

# Northwest Austin News

SERVING THE NORTHWEST AUSTIN CIVIC ASSOCIATION COMMUNITY

Volume 14, Issue 3

March 2023



## Ready for Spring?

By NWACA BOARD

During February, it was hard to tell whether winter or spring was upon us, but we expect March to definitely be spring! Warm weather would be most welcome for our spring activities:

- March 4, 9-11 AM – Household Recycling Event for NWACA members, accepting batteries, oil, paint, antifreeze, used bathroom supplies, and Styrofoam®. The collection point is the Mesa Drive parking lot at St. Matthew's Episcopal Church, 8134 Mesa Drive.

- March 4, 9 AM to noon – It's My Park Day at Stillhouse Hollow Preserve, 7810 Sterling Drive. Volunteers will clear branches and brush from along the trail. Go to <https://givepul.se/ohebku> to register.

- March 18, 9 AM to noon – Monthly cleanup at Bull Creek District Park. Sign up at <https://www.givepulse.com/event/336685>

- April 22 – Save the date for a family-friendly Earth Day celebration! Planning is in progress, and details will be available soon at [www.nwaca.org](http://www.nwaca.org), on Facebook, and in the weekly NWACA Notes.

Our 2023 neighborhood interest survey will be coming out soon, and we look forward to hearing about your current concerns. In the 2022 survey, the top ranked concern was Crime and Safety – Neighborhood Watch, with a weighted rating of more than double the next rated item. Several actions are underway to address the concern.

Starting early in February, the Travis County Constable has

SPRING, 7

## Longtime NW residents are cornerstones of the community

By LYNETTE HAALAND  
Northwest Austin News

Leon and Kay Whitney moved to Northwest Austin 53 years ago when the community was considered “way out there”. They bought a large wooded lot, built a house, and moved in with a baby and a toddler.

Now five decades later, the Whitneys are cornerstones of the community on many fronts, and have literally helped build up the community by developing a subdivision in Northwest Hills. They also build several other small subdivisions nearby.

### University of Texas

Leon and Kay met at the University of Texas.

Kay's family moved to Dallas from Missouri with Southwestern Bell Telephone Company. But instead of her dad moving to different cities every few years like was customary at Southwestern Bell, her parents really liked Dallas and decided to stay.

Kay ultimately came to Austin to attend UT, majoring in

history.

Leon grew up in Amarillo and also came to Austin to major in architecture at UT, which had a new dean who was a known West Coast architect.

“Not a lot of colleges offered a degree in architecture then, and I definitely didn't want to go to Texas Tech because Amarillo and Lubbock were rival cities like Dallas and Fort Worth,” said Leon. He minored in city planning.

### Work

After graduating in 1958, Leon's first job was with a consultant preparing the first master plan for the city of Irving. Leon's second job was with the city of Austin Planning Department reviewing proposed subdivisions and presenting them for approval to the Planning Commission.

After the Whitneys married in 1961, they bought a 1935 home in Old Enfield and remodeled it.

In 1965, Leon had an oppor-

WHITNEY, 2



Leon and Kay Whitney have lived in Northwest Hills for 53 years.

“Leon and Kay Whitney looked at older houses for sale in West Austin but Leon said that they were overpriced and needed major upgrades. He felt they could

build a new house for a lot less money and that's what brought the Whitneys to

”

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## WHITNEY, FROM 1

tunity to go to work for the U.S. Department of the Navy for almost double what he was paid by the city of Austin. The only catch was that it required moving to Virginia.

“We hated to leave Austin but looked forward to his new opportunity,” Kay said.

Leon’s favorite assignment was preparing a master plan for the expansion of the Naval Academy at Annapolis.

But fortunately, almost three years later, Leon had an opportunity to transfer back to Austin to work for a new federal agency, the Economic Development Administration within the U.S. Department of Commerce.

“**The city planning director at that time was Dick Lillie whom Leon Whitney had worked with when employed by the Planning Department. Lillie assigned some of his staff to help create the first neighborhood civic association in 1970 known as Northwest Austin Civic Association.**”

“So, we moved back home,” he said.

The Whitneys looked at older houses for sale in West Austin but Leon said that they were overpriced and needed major upgrades. He felt they could build a new house for a lot less money and that’s what brought the Whitneys to Northwest Austin.

### Northwest Hills

David Barrow, assisted by his son David Barrow, Jr. and Chuck Stahl, was the developer of Northwest Hills. Barrow was chair of the Austin Planning Commission when Leon worked for the city of Austin.

Their Austin friends, however, thought they were moving so far away. Back then, it took nearly a half hour to wind around the roads to get to downtown Austin. When MoPac was constructed and eventually reached Northwest Austin, it shortened the trip downtown to closer to 10 minutes. Loop 360 and Pennybacker Bridge, which opened in December 1982, improved mobility from Northwest Austin even more.

Northwest Hills was an impressive master planned community of its day. There was a large designated retail area on Far West Boulevard.

“When we moved up here there was no grocery store,” Kay said. Residents had to drive down Balcones Drive to 2222 to shop at Randalls. The first H-E-B – where the current U.S. Post Office is now – on Far West Boulevard was a welcome site.

The city planning director at that time was Dick Lillie whom Leon had worked with when employed by the Planning Department. Lillie assigned some of his staff to help create the first neighborhood civic association in 1970 known as Northwest Austin Civic Association.

The master plan had Austin ISD school sites: Murchison Middle School opened in 1967, Doss Elementary in 1970, and Anderson High School in 1973. Years later, the Whitney daughters were bused to Johnston High School in East Austin for racial balance.

But back when they moved there, the new impressive master planned community also had sites for parks and churches.

### St. Matthew’s

St. Matthew’s Episcopal Church has been in the NWACA community since 1979. And the Whitneys said they have been members of St. Matthew’s, likely longer than anyone else.

The congregation was founded in 1958 in Highland Park West and acquired a 2.5 acre site on Ridge Oak Drive. The site was at a dead-end and on top of a hill overlooking the city of Austin.

“In 1973, we called a new rector,” Leon recalled. “Rev. Chuck Huffman was so gifted and personal, we got a lot of new members and outgrew our facility and didn’t have enough room to expand.”

The church voted to move to a new location and formed a site committee. They found 6.5 acres, more than double the size of their old campus, at Steck Avenue and Mesa Drive. By 1979, the new church was built, and Rev. Huffman – who passed away earlier this year at age 97 – was an integral part of that expansion.

The previous church site was sold to a young family who converted the church into a home.

### Subdividing land

Housing became a theme of sorts to the Whitneys.

“In 1972, we bought a 36 acre tract of land not far from our home that was for sale by

the Hart family who lived on 40 acres on Hart Lane, now the Dell Jewish Center property,” Leon shared.

Leon extended Hart Lane and Chimney Corners north of Grey-stone Drive. He named the new cross streets Hidden Hollow and Stonecliff Drive. There are about 100 homes there now.

“I kept my day job until 1982 when I began developing 118 acres near Balcones Country Club,” Leon said. “If I stayed with government, I’d be an old retired bureaucrat.”

