL CREEK DENTAL CARE
8015 Shoal Creek Blvd., Suite 120
512.453.8181
www.shoalcreekdental.com





Introducing Maravilla @ The Domain in Austin.

Imagine everything you need to flourish. And, everything you'd need to flourish for years to come.

It's all here, in one very captivating place. The wealth of activities. The stylish setting. The interesting new friendships. Fabulous cuisine. Attentive service. Impressive fitness & wellness programs. A stimulating, walkable village location. And expert healthcare support should the need arise.

It's everything you need to live your life, your way.

Maravilla @ the Domain, Austin's most interesting independent and assisted living address.

Conceived and crafted by Senior Resource Group, reimagining senior living for more than 30 years.

Move in summer 2019

Maravilla
@ THE DOMAIN

Independent & Assisted Living
Memory Care & Rehabilitative Services

MaravillaAustin.com

Contact our Information Center to learn more:

(512) 575-4261

3220 Feathergrass Court, Suite 120 • Austin, TX 78758

At The Domain, between the iPic Theater and Dillards,
across from Maggiano's outdoor patio.

Mobility Update for NWACA

– Transportation Committee

Our neighborhood will see a lot of changes to our transportation infrastructure in the next several years. Here is a summary of what is currently being planned.

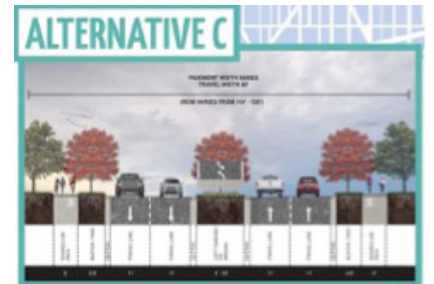
Central Texas Regional Mobility Authority (CTRMA) 183 North Toll Lanes and Expansion

- 1/31/19 - \$104M released for non-toll portion of roadway
- \$500M will be borrowed to fast track design and build
- Nine-mile section between MoPac and SH 45
- Two managed toll lanes in each direction (with a midpoint), and one non-tolled lane in each direction
 - Connection via flyover to MoPac toll lane
 - Improvements to current lanes (ex. 4 to 3, to become 4 lanes; fixes to ramp at Duval north-bound)
 - Construction expected to begin in 2021 and take 4 years
 - More info: https://www.mobilityauthority.com/Press/Texas_Transportation_Commission_Approves_Funding_For_183North And <http://www.183north.com/>



Spicewood Springs Road Widening

- \$17M dedicated from 2016 Transportation Bond
- Alternative C selected as the build alternative
 - o Two vehicle lanes each direction
 - o Raised median and left-turn bays
 - o Shared use path (bike/ped) on both sides
 - o New stormwater facilities
- Final preliminary engineering report Dec. 2018
- Design phase of project now through 2021
- Construction expected: 2022-2024
- See details at <https://data.austintexas.gov/stories/s/Spicewood-Springs-Road/v4g4-vvxa/>



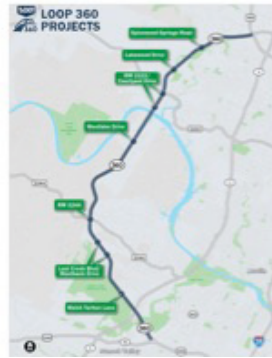
Texas Department of Transportation (TXDOT) Loop 360 Projects

- Improvements planned at major intersections:
 - o Spicewood Springs Road; environmental, preliminary and final engineering to be complete: late 2022
 - o Lakewood Drive
 - o 2222/ Courtyard Drive

(Continued on Page 11)

(Continued from Page 10)

- o Westlake Drive
- o 2244 – Bee Cave Road
- o Lost Creek Blvd/ Westbank Drive
- o Walsh Tarlton Lane
- Gathering community input
- o Workshop for Courtyard/ 2222 held on March 7
- o Workshop for Westlake Drive – Sept.
- o Workshop planned for Spicewood Springs Rd – Nov.



Highland Park Water Improvement Project

– Public Service Announcement



A water improvement project to construct a second water line to feed into the area is being planned in Highland Park. The new water line will run about three miles from Far West Boulevard to Crestway Drive with much of the work being

done along Balcones Drive.

This project is part of Renewing Austin, a program intended to replace aging infrastructure throughout the city. Water line breaks are well-documented in this area, and the existing 12-inch line is not connected to other water lines. The project is currently in design phase and construction on Phase 1 is expected to begin in 2020, with a total construction duration of up to three years.

