

Northwest Austin News

SERVING THE NORTHWEST AUSTIN CIVIC ASSOCIATION COMMUNITY

Volume 16, Issue 1

January 2025

Here's to a Bright New Year ~ Welcome 2025!

By NWACA BOARD
Northwest Austin Civic Association



There's an exciting year of NWACA activities planned for 2025. The Earth Day Festival is now in its third year, and this time it will be held at Hill Elementary School. When the Murchison Pool opens for the summer, we'll have a cleanup day just before the opening and then will host a grand opening celebration. Fourth of July will have the best parade in Austin