As a full time subdivision developer, he named the one near Balcones CC Spice-wood Estates. It took 10 years to complete.

It was hard to build in the city of Austin even back in the 1970s and 1980s, Leon remembered. “It was a little easier back then but still difficult,” he said. “There were a lot of young city employees that were strong environmentalists who were always fighting you and didn’t want to see Austin grow. They didn’t want to see trees cut.”

One time he remembers having his project on Anderson Mill Road approved and all of the city permits in place. He was ready to start construction but got a call that city staff members wanted to meet with him.

“Something came up to discuss with you,” staffers told Leon. He went to city hall and met with two people who he recalled saying: “Mr. Whitney, I know you’re getting ready to cut down trees to install streets. Would you consider donating the land to the city of Austin for a park instead of developing it?”

Leon quickly replied that he had already taken out a loan to buy the land and he didn’t think his banker would just forgive the loan.

Years later the Whitneys did donate five acres for a park on Talleyrand Drive.



Leon and Kay Whitney moved into Northwest Hills in 1970 with a baby and a toddler and have lived in the same house for over five decades.

Leon kept developing and added several more subdivisions over the years including Estates of Brentwood on Anderson Mill Road near RM 620 and Elliott Ranch in Hays County.

He sold his last lot in 2007 so Kay told him that he was now retired.

### Next generation

Their younger daughter, Susan O’Connor and her husband Jim, live in The Woodlands.

Their older daughter, Blythe Wilson and her husband Chris, live in Northwest Hills. Their twin sons went to Doss, Murchison and Anderson High School.

Blythe recently went to work part time at Anderson which is only eight minutes from her home. She loves working at Anderson.

Now the Whitneys enjoy their four grandsons, one who graduated from TCU and three who will graduate from Texas A&M University in May.





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# District 10 Public Safety Updates

Dear Neighbors,

On February 15, we took an important vote when we removed Spencer Cronk from his role as Austin's City Manager and appointed Jesús Garza as Austin's new interim City Manager. I have already met with Mr. Garza multiple times and am experiencing a more productive and effective approach to governing.

This change in leadership is a key step in rebuilding our community's trust and improving emergency preparedness and communications citywide. I remain steadfast in my hope for a community that can do more than just weather storms: I believe in an Austin that can deliver essential services, foster trust, grow our workforce, and lay the foundation for all families to thrive.

## Public Safety Contract Negotiations

In a second critical vote on February 16, Council evaluated several police contract options. After almost a year of negotiations, earlier this month the City's labor relations team and the Austin Police Association reached a tentative agreement on a 4-year contract. Together with a proposed ordinance granting distinct powers to the Office of Police Oversight, this proposed contract would 1) strengthen police accountability and civilian oversight and 2) improve recruitment and retention of officers in a fiscally sustainable way.

After much study and discussion, I ultimately considered the 4-year contract to be the best option for the City, our officers, and our community. At the end of our deliberations, my colleagues did not share my assessment of the advantages of the multi-year contract approach and they opted to direct City staff to negotiate for a one-year contract instead.

I was disappointed, but not surprised, that the Austin Police Association (APA) walked away from negotiations after the vote. Going out of contract is harmful for the City, our officers, and our



community. It is also destabilizing for our civilian oversight system. This was certainly a factor in my vote against the one year option on February 16.

I will continue to closely monitor the contract negotiations and keep you updated when the Austin Police Association decides to return to the table. In the meantime, at the February 23 council meeting, I joined Council Member Ryan Alter, Mayor Kirk Watson, and Council Member José Velásquez to co-sponsor an ordinance that does two important things in the absence of a contract. First, we extended the current salary and benefits for our police officers. Second, we expanded the scope and strength of the Office of Police Oversight. We also directed the interim City Manager to return with a proposed compensation package no later than March 31 to address officer shortages.

## Austin Energy and Ice Storm Update

★ DISTRICT 10 NEWSLETTER ★

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I also want to highlight two briefings we received about the 2023 ice storm and how we can fortify our utility and community from future crises. At both of these sessions, I emphasized that the lack of preparedness and breakdown in communications we experienced were not new problems, and these challenges have solutions.

Austin Energy and the City of Austin are producing an "After Action" report, which will contain analyses of the City's preparation and response to the storm, along with policy and budgetary recommendations to improve our response. As with Winter Storm Uri, I intend to carefully review the report, and to champion the implementation of its recommendations. I believe we will see more of these necessary policy changes actualized under interim City Manager Garza.

## Austin Resource Recovery

As a reminder, you can find multi-agency re-

sources for disaster cleanup and financial assistance at [AustinTexas.gov/Recovery](https://austintexas.gov/Recovery). Please note that Austin Resource Recovery is making multiple trips through each neighborhood to pick up storm debris and brush. If it appears that your home has been skipped, Austin Resource Recovery will either return on a subsequent trip when they have more truck capacity or contact you if your brush needs to be cut or moved before pick-up. More information at <https://www.austintexas.gov/stormdebris>

In March, I will share a full-length newsletter, including community announcements and updates on my work to improve the reliability of our water utility.

Regards,  
Alison Alter  
Council Member, District 10

# NWACA Special Projects Fund Inviting Applications

By NWACA BOARD

The Special Projects Fund was established by the NWACA Board to help fund projects that benefit the community/ neighborhood residents and are publicly accessible.

During recent years, NWACA contributed funds for recycling containers used at our local parks, development of a new soccer field behind Doss Elementary School, refurbishing the Anderson High School Gym, a pilot constable patrol project, the Loewy Playground, the Community Garden and Murchison Middle School Common Space improvements, the Anderson High School Trojan Band equipment trailer, bike repair stations at Doss and Hill Elementary Schools, and outdoor tables that Anderson High Schools students use during their lunch period.

Any group or individual can apply for Special Projects funds; just download an application online at [www.nwaca.org](http://www.nwaca.org) using the link in the Hot Topics list on the home page.

Applications for a new round of project proposals will be accepted until March 15, 2023, and selected applicants will be encouraged to present their proposals at the April NWACA Board meeting. Submit applications, drawings, pictures, and estimated project costs to [info@nwaca.org](mailto:info@nwaca.org) or by U.S. mail to: NWACA, P.O. Box 26654, Austin, TX 78755. If selected, projects will be able to use their funds as early as the month following project selection. The number of projects funded is at the discretion of the Board. If you have questions about the program, email [info@nwaca.org](mailto:info@nwaca.org)

Some applicants may choose to submit an idea in concert with the City of Austin Neighborhood Partnering Program (see details at <http://www.austintexas.gov/neighborhoodpartnering>). Such applications must be submitted by June 1st or October 1st for their cost-sharing funding cycle. Other applicants may choose to team with the Austin Parks Foundation (see details at <http://austinparks.org/tag/grants/>). Applications for different types of grants have different deadlines.

The Special Projects Fund is just one of many ways that NWACA serves our community. Funding is available because of the careful management of your dues and donations. Please help us to continue our work by maintaining your NWACA membership.