More information can be found at austintexas.gov/highlandpark, including an option to receive email updates on the project, as well as in an announcement on the NWACA home page at www.nwaca.org.

• More info: <http://www.loop360project.com/>



Project Connect Key Points

- 30-year plan, focused on high capacity transit
- o Commuter service
- o Local service
- CapMetro to engage with public in 2019
- Joint meeting of City Council and CapMetro Board was 3/4/19
- More Info: <https://www.capmetro.org/projectconnect/>



Austin Strategic Mobility Plan (ASMP) Key Points

- Adopted by City Council April 11, 2019
- More info: <http://www.austintexas.gov/asmp>

SHERWOOD
PEDIATRIC DENTISTRY



HEALTHY SMILES ARE OUR SPECIALTY

WHY OUR PATIENTS LOVE US:

- Empowering you to play an active role in your child's dental health.
- Compassionate, individual patient care for your child's needs.
- Enjoy a dental team focused on creating a positive dental experience for you and your child.
- Our Laser eliminates the need for shots before fillings.
- You are invited to stay with your child through the entire appointment.

Monthly payment options available, including no-interest financing

\$75 OFF

Mention this ad and receive \$75 off New Patient Exam, Cleaning, and Fluoride. (New patients only)

VISIT WWW.DRSHERWOOD.NET

CALL TODAY
(512) 454-6936



Peggy Little
REALTOR®

JB Goodwin REALTORS

PEGGY POWER! SOLD

- One-to-One Consulting
- Social Media Campaigns
- Proven Track Record

www.atxagent.com 512.970.7349 peggy@atxagent.com

Austin/Travis County Maps with Details about Wildfire Prevention

– Joyce Stutz

The Austin Fire Department's Wildfire Division has a very talented Geographic Information System (GIS) specialist who has created online tools to help us all understand how wildfire may affect our local areas. Some of these tools are in the form of interactive maps, and some are "story maps."

In a previous article, we covered the topic of shaded fuel breaks as one type of wildfire fuel mitigation. The Wildfire Division's story map at <http://arcg.is/4rXii> explains how shaded fuel breaks are created, along with showing before and after photos. This technique removes underbrush that, when ignited, heavily damages green space and allows fire to spread to the tree canopy and eventually to nearby structures. Because the understory has been removed, a wildfire moving through a shaded fuel break will stay low and may burn out from lack of fuel.

The Wildfire Division has a fuels mitigation crew which establishes shaded fuel breaks throughout Austin; it focuses primarily on City

land, such as parks and preserves. The story map provides information about 25 fuels reduction projects completed to date.

Wildfire Division interactive maps depict levels of wildfire risk based on five factors: slope of terrain, density of structures, flame length potential, rate of spread potential, and proximity to the wildland interface vegetation (generally tree-filled areas on the west side of Austin and grass-filled areas to the east). You can focus in on a specific address to see its level of risk with respect to each of these factors by entering the address and then selecting the specific layer of interest at <http://tinyurl.com/TravisCountyRisk>

This story map takes you through a description of the interactive maps and the areas of risks: <https://arcg.is/GG8C8>

For more information about wildfire prevention or to sign up for a free home wildfire risk evaluation, visit www.nwaca.org To see information from the AFD Wildfire Division, go to ATXfire.com.



FIREWISE USA™
Residents reducing wildfire risks



#1 Company-wide Top Producer out of 450 REALTORS® at Realty Austin in 2018



NWACA
NEIGHBORHOOD REALTOR®

Helping **NWACA** neighbors since 2001.

Brian Copland, REALTOR®
(512) 576-0288
briancopland@realtyaustin.com



**REALTY
AUSTIN**

[briancoplandaustinrealtor](https://www.facebook.com/briancoplandaustinrealtor)

[@brianatx12](https://www.instagram.com/@brianatx12)

austinhomeandcondo.com

Watch Out for Wildlife with Their Young Ones

– Public Service Announcement



Fawn

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

deer while out walking or running, since they may become aggressive to protect their babies. Also, if a deer leaves a fawn in your yard, please don't touch or move it. It's mother 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)

Now is also the time to be aware of coyote pup rearing season.

- Coyotes breed in February and March; pups are born about 60 days later.

- During this time, male coyotes do not tolerate other canines in their territory; many conflicts between coyotes and domestic dogs result from this territorial behavior.

- An average coyote litter contains 4 or 5 pups, born in dens. In urban environments, dens can be in storm drains, under storage drains, in holes dug in vacant lots, parks, golf courses, or any other dark, dry place.