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# Tree Pruning and Wildfire Preparedness After the Ice Storm

By JOYCE STATZ

Many of us are ready to prune and trim the trees that were damaged by the ice storm. Here's some guidance from the Texas Forest Service in their flyer Ice Damage and Oak Wilt.

"While painting fresh wounds on oak trees is important to prevent the spread of oak wilt, wounds that were caused by the ice storm are no longer fresh. In cold conditions, trees quickly stop exuding sap and sap-feeding beetles are not active, so it is unlikely that oak wilt will spread as a result of an initial ice storm event.

Prune safely within your ability and DO NOT remove limbs on or near power lines. For work you



cannot complete safely or that is beyond your ability, find a Certified Arborist at <https://isatexas.com/for-the-public/find-an-arborist/>. Be sure to immediately paint any new wounds on oak trees that are created during clean-up using wound dressing or latex paint. Immediately means make one cut then paint it before making the next cut. Clean all pruning tools with a 10% bleach solution or Lysol™ before pruning a different tree. Additional cosmetic pruning of oaks should be delayed until summer, once the threat of oak wilt spread has diminished. Avoid pruning oaks February through June! Any trees that are not oaks can be pruned at any time and painting the wounds

is not necessary.

Most live oaks, and many other trees that currently have leaves, also suffered freeze damage. However, it is difficult to determine the true extent of this damage until after spring green-up. Trees are quite resilient, and the damage may not be as bad as it initially seems. So be patient, prune selectively and be sure to paint any fresh wounds on all oak trees."

Some additional guidance from our Texas A&M Program Coordinator for Firewise USA:

- Wear appropriate protective gear including gloves and eye protection.
- Repair broken bark. When primary branches are ripped from the trunk, the bark beneath the branch will often get torn as well. Use a chisel or sharp knife to smooth the edges where bark has been torn away. This allows the tree to heal faster, and prevents bugs, fungi, and disease from shelter-

ing in the crevices of broken bark.

- Never stand directly under a limb when cutting it.
- Save cosmetic pruning until July when there is less risk of new oak wilt infections.
- Stumps need to be painted as well if you must cut an oak tree down.
- There will be an uptick in dead and damaged trees in the coming months. If we have a drier than normal spring/summer or another harsh storm, that will increase overall stress on the trees currently alive to a point where they fail.

For more details see these links:  
[tinyurl.com/IceDamageAndOakWilt](https://tinyurl.com/IceDamageAndOakWilt)  
[linktr.ee/tfscentraltx](https://linktr.ee/tfscentraltx)  
[texasoakwilt.org](https://texasoakwilt.org)  
[tfsweb.tamu.edu/afterthestorm](https://tfsweb.tamu.edu/afterthestorm)

## Using Backup Power During Outages

By MAURA POWERS

Seven years ago, we installed solar panels and a battery back-up system (micro power plant) because of intermittent power outages, long a common occurrence in our part of Northwest Hills. For others considering the same option, this article is intended to be a quick introduction.

The originally installed 3.8 kilowatt-hour (kWh) system could provide power during outages lasting only a few hours, but it was no match for Winter Storm Uri in 2021. After that frightening experience, we upgraded the system to 18 kWh. In the most recent ice storm, we kept the gas heat at 65°F during the day and powered the house for five days of outage. As a caveat, had there not been intermittent sunlight, the backup power may have lasted only 24 hours. When everything goes well, there is enough sunlight to keep the batteries charged and the house powered.

Rooftop solar panels work well to reduce your monthly electric bill but do not provide electricity during an outage. For that, you need a backup solar battery that will store energy for use during an outage. A properly maintained lithium battery should last ten to twelve years, depending on battery chemistry and how many charge/discharge cycles it goes through.

With a battery, your micro power plant will support appliances that run on 20 amps. This includes

gas heat, refrigerator, microwave, toaster oven, dishwasher, washing machine, and gas dryer. It will even support a window unit air conditioner, but not central air conditioning. Electronic devices can be charged; charging doesn't require a lot of power. The amount of time a household can be kept up and running depends on how many appliances are in use and the size of the battery and solar array.

Begin researching your options at Austin Energy's website. <https://austinenenergy.com/en/green-power/solar-solutions>. It lists city approved contractors who can provide a turnkey experience. A system that will remain connected to Austin Energy must be inspected and approved before operation begins.

Once installed, a solar system supplying the battery needs to be monitored. Some contractors offer a monitoring service as part of the bid. Others may refer you to a service provider. Some homeowners feel confident enough to monitor their systems themselves. (Tip for robust charging: clean off the solar panels every six months.)

Planning for battery backup needs to balance the total anticipated load and the duration of outage with battery size and solar array size. The length of time a battery can power your house also depends on sunlight. If the panels are under dirt or snow, no sunlight is charging the battery. If it's cloudy, overcast, or raining, it's unlikely the battery will be charging much. Fortunately, Austin typically gets sun.

Batteries prefer mild temperatures. Solar charging at temperatures below 33 degrees and over 95 degrees is not recommended.

Because Austin experiences extreme temperatures, a battery cannot be left outside in an uninsulated enclosure. A garage that is fully insulated (outside walls, attic, and garage doors with the press on foil) may be sufficient if the garage is not opened frequently. Otherwise, an insulated enclosure such as a closet in the insulated garage will work to keep temperatures moderate. You'll be surprised at how all this insulation also reduces energy usage in the home.

You must be able to monitor the "state of charge," the percentage of charge that the battery is holding at any given time. This information provides you with the ability to adjust your power usage during an outage. Some batteries have a digital screen and others rely on an app for remote reading. Manufacturers recommend against a "deep discharge," which is going below a 20% charge.

The biggest cost variable for your micro power plant is the battery system. The smaller the battery (in kilowatt hours), the less energy stored. The largest residential battery today holds about 18 kilowatt hours and costs about \$13,000 (not including tax rebates). Some systems allow installing multiple battery modules for yet more capacity. You can scale back what appliances you use during an outage to

reduce the size and cost of a backup system and/or to extend the outage duration that can be supported.

Another option is to get an electric vehicle with a bidirectional battery that can provide back-up power to the home as needed. At this time, some models of Ford/Lightning, Nissan/Leaf, Hyundai/Ionic5, and Mitsubishi/Outlander provide some variant of bidirectional support. With an auto-based battery, you may be able to drive to a part of the city with power and use a standalone charger to recharge the battery. Auto or truck EV batteries range from about 75 to 200 kWh, so if enabled with bidirectional support, they can be very useful.

As a final point in favor of rooftop solar with battery back-up, your reliance on transmission lines to keep power flowing in times of extreme weather will be vastly reduced.





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- organizer & moving concierge -



CATHERINE VERGARA  
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- elder care services -

# Zoning Updates

By NWACA ZONING COMMITTEE

Currently, there is one zoning case in process within the NWACA area, located at 4601 Spicewood Springs Road, Building 4 (C14-2022-0173). The site proposed for rezoning is the footprint of a two-story 7400 sq ft building currently zoned Local Office- Conditional overlay (LO-CO).

The requested change is to remove one of the prohibited uses in the CO to allow guidance services at the location. Guidance services is defined in the Land Development Code as “the use of a site for the provision of daytime counseling, guidance, recuperative, or similar services to persons requiring rehabilitation assistance as a result of mental illness, alcoholism, detention, drug addiction, or similar conditions.”

The building owner (Alan Muskin) stated that he intends to lease the top floor to Arbor Behavioral Healthcare and continue to office

on the first floor.

The Arbor Behavioral Healthcare website is: <https://thearbor.com>

The proposed rezoning would allow the entire building to be used for guidance services and the use would not be limited to use by Arbor Behavioral Healthcare.

This case was scheduled to be heard by the Zoning and Platting Commission on February 21, 2023. City staff is in support of the rezoning. The NWACA board does not oppose the rezoning.

There was another zoning case: 4901 Spicewood Springs Rd (C14-2022-0161) but in reality, the property owner already had the office zoning that was being requested. The lesson from this case is to get a zoning verification letter before you spend money on a rezoning application.

### SPRING, FROM 1

returned to twice per week patrols throughout the NWACA area. Frequency was diminished in 2022 due to staffing shortages, but there is now a backup for Sam Lindsey if he is unable to be there.

Neighborhood Watch block captains were recently surveyed, and the Crime and Safety Committee is working closely with them to meet their needs, share best practices, and provide assistance.

A gathering of block captains in mid-February was well-received by both experienced and novice captains; each of them described what worked well (or didn't) with their block.

Updated Neighborhood Watch materials are available on the NWACA web site for both block captains and neighbors to use for reference.

On April 13th, starting at 6:30 PM, NWACA will host a Crime Prevention Town Hall at St. Matthew's Episcopal Church. Several representatives from the Austin Police Department and Travis County Constable's Office will be present to talk about current crime trends and to answer questions of NWACA residents.

effective program for minimizing crime incidents. There will never be enough uniformed officers to patrol all of the neighborhood, but neighbors can be the eyes and ears that watch out for each other. Much of the NWACA area is not yet served by Neighborhood Watch. In such locations, please consider starting the program for your street. Go to [www.nwaca.org](http://www.nwaca.org), and use the Neighborhood Watch item under the Be Involved tab. Our Crime and Safety co-chairs will be delighted to explain the program and help you get started.

Feedback on our January/February issue of the newsletter has been very positive. We are doing our best to get the newsletter to all households in the neighborhood who received it in the past. If someone you know who used to get the monthly NWACA Newsletter did not receive it in February, have them contact us at [info@nwaca.org](mailto:info@nwaca.org), providing their street address. For this and any issue of the newsletter, you can view it at [www.nwaca.org](http://www.nwaca.org) by clicking on the Newsletter tab, or you can pick up a physical copy at our local H-E-B, Randalls, or the Old Quarry Library. At H-E-B, it's on the rack of publications near the scooters, and at Randalls it's on the shelf of publications near the checkouts.

Neighborhood Watch is a nationally known,



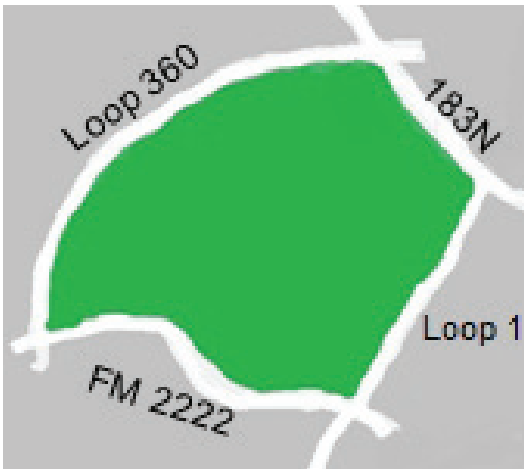
## Key Contacts

Austin Citywide Information Center	512-974-2000 or 311
Emergency, Police	911
Non-emergency (coyote sightings, compliance issues)	311
APD District Representative Officer James Hyatt	512-974-6894
District 10 Councilmember, Alison Alter	512-974-2110
To get the District 10 monthly newsletter	district10@austintexas.gov
Northwest Austin News Publisher	512-483-1708
	Lynette@FourPointsNews.com
Northwest Austin News Co-Editors	Joyce Statz and Julie Rawlings

## 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](http://www.nwaca.org). Use the Membership button on the home page or use the form in this newsletter to become a NWACA member. Members have access to the weekly email NWA-CA 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.



## ARE YOU A NWACA MEMBER?

Receiving the newsletter does not guarantee membership.

Not sure? Visit [nwaca.org](http://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/MEMBERS](http://NWACA.ORG/MEMBERS)

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| • Vicki DeWeese   | • Richard Grayum | • Teri Schock     |
| • Carol Dochen    | • Kevin Kott     | • Dana Winer      |
| • Jessica Forrest | • Ben Luckens    |                   |

Each of the Board Members can be reached at [info@nwaca.org](mailto:info@nwaca.org) or by phone at 737-235-7325

The NWACA Board meets on the fourth Wednesday of the month except July and December. Please visit our calendar at [www.nwaca.org](http://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 to [info@nwaca.org](mailto:info@nwaca.org), so that we can put you on the agenda.

NWACA is bordered on the north by U.S. Highway 183 (Research Boulevard), on the west by Loop 360, on the south by RM 2222, and on the east by Mopac (Loop 1).

## Special Thanks to Members

### By NWACA MEMBERSHIP COMMITTEE

NWACA thanks members who generously contributed to the 4th of July Parade Fund, the Park Fund, and the Constable Fund, between January 23, 2023 and February 23, 2023.

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.

- Kay and Jerry Ballard
- Mark and Andrea Bernett
- Jack and Nancy Collins
- Kelly Finkel
- Jeffrey and Diane Josephs
- Cassandra Knobloch
- Arnold and Margit Orange
- Dottie Riley
- John and Dorothy Strance
- (and, apologies to anyone whose donation we might have missed!)

## Time to Renew NWACA Membership

### By NWACA BOARD

Several years ago, to make it easy to remember when to renew NWACA memberships, January 1st was established as the renewal date for all members. People can join throughout the year, but dues paid in a given calendar year cover just that year. Thus, it's time now for each of us to join or renew our NWACA memberships.

In 2021, the NWACA Board voted to return to having **household** memberships, rather than **individual** memberships. That is, each household pays dues of \$25, and those dues cover the membership of all adults in the household. Each household has one vote in Board elections. Any adult in the member household may join the NWACA Facebook group and may also sign up for the NWACA Notes weekly email news.

Members who have auto-renewal enabled automatically renewed on January 1st – Thank

you! Renewal notices are sent to all others during January, either by email (to those for whom we have current email addresses in the membership database) or via U.S. mail (to those without current email addresses). To check if you've already renewed for 2023, go to [www.nwaca.org](http://www.nwaca.org), use the green Membership button at the top of the home page, then select the "Make a Payment (Join or Renew)" option. When you specify your email address, you'll be sent a login link in your email. Use that link to sign in and review the date on which your membership expires.