- Coyote pups are cared for, fed, and protected by both parents. The pups mature quickly and can eat meat and move about easily by the time they are a month old.

- Nursing females and the grouping young need lots of food until late summer. As people and their pets spend more time outdoors during this time, the possibility of a coyote encounter increases.

- It is not unusual to observe a family of coyotes traveling through urbanized areas.

- If food is deliberately or inadvertently provided by people, the pups quickly learn not to fear humans and develop a dependency on easy food sources.

As a reminder, evaluate what food attractants you may be inadvertently providing. Pick ripe fruit from trees and off the ground, secure garbage and compost bins, don't feed pets outdoors, don't throw food scraps for wildlife, keep bird feeders from overflowing, and eliminate artificial water sources. Additionally, close off crawl spaces under porches, decks, and sheds!

Special Thanks to Members

– Membership Committee

NWACA thanks members who generously contributed to the 4th of July Parade Fund, the Park Fund, and the Constable Fund, between January 15, 2019 and April 15, 2019.

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 do events in our parks and revitalize parks in the NWACA area. The Constable Fund helps us provide the patrol activities of the Travis County Constable.

- Todd and Cheryl Arbogast
- Victor and Janis Beck
- Jerie Burrus
- Diane Coleman
- Glenn Deshields
- Chris and Linda Dimick
- Nancy Dittmar and Maxwell Stout
- Deborah K. Dobbs
- Vicki Gilberg
- Tom and Nancy-Jane Griffith
- Marvin and Bretna Hackert
- Bill and Linda Jakobeit
- Paul and Judith Hickey
- JoAnn Jentz
- Debra Judd
- Bridget Keating
- Thomas and Donna Kelly
- Jill Klucher
- Valerie Laubacher
- Paul and Maria Lewis
- Camille and Herbert Lown
- Leigh McCary
- Maisel (Mitzi) McGlone
- Marsha McNeese and Bill Heinsohn
- Ellen Marcus
- Judy Messer
- Jerry and Susan Mitchell
- Ilene and Brian Novy
- Wes Ogilvie
- David Schele
- Thomas and Betty Shaw
- Julie Sher
- Al and Sheila Simmons
- Jay Stanford
- John and Dorothy Strance
- Evelyn Syrinek
- Lee and Nina Thomson
- Henry Tippie
- Leon and Kay Whitney
- Sharon Wilson
- (and apologies to anyone whose donation we might have missed!)

Illegal Dumping: See Something, Say Something

– Joyce Statz



Pile with big branches

A few Sundays ago, I went to Stillhouse Hollow Nature Preserve to trim the dry branches off the lantana our Parks Committee planted a year ago. Much to my chagrin, I encountered a large pile of oak tree trimmings on top of our new plant beds. These weren't just twigs that I could cut up with my clippers, but 4-inch branches as well! Someone had dumped them, rather than doing a little more work to get them to fit into their own weekly trash removal. (See photos.)

I called 311 to see what to do. They took my report, which got directed to Code Compliance, which led to a visit to the site and a request for the Parks and Recreation

Department to pick up the dumped trimmings. This is a very poor use of our Parks staff and our tax dollars.

Please, if you see someone dumping tree limbs or any other debris into our parks and green spaces, get identifying information about the vehicle and report the incident to 311. Unless we citizens take action, we'll continue to see this type of abuse.



Pile was 20 feet from entrance

PROPERTIES OF DISTINCTION. AGENTS FOR LIFE.

Dochan Realtors® consistently sets Northwest Hills sales records, serving and representing hundreds of satisfied buyers & sellers in our neighborhood.

Our reputation as the area's leading real estate brokerage is built on the combined strength of our **exceptional** team, drawing on our intimate knowledge of Northwest Hills, with an emphasis on education, experience, and professionalism.



Dochan
REALTORS®



512.345.2227

Mosquitoes

– Wizzie Brown, Texas A&M AgriLife Extension



Mosquitoes can not only be irritating by biting, but they also are able to transmit various diseases to humans and animals. They are known to transmit heartworm in dogs and cats, and they can spread encephalitis (including West Nile Virus), Chikungunya,

Zika, dengue, yellow fever, malaria, and filariasis among humans.