While you can join or renew either online or by U.S. mail, we prefer that you do it online. That minimizes the chance of postal issues, and the online system provides you a way to automatically renew.

If you encounter any issues renewing your membership, please contact us at [nwacaweb@gmail.com](mailto:nwacaweb@gmail.com)



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## MEMBERSHIP FORM

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

Email (confidential): \_\_\_\_\_



### Annual dues \$25

Optional Contributions:

Fourth of July Parade \$10 \_\_\_\_\_ \$20 \_\_\_\_\_ Other \_\_\_\_\_  
Constable \$10 \_\_\_\_\_ \$20 \_\_\_\_\_ Other \_\_\_\_\_  
Parks Fund \$10 \_\_\_\_\_ \$20 \_\_\_\_\_ Other \_\_\_\_\_

### To join:

go to [www.nwaca.org](http://www.nwaca.org) and pay online via credit card  
or send this form and payment to:  
NWACA P.O. Box 26654, Austin, TX 78755

### Volunteer!

Please check a committee on which you would like to participate:

- |   |  |
|---|--|
| <input type="checkbox"/> Communications     | <input type="checkbox"/> Business Membership             |
| <input type="checkbox"/> Crime & Safety     | <input type="checkbox"/> Tree, Environment, and Wildlife |
| <input type="checkbox"/> Events             | <input type="checkbox"/> Wildfire Prevention             |
| <input type="checkbox"/> History            | <input type="checkbox"/> Zoning and Transportation       |
| <input type="checkbox"/> Neighborhood Watch |  |
| <input type="checkbox"/> Parks              |  |

Members, please request to join our **Facebook Group** and sign up for **NWACA Notes**, our weekly email.

For more info email us at: [info@nwaca.org](mailto:info@nwaca.org)

# Mark Your Calendars

These events are as planned as of February 23.  
As you consider participating in one of the events listed, please check first with the organizer.

### Mar 4, 9-noon

It's My Park Day – Cleanup activity in Stillhouse Hollow Preserve.

Sign up at <https://givepulse.com/ohebku>  
Stillhouse Hollow Nature Preserve, 7810 Sterling Drive

### Mar 4, 9-11 AM

Spring Recycling Event –  
Batteries, Oil, Paint, Antifreeze,  
Styrofoam, bathroom supplies  
Mesa Parking Lot,  
St. Matthew's Episcopal Church

### Mar 15

Applications for Special Project due  
[info@nwaca.org](mailto:info@nwaca.org)

### Mar 18, 9AM to noon

Monthly cleanup at Bull Creek District Park – sign up at  
<https://www.givepulse.com/event/336685>

### March 21, 7pm

Parks Committee – virtual

### March 22, 6:30 – 8:30PM

NWACA Board Meeting –  
St. Matthew's and virtual

### March 28, 5PM

NWACA Zoning and  
Transportation Committees – virtual

### April 15, 9AM to noon

Monthly cleanup at  
Bull Creek District Park – sign up at  
<https://www.givepulse.com/event/336685>

### April 18, 7PM

Parks Committee – virtual

### April 22, 2-4PM

Family Friendly Earth Day Celebration – Doss Park

### April 25, 5PM

NWACA Zoning and  
Transportation Committees – virtual

### April 26, 6:30 – 8:30PM

NWACA Board Meeting –  
St. Matthew's and virtual

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## LADERA NORTE

Perched atop one of the most stunning landscapes in Austin with idyllic canyon views, this modernized brick home boasts four bedrooms, and six bathrooms with more than 4,200 sqft of open-concept living. Set amidst panoramic views & breathtaking sunrises, the picturesque windows provide an amazing backdrop to every room. The chef's kitchen is curated w/an oversized leathered granite center island, polished limestone countertops, elegant gold hardware & high-end stainless steel appliances. The spacious bedroom retreats and en suites will take your breath away. You can have all it all in a prime location nearby Bull Creek District Park & feeding to excellent schools in one of the most sought after communities in Austin.

## ROCKLEDGE

This 1954 Mid-Century ranch home exudes charm & character, situated under a canopy of trees on a sprawling .61 acre double lot on a highly desirable street in Northwest Hills. One of the first homes built in Northwest Hills, this four-bedroom, three-bathroom ranch home is wrapped in ledge rock from the Far West quarry & adorned with a red metal roof. This home was an original classic cabin before NW Hills was even developed! Very well maintained, this could be the perfect private residence or you can undergo a rebuild project and subdivide into 2 lots for loads more potential. Located less than a .25 mile from Doss Elementary & Murchison Middle School w/access to all of the great shopping, grocery & dining along Far West & Wood Hollow. This is a rare opportunity to own a piece of NW Hills history!



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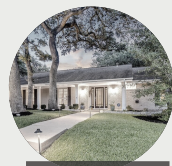
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**REALTY AUSTIN**



Dear Friends,

March 2023

In 2002 my brother invited me to do the bicycle ride across Iowa (RAGBRAI). As I started training I remembered one of my co-workers talking about a ride from Houston to Austin – the MS 150 – so I registered thinking this would be a great training ride.

Then something totally unexpected happened as I started my fundraising activities! I came to realize that many friends and acquaintances were either living with Multiple Sclerosis (MS) or MS had some effect on their family. I was truly surprised by this and this awareness inspired me to learn more about MS.

For the 2003 MS150, I asked one of my sons-in-law, Scott, to ride with me, and we formed an unofficial, 2-person, family team. Then, the shocker came. After riding together for about four (4) years, Scott was diagnosed as living with MS.

My relationship with MS continued in 2009 when my wife's and my care management company was asked to apply to be care managers for those living with MS. (Care Management is one of the programs of the National MS Society (NMSS) that maximizes the quality of life of those living with MS through assistance with community resources and advocacy - the NMSS is not just about research.) I personally have been a care manager to those living with MS. I always left a client-visit inspired by the journey of those living with MS and motivated to continue my fundraising.

Once again I registered to ride in the MS 150. I am raising funds to support the NMSS' commitment to STOP MS, RESTORE lost functionality and END MS FOEVER. Please join me in my commitment of support for the NMSS. Your generous tax-deductible donation can be made by going to my personal page at <https://mssociety.donordrive.com/participant/Mick-Koffend>. Then, click on the "Donate" button towards the right. Or, if you prefer, send your check payable to the "National MS Society" and mail it to the National MS Society, 1050 N Post Oak Road, Ste 240, Houston, TX 77055. Please be sure to write "Mick Koffend, Texas MS 150 2023" in the memo section of your check.

There have been amazing breakthroughs in MS research, program development and educational opportunities. You can see some of these when you go to my website to donate.

In closing you have my personal thanks for your generosity because my son-in-law Scott's and many others quality of life has improved greatly from the developments your donation support.

Mick Koffend



# Tips to Prevent Porch Pirates from Stealing

By VALERIE GOLDSMITH

I join in the outrage of many people who post and/or comment about items stolen by porch pirates. I also want to provide a little perspective on the issue. While the number of people who boldly steal property from front porches, garages, backyards, etc. has increased lately, theft of property easily viewed from the street and in open garages has been an issue in small, medium, and large towns and cities for many years.

I grew up in small Midwestern towns with populations of 5,000 to 10,000. We put our bikes in the garage when we finished riding them and kept the garage doors closed. After my sister's bike was stolen, she occasionally borrowed my beloved purple stingray bike, like the one in the picture. (Yes, I'm that old.) One day she left it in the driveway, and it was quickly stolen. One reason more property wasn't stolen when I was young was probably because the only items most people had delivered were newspapers and milk. There are many more thefts now from

porches, backyards, mailboxes, etc. but we can reduce thefts a bit by keeping garage doors closed, providing more hidden places for deliveries, and collecting mail more frequently. You can buy lockable boxes for deliveries from Amazon and other retailers that will make packages less obvious and harder to grab quickly. And you can add delivery directions to places like hidden spaces behind shrubs and back porches.

It is outrageous that so many people think nothing of stealing other people's property, but we can protect our property a little better and thereby reduce our stress.



## Austin Police Department Chief's Monthly Report for January 2023

(Note that we show the data that is the most current on the APD web site.)

City-Wide					Baker Sector				
Crimes Against Persons					Crimes Against Persons				
	Jan 2023	Jan 2022	% Change	All 2023		Jan 2023	Jan 2022	% Change	All 2023
Murder	9	10	-25%	9	Murder	0	0	-	0
Aggravated Assault	294	298	-5%	294	Aggravated Assault	12	12	0%	12
Simple Assault	741	776	-5%	741	Simple Assault	77	105	-27%	77
Crimes Against Property					Crimes Against Property				
	Jan 2023	Jan 2022	% Change	All 2023		Jan 2023	Jan 2022	% Change	All 2023
Robbery	76	88	-14%	76	Robbery	3	10	-70%	3
Burglary	373	411	-9%	373	Burglary	38	51	-25%	38
Burglary of Vehicle	912	937	-3%	912	Burglary of Vehicle	175	215	-19%	175
Auto Theft	427	419	2%	427	Auto Theft	31	51	-39%	31
Vandalism	437	484	-10%	437	Vandalism	47	42	12%	47
Crimes Against Society					Crimes Against Society				
	Jan 2023	Jan 2022	% Change	All 2023		Jan 2023	Jan 2022	% Change	All 2023
Drug Violations	302	209	44%	302	Drugs	7	3	133%	7
Weapons	81	14	29%	18	Weapons	3	2	50%	3



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# BEWARE: Scams Abound During Tax Season

By J. FORREST

What can YOU do to prevent fraud this year? Keep an eye out for unexpected or unusual requests claiming to come from the Internal Revenue Service (IRS), especially if they fall into any of these categories:

## 1. Phishing emails asking to verify information

Phishing is a type of scam email designed to steal your personal information. Scammers will send you an email pretending to be from the IRS, often with threatening or urgent subject lines demanding payment. Be wary of any request for information or sense of urgency, it's a hoax.

## 2. Phone calls demanding money

Scammers use bots and robocalls to send thousands of calls at once pretending to be from the IRS. When you answer, they'll say you owe taxes, demand payment immediately, and may threaten your arrest if you don't pay. Scammers can make it look like the call is from an official IRS phone number, so don't trust caller ID. If you get a call from someone saying they're with the IRS, ask for a reference number. Then, hang up and call back using one of the official IRS phone numbers (look up on [IRS.gov/help](https://www.irs.gov/help) website)

## 3. You discover a tax return was filed under your name

In 2022, there were 7.8 million reports of tax-related suspicious activity. Tax identity theft occurs when, without your knowledge, someone submits a tax filing under your name. Surprisingly, this doesn't require any tax documents — all a thief needs are your name, Social Security number, and date of birth. The fraudulent return will show a large refund, which the thief will deposit. When you go to file your taxes, you'll get an alert from the IRS that someone else has already filed as you. While you're still legally eligible for your refund, the process to confirm your identity is complicated.

## 4. Claiming your Social Security number has been or will be suspended

In this ploy, a fraudster will claim your Social Security number has been or will be revoked or suspended due to some tax issue. Hang up or delete the email and ignore the scam. Your Social Security number can't be suspended, canceled, frozen, or revoked.

## 5. Email requesting additional tax forms



If you get an email from the IRS demanding you send a tax form, beware. There are several legitimate forms taxpayers may need to fill out, but most of these (including W-9 for freelancers and W-4 forms for employees) are sent to companies and never to the IRS. Ignore the message and report the fraud to the IRS. The IRS won't ever contact you by email, so any request for forms like this is a fraud.

## 6. You're notified the IRS owes you an extra refund

If you receive a message (typically an email) saying the IRS has recalculated your return and you're owed an extra refund, this is a scam. Especially, if to get the money, you need to click a link and confirm personal or financial information. This is a classic example of phishing – If the IRS needs to contact you, they'll do so first with a letter. If you're curious about the state of your return, you can use the IRS' Where's My Refund? tool.

## 7. A call from a tax agency other than the IRS

Callers pretend to be from real or fake tax agencies - for example, the Taxpayer Advocate Service or the Bureau of Tax Enforcement. The Taxpayer Advocate Service is real, but it doesn't call taxpayers without reason. Don't trust unsolicited calls from people claiming to be from government agencies.

## 8. Overdue payment scam

This scam happens after you receive a direct deposit re-

fund — either real or fraudulent. You'll get a call or text from someone posing as an IRS agent. They'll claim your refund was too high and you need to return the extra money, usually via wire transfer or gift cards. Be wary of sending money through means that can't be reversed. While there are times when you'll need to pay back an accidental refund, the IRS will let you know by mail and will accept multiple payment methods.

## How To Spot an IRS Imposter

Dealing with the IRS can be scary. But remember that nearly all legitimate IRS communication comes as physical mail sent through the U.S. Postal Service. There are a few other warning signs to look for:

- You are contacted by email, text, or social media message. The IRS does not communicate with taxpayers using unsolicited emails, text messages, or over social media.
- You get a recorded phone message. There are some instances in which the IRS will call a taxpayer — typically after sending multiple letters in the mail. But it will always be a human on the other end of the line. Any prerecorded or automated message is a scam.
- You're asked to pay with gift cards, wire transfer, or cryptocurrency. None of these are valid payment methods for your taxes.
- You are told to make the check out to the "IRS." The IRS requests all checks be made out to "U.S. Treasury." Scammers can change "IRS" to "MRS" and add the last name of their choosing.
- You are asked to share details about your credit card or bank. The IRS will never request login information for your online or financial accounts.
- You are threatened with arrest or deportation. The IRS does not make threats.

Help stop tax scams by sharing questionable tax communications with the IRS. Forward scam emails to [phishing@irs.gov](mailto:phishing@irs.gov). Forward scam text messages to 202-552-1226, then send a text sharing the number that contacted you. The fraud website link is <https://www.irs.gov/individuals/how-do-you-report-suspected-tax-fraud-activity>

# 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 ha-

bituated 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.