Most female mosquitoes require a blood meal for egg production whereas males feed on nectar and do not bite. Eggs are laid on the surface of water or in dry locations that can be flooded by water. Eggs laid in dry locations can remain dormant for several months. Eggs hatch into larvae, or wigglers. Mosquito larvae live in water and feed on organic debris or microscopic plants and animals. Larvae molt into pupae which are non-feeding. Mosquito pupae spend the majority of their time at the surface of the water, only moving when disturbed.

Many things can help to reduce mosquito problems around the home. Since three of the four life stages of mosquitoes are in or near water, it is best to eliminate all sources of standing water. Containers such as watering cans, buckets, and bottles can turn into mosquito breeding grounds. Water should be drained from birdbaths, gutters, flowerpots, and pet dishes at least once a week. Children's wading pools should be emptied of water at least once a week and stored so they cannot collect water when not in use. Tree holes should be filled in with sand or mortar, or drained after each rain. Leaky faucets and pipes located outside should be repaired.

Areas that cannot be drained, such as ponds or large rain collection systems, can be stocked with fish that eat mosquito larvae. Dunks can also be used in these areas. Dunks are a small, donut-shaped product that contains *Bacillus thuringiensis* var. *israeliensis*. The donut disrupts the life cycle of the mosquito and is non-toxic to humans, amphibians, and fish.

Avoiding outdoor activities during peak mosquito hours is the best method to avoid being bitten. When outside, wear loose-fitting, light colored clothing with long sleeves, and long pants. Repellants containing active ingredients such as DEET, picaridin, IR3535, oil of lemon eucalyptus (OLE), para-methane-diol (PMD), or 2-undecanone can be effective to keep mosquitoes from biting when evening activities cannot be rescheduled.

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.urbanipm.blogspot.com

Walk for a Cure for Angelman Syndrome

– Public Service Announcement

WHO: Open to the public, Individuals with Angelman syndrome and their families, friends and supporters from the Greater Austin / San Antonio area

WHAT: 2019 Angelman Syndrome Foundation (ASF) National Walk

WHEN: Sunday, May 19, 2019, with check-in at 9:30 a.m., walk beginning 10:30 a.m.

WHERE: Shalom Austin 4500 Hart Lane, Austin, TX 78731

The ASF is a national nonprofit dedicated to improving the lives of individuals with Angelman syndrome and their families through education and information, research and support. The ASF National Walk raises funds for research aimed at finding treatments and a cure for Angelman syndrome, and to provide direct support to individuals with Angelman syndrome and their families or caregivers. The ASF has funded 101 research grants totaling \$9.5 million. For more information about the ASF, visit www.angelman.org.

Angelman syndrome is caused by the loss of function of a particular gene during fetal development, resulting in severe neurological impairment present at birth and lasting lifelong. Symptoms vary and include severe developmental delays, lack of speech, seizures, walking and balance disorders, and frequent laughter and excitability. Those with Angelman need lifelong care, but a cure is close! It is estimated that Angelman syndrome occurs in one in every 15,000 live births.



STEVE'S PLUMBING REPAIR

Master License: M-39722

- Water Pressure Problems
- Sewer & Drain Service
- Fiber Optic Drain Line Inspections
- Free Estimates
- Satisfaction Guaranteed

Steve Brouger
512.276.7476

2605 Buell Ave



Safety Tips on Smoke Alarms

– Public Service Announcement

Smoke alarms are a key part of a home fire escape plan. When there is a fire, smoke spreads fast. Working smoke alarms give you early warning so you can get outside quickly.

- A closed door may slow the spread of smoke, heat and fire. Install smoke alarms in every sleeping room and outside each separate sleeping area. Install alarms on every level of the home. Install alarms in the basement. Smoke alarms should be interconnected. When one sounds, they all sound.

- Large homes may need extra smoke alarms.
- It is best to use interconnected smoke alarms. When one smoke alarm sounds they all sound.
- Test all smoke alarms at least once a month. Press the test button to be sure the alarm is working.
- Today's smoke alarms will be more technologically advanced to respond to a multitude of fire conditions, yet mitigate false alarms.
- A smoke alarm should be on the ceiling or high on a wall. Keep smoke alarms away from the kitchen to reduce false alarms. They should be at least 10 feet (3 meters) from the stove.
- People who are hard-of-hearing or deaf can use special alarms. These alarms have strobe lights and bed shakers.
- Replace all smoke alarms when they are 10 years old.
- Smoke alarms are an important part of a home fire escape plan.



City Rebates for Being Water-wise

– City of Austin Web Site

Spring is the time to prepare your yard for Austin's long hot summer. By using a combination of mulch, compost, and core aeration, you can be prepared for the damage caused by hot summer days. These techniques ensure that water stays on your yard, reducing the need for supplemental irrigation.