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# Spotlight: Live Love Relax for Physical and Mental Health

By JANICE GREEN

Many of us vow to take time for self-care in the new year. Live Love Relax, a massage and bodywork studio founded by Jillian Ardoin and Alejandro Ruiz, can help you achieve your goal. The studio offers Swedish and deep tissue massage, myofascial release, craniosacral therapy, orthopedic massage, acupuncture, pre/post-natal massage, and more. Detailed descriptions of the types of massage and bodywork available are on the Live Love Relax website. Having worked in their profession for more than 15 years, the owners bring enthusiasm and knowledge to the table.

The story of how Alejandro and Jillian met and how their lives became interwoven can also be found on their website and is fun reading. Jillian obtained her BFA degree in dance at the University of Texas and taught dance in San Francisco before moving to Boulder, Colorado.



do to study at the Rolf Institute of Structural Integration. Alejandro is a graduate of the Boulder College of Massage Therapy with an Associate Degree in Orthopedic and Sports Medicine. They subsequently connected while working at the same therapeutic clinic in Boulder. In 2017 they and their baby daughter relocated to Austin to be near family and Jillian's old Austin haunts. Why gravitate to Northwest Hills? ... because of the sense of community here.

Alejandro reminded me that bodywork/massage is one of the oldest forms of medicine, stemming from the social grooming practices of primates. In the wild these creatures surrender to the care of another, trusting that the groomer is looking out for and protecting the other. Trust is the foundation Alejandro, Jillian, and their staff of therapists foster with clients.

Massage is not a luxury but an integral part of holistic physical and mental health, especially in the post-Covid era when people have become touch deprived. Live Love Relax sessions include time for therapists to talk with their clients in an effort to target the massage/bodywork and eliminate guesswork. "The client always has the key to the door that facilitates the impact of the massage," says Alejandro. Client comfort is of utmost importance, e.g., clients are always covered except for the body part that is being worked on. Sessions are held in the serene and sun-filled

rooms.

Live Love Relax offers offsite Wedding Wellness. Too often brides and grooms find themselves stressed and exhausted by the time the big day arrives; couples massage and/or chair massage for the wedding party helps all to relax and cherish the event. Another offsite program, Corporate Massage, addresses tension headaches, carpal tunnel, "frozen shoulder," and other physical and mental ailments derived from increasing work demands. Studies have shown that massage in the workplace has a positive correlation to well-being, leading to decreased worker injury claims and increased productivity.

Give your new year resolutions regarding self-care a jumpstart with the experienced and congenial practitioners at Live Love Relax.

Contact: 512-402-2669; LiveLoveRelax.com; info@LiveLoveRelax.com; 8133 Mesa Drive, Suite 101.

## AISD Superintendent Search

By BECKY FOGEL, KUT

The Austin Independent School District Board of Trustees is hammering out the details for its superintendent search. Trustees held a board retreat on February 20 with GR Recruiting, the search firm it hired in January to help find the district's next leader.

The big question trustees are considering is: How open should the superintendent search be?

Superintendent searches in Texas are normally closed, where none of the candidates for the job are disclosed publicly except for the lone finalist.

The search for AISD's last superintendent, Stephanie Elizalde, was closed. She left the district to lead Dallas ISD last June.

Austin ISD school board members, as a whole, do not want to conduct a closed search. But GR Recruiting President Gary Ray told trustees that open searches come with pitfalls. "An open search will diminish your pool of candidates," he said.

But District 4 Trustee Kathryn Whitley Chu said she was less interested in protecting "a high-powered adult's job" than she was in protecting kids' interests by holding an open search that gives the public the chance to vet candidates.

The board ultimately decided to spend the next month talking with constituents about the best way to give the community insight into who it is considering for the job while still attracting strong candidates. Ray said GR Recruiting needs a definitive answer by March 21 so the firm can tell applicants what the hiring process is going to look like.

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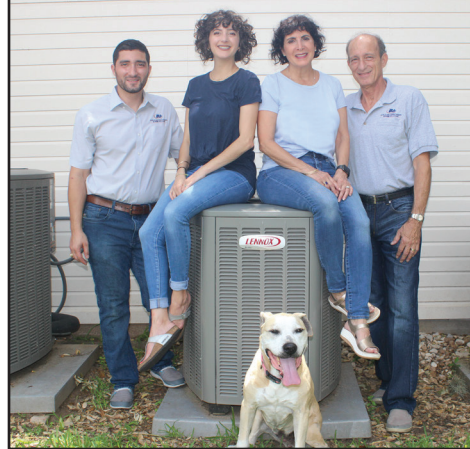
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# Serving Austin ISD as your Trustee

By KATHRYN WHITLEY CHU

I'm Kathryn Whitley Chu, your new Austin Independent School District (AISD) Trustee for District Four. AISD's Board of Trustees consists of nine members: two elected from the whole district and seven elected in single member districts. District Four is the North Central/Northwest Austin district and consists of 12 campuses: Anderson and McCallum High Schools; Lamar and Murchison Middle Schools; Davis, Doss, Gullett, Highland Park, Hill, Pillow, and Summit Elementary Schools; and the Rosedale School. Although some trustees are elected by parts of AISD, the job of a trustee is to do what is in the best interest for all of the school district and students by governing, setting policy, and providing oversight. Board meetings occur every two weeks, usually lasting until well after midnight. In addition, trustees meet throughout the week with district staff and in committees; they also attend school events.

A unique characteristic of the current school board is that we have a large number of recent former teachers serving as trustees, providing an important perspective on our educational system. I taught middle school math for AISD, then ran gifted and talented programs at two Round Rock ISD schools and taught general education (GED) classes at Austin Community College. My husband is an elected Justice of the Peace for Travis County, and together we have a five-year-old daughter, Vivia (who will be a Gullett Kindergarten Gecko next fall), and a one-year-old son, Jack. Before teaching, I was an accountant and auditor, having graduated from the University of Texas with a master's degree in Professional Accounting.

Trustee positions are unpaid, but the work is a full time "job," as the Board tackles several big items. I was sworn in a few weeks after the November 2022 election and was immediately thrust into two critical parts of the superintendent search. As a reminder, our superintendent left for another position last year, and our initial interim superintendent took a job offer in the Houston area in November. My work as a teacher helped guide the Board in selecting AISD Chief Operations Officer Matias Segura as our new interim superintendent.

Our next task is to engage with a search firm to interview and hire our permanent superintendent before the start of the next school year. My priority is to have a hiring process that is as transparent as possible so that our community can give input that will help guide our decision.



Being a school board trustee is a tough job, but it is also very rewarding. I'm fueled to continue working by interacting with our community and meeting people who share a common goal of creating a better future for our children by providing a great education. If you want to contact me about AISD business, you can reach me at Kathryn.WhitleyChu@austinisd.org. I look forward to serving and for the opportunity to work with many in NWACA!

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# Lights Out for Migratory Birds

By MAURA POWERS

Migratory birds who spent the winter in southern parts of our hemisphere are traveling through Central Texas to their northerly nesting grounds. During migration, birds fly at night and land during the day to eat. Their navigation system relies on the night sky for guidance. But birds become disoriented when artificial light from the earth blends into the night sky, setting them off course and resulting in fatigue. This makes an already physically challenging journey even more difficult to accomplish.

Various Central Texas wildlife conservation organizations support a Lights Out Texas initiative for migrating birds. They ask everyone to turn off lights from 11pm to 6am from Mar 1 to Jun 15. See more at [bit.ly/LightsOutTexas](https://bit.ly/LightsOutTexas)

Please participate in the simple positive act of turning off lights. Lend support to our native birds, who are in decline due to much lost habitat in Central Texas. If you would like a yard sign, contact the Travis Audubon Society. <https://travisaudubon.org/>.

## Lighting Guidelines for EVERYONE:

- Turn off all non-essential lights from 11:00 p.m. to 6:00 a.m. each night during migration season.
- Do not use landscape lighting to light up trees or gardens where birds may be resting.
- Close blinds at night to reduce the amount of light being emitted from windows.

For essential lights (like security lighting) use the following dark skies friendly lighting practices:

- Aim lights down.
- Use lighting shields to direct light downwards and to avoid light shining into the sky or trees.
- Use motion detectors and sensors so lights are only on when you need them.

Share your support for the cause via social media and with local media. Your commitment to go lights out to save birds is newsworthy.

Photo of Black-chinned Hummingbird courtesy of Texas Parks & Wildlife Department



# German Cockroaches Like to Live in Austin too

By WIZZIE BROWN  
Texas AgriLife Extension Service

Don't let the name fool you. German cockroaches live in the greater Austin area.

German cockroaches are most commonly found within homes and commercial food establishments, usually in the kitchen. The adults are about ½ inch long, tan and have two dark stripes above the head. The females carry their egg case (ootheca) protruding from the abdomen until the day before hatching. The nymphs, or baby cockroaches, look similar to adults, but are smaller and without fully developed wings.

It is possible to bring German cockroaches into homes via infested boxes, grocery bags, furniture, or dried pet food. They may also enter around loose-fitting doors and windows as well as through sewer lines, attics, or where pipes penetrate the structure. While cockroaches are often associated with filth, even well-maintained structures

can become infested.

German cockroaches are active at night; they are usually only visible during the day if they are disturbed or there is a severe infestation. They like to rest in tight, dark spaces such as under or inside cupboards, behind loose baseboards, under warm appliances, in bathrooms, or in any tight dimly lit space. Cockroaches are omnivores and scavengers, feeding on plant and animal products such as meats, starchy foods, baked goods, leather, book bindings, and wallpaper paste.

Inspection is important to any cockroach control program. Identify the type of cockroach and their location(s). Eliminate indoor hiding places such as accumulated paper materials- magazines, newspapers, or cardboard. Sticky traps can help to monitor cockroaches and can also help to reduce populations without the use of chemicals. Sticky traps should be placed against walls near cockroach feeding and hiding areas so that cockroaches walk/ run across the

glue while following the edge of the wall.

Chemical control is needed to eliminate cockroach infestations. An easy-to-use and less toxic option is bait. Baits are a combination of toxicants and food attractant and should be placed in areas where cockroaches are known to feed. Residual sprays are available in ready-to-use containers or concentrates that are mixed with water. Sprays are fast and easy to apply and should be used to target areas where cockroaches rest during the day. Dust treatments should be used in cracks and crevices, wall voids, under refrigerators, or around pipes. Dusts should be applied in a light, even coat that is barely visible. Sprays and dusts should NOT be used in the same area where you have placed bait (they will contaminate the bait and the cockroaches won't pick up the bait).

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600.





# MARKET UPDATE

## NORTHWEST HILLS AND WESTOVER HILLS



**\$1,202,500**  
MEDIAN SALES PRICE

↑ 20%  
FROM JAN 2023



**\$15,017,500**  
SALES VOLUME

↑ 145%  
FROM JAN 2023



**\$506**  
MEDIAN LIST PRICE/SF

↑ 7%  
FROM JAN 2023



**\$443**  
MEDIAN SALE PRICE/SF

↑ 26%  
FROM JAN 2023



**\$1,395,000**  
MEDIAN LIST PRICE

↓ 1.2%  
FROM JAN 2023



**52**  
DAYS ON MARKET

↑ 10%  
FROM JAN 2023



**12**  
CLOSED SALES

↑ 140%  
FROM JAN 2023



SOURCE: ABOR MLS INCLUDING DATA FROM FEBRUARY 1-27, 2023 FOR SINGLE FAMILY HOMES. BASED ON NWCA BOUNDARIES: MOPAC/HWY360/2222/HWY 183

## JULIE WAIDELICH



**YOUR NEIGHBOR. YOUR REALTOR.**

### THINKING OF SELLING YOUR HOME?

The spring selling season is upon us! It's no secret that the warm weather and end of the school year tend to draw out sellers and buyers in droves! Use this checklist to keep your home maintenance up to date. If you are thinking of selling, I would love the opportunity to earn your business.

#### IMPROVE YOUR CURB APPEAL

*Trim overgrown trees, plant flowers, mulch flower beds, and repaint your front door.*

#### DECLUTTER LIVING AREAS

*Less is more when it comes to selling.*

#### DEPERSONALIZE YOUR SPACE

*Remove distractions so buyers can visualize themselves living in the property.*

#### LIGHTEN IT UP

*Light, neutral colors will make your home look bigger, brighter and more appealing to most buyers.*

#### TOUCH UP SCUFF MARKS

*Touch up baseboards, walls and doors to make sure your home sparkles.*

#### IT'S THE LITTLE THINGS

*Fix loose handles & ensure closets are tidy.*

#### CLEAN, CLEAN, CLEAN

*Deep clean your home and ensure it smells inviting to potential buyers.*

#### CONSIDER STAGING

*Professional staging will ensure you make a great first impression and will often lead to a faster sale and higher price.*

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# Spring Selling Season—

## Are you ready to sell?

1. Clear the clutter (not just the closets!)
2. Remove personalization - family photos, diplomas, monograms, etc
3. Open up or remove the window coverings for natural light
4. Make needed repairs to interior and exterior
5. Pressure wash the exterior and spruce up your curb appeal
6. Thoroughly clean the interior and windows

"I am not much of a writer, but I truly wanted to say what a wonderful experience I had with Dawn as my agent. I usually get very anxious with big events like selling your house; however, Dawn was so calm and on top of everything that I had no need to be concerned.

If I asked a question, it was answered almost immediately. She seemed to know what I was going to ask before I did. The entire process was actually a joy! She is one of the most positive people I have ever met and that is what I needed for my sale.

Thank you so much for everything Dawn!"

~Gay Boyer



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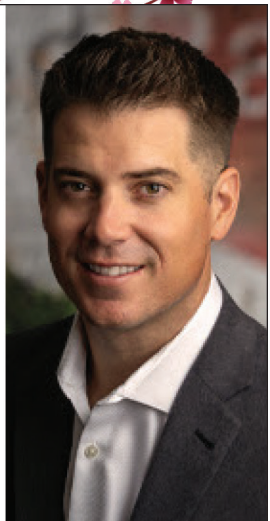
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