Rebates for these investments are available to single-family households served by Austin Water:

- Irrigation Upgrade-up to \$400 to improve irrigation efficiency
- Landscape Survival Tools- up to \$120 for compost, mulch, and core aeration service
- Pool Cover-up to \$200 for new pool cover
- Pressure Regulating Valve-up to \$100 for pressure regulating valve
- Rainwater Harvesting-up to \$5,000 for equipment to capture rainwater
- Watering Timer-up to \$40 for hose timers
- WaterWise Landscape-up to \$1,750 to convert turf grass to native beds
- WaterWise Rainscape-up to \$500 for landscape features to retain rainwater

The process:

- Buy materials or services listed on the application and apply them to your landscape.
- Keep all receipts.
- Take photos of the completed work. Turn in the application, a copy of the receipts, and photos. Information may be mailed, faxed, or emailed.

See <http://www.austintexas.gov/department/water-conservation-rebates> for details and the applications for rebates.



Free Estimates on New A/C Systems
Fast 7-Day A/C Repairs
Energy Audits • Weatherization
Duct Repair & Replacement

Home & Handyman Repairs
Remodels & Additions
Senior Accessibility Upgrades
Painting / Staining
Drywall & Popcorn Removal
Decks & Fences / Install & Repairs

"We have been keeping Austin comfortable for over 40 years." – The Yamin Family

TACL #B5235C



A-PLUS AIR CONDITIONING & HOME SOLUTIONS

Cooling • Heating • Home Repairs • Remodels

512.450.1980 • www.AplusAC.com

\$20 off
ANY A/C Repair or
Handyman Service!

Cannot be combined with other offers.
Check our website for additional coupons & discounts.





Offering both 1 on 1 and small group (3-5 athletes) wide receiver development training sessions weekly throughout Austin and the surrounding areas.

Mission statement: To take what I've learned from playing at both the collegiate and professional level and bridge the gap between what's being taught at the highest level of play to those even as young as 4th grade.



SHIPLEYPERFORMANCE.COM
OR CALL 325.642.9162

TODAY TO TAKE YOUR GAME TO THE NEXT LEVEL



CATHY DOUGLAS | OWNER



**DOUGLAS
RESIDENTIAL**



SALES



MANAGEMENT



LEASING

If you have a home to sell, we know you have options and invite you to call us first. We can help sidestep the stressful listing process and definitely shortcut the sale time.

We maintain a rolodex of active Buyers seeking homes in Northwest Hills. Our clientele consists of many families leasing nearby or that have outgrown their home. Our goal is to have a process is smooth and accommodates your timeline.

Call me for a consultation!

O: 512.264.4160 | M: 512.431.4823
WWW.DOUGLASRESIDENTIAL.COM

NWACA News

NWACA MEMBERSHIP FORM

Send annual dues of \$25 with this form to:

NWACA, P.O. Box 26654, Austin, TX 78755

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) Parks Fund Contribution:

\$10___ \$20___ Other ___

(Optional) Constable Fund Contribution:

\$10___ \$20___ Other ___

*You can also pay via PayPal by going to nwaca.org
and selecting Membership*

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
- Parks
- Sponsorship
- Transportation
- Tree and Environment
- Wildfire Prevention

PREVENT OAK WILT

DON'T PRUNE FEB-JUNE

OAK WILT CARRIER BEETLE PEAK SEASON
NWACA.ORG



WARNING



CRIME WATCH ZONE

Spot Crime.

**Be a Neighborhood Watch
Block Captain**

Stop Crime!

More info: email nwacainfo@gmail.com

The NWACA News is a publication of the Northwest Austin Civic Association, produced and distributed by Peel, Inc. At no time will anyone be allowed to use the NWACA News content, or loan said content, to others in any way, shape, or form, nor in any media, web site, print, film, email, electronic copy, fax, or other means, for the purpose of solicitation, commercial use, or any other use for profit, political campaigns, or other self-amplification, under penalty of law, without written or expressed permission from the Northwest Austin Civic Association.

DISCLAIMER: Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

* NWACA is not responsible for the content of advertising. NWACA is responsible only for the content of our articles.

* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

NWACA REAL ESTATE

NORTHWEST HILLS AND WESTOVER HILLS MARKET REPORT UPDATE

Q1 2019 REPORT

NUMBER OF SALES

49

2019

AVERAGE SALES PRICE

\$774,789

2019

AVERAGE PRICE
PER SQFT

\$298

2019

39

2018

\$681,357

2018

\$274

2018

LIST PRICE TO SALES
PRICE RATIO

96.6%

2019

AVERAGE DAYS
ON MARKET

75

2019

MONTHS OF
INVENTORY

1.6

2019

96.5%

2018

71

2018

2.0

2018

CONSIDERING BUYING OR SELLING YOUR HOME?

If you have questions about the market or would like a better understanding of what your home is worth, give Julie a call. Personal service is what sets her apart!

WWW.NESTPROPERTIESAUSTIN.COM



JULIE WAIDELICH
BROKER | OWNER REALTOR®

SOURCE: ABOR MLS including data through March 31, 2019. Based on NWACA Boundaries: MOPAC/HWY 360/2222/SPICEWOOD SPRINGS.

To say that we were impressed with Dawn as a selling agent would be an understatement!

Dear Teresa Recar,

This was the third time we used Coldwell Banker as sellers, most recently in 2014 when we sold my father's property in California. My brother insisted on selecting Jade Mills as our agent, who I believe may be the top selling Coldwell Banker agent in the country. While we were pleased with Jade, I can unequivocally say that Dawn is her equal if not more extraordinary. Here are some of the things that impressed us about Dawn:

1. Unmatched energy and willingness to go the extra mile

There were multiple occasions where Dawn far exceeded what we would have expected of any agent. One example was when we decided to list the Northwest Hills property a month earlier than originally planned. Dawn returned from a two day trip to San Antonio on a Saturday and must have shown the property to a dozen potential buyers the next day. When we asked her to stop by the estate sale to check on how things were going after we left town, she sent us pictures and went back a second time to put us at ease.

2. Fabulous Communication Skills

After interviewing five realtors including Dawn, my wife and I secretly ranked all of them and only agreed on one ranking, which was that Dawn was by far #1, largely due to her clear communication and positive attitude. She is enthusiastic without being superficial, assertive when she needs to be without being pushy, and sets just the right tone with other agents, workers, and anyone she meets. And she would make a great marriage counselor too, since she knows how to navigate skillfully when husband and wife or two partners are not in agreement!

3. Has a wealth of knowledge and resources

When she doesn't know the answer, she finds the answer promptly. On numerous occasions we asked for referrals and got excellent feedback from Dawn, from names of auction houses, potential buyers of silver, reputable estate sale companies (we used one of the two she recommended and were more than pleased), contractors, painters, handymen, and more.

4. Excellent Sense of the Austin Real Estate Market and Flexible

We initially bounced around figures on a listing price for the Northwest Hills house, as well as how much work to do on the house. In presenting a clear analysis of the comps and considering the view, Dawn helped us to arrive at an initial number and a few areas to potentially fix. Dawn also suggested that we pre market the home to get some feedback, which we did. After hearing from builders and the first group of potential buyers, Dawn recommended listing the home for the high end of our price range and to hold off on any renovations. In the end, as you know, we had multiple offers and sold for just over asking without any work.

5. Fantastic Marketing, Negotiating and Sales Skills

Dawn presented a clear marketing plan and created a wonderful brochure with high quality pictures. She had great intuition about the wording for the MLS and brochure. Many of our friends were impressed and have already said they will refer her to their friends and consider using Dawn when they are ready to sell or buy a house. Dawn also skillfully juggled multiple offers and was able to solicit more competitive second offers from potential buyers.

6. Comfortable with technology

Dawn sent us photos, contacts that we requested, and videos when we asked her to send us a recording of a town house that we might be interested in. In fact, when an agent came to the Northwest Hills house to video for an out of town client, the agent said she was uncomfortable and had never taken video of a home. Dawn stepped right in and took the video for her and was able to send it to the potential buyer! She also set up multiple searches for us when we decided we might be interested in buying a property in Austin.

I could go on and on about how pleased we have been working with Dawn these past few months. I suppose the best compliment that my wife and I can offer is that we are now ready to buy a home in Austin and wouldn't choose any other realtor but Dawn Lanier to represent us on the buying side.

-Jon



Dawn Lanier, ABR, GRI

REALTOR®
Coldwell Banker United Realtors®
9442 N Capital of TX Hwy, 1-625
Austin, TX 78759

*For exceptional real estate
service and maximum
exposure of your property,
contact me today!*



**GLOBAL
LUXURY.**

512-914-2072 | dawnlanieratx@gmail.com | DawnLanierSellsAustinTexas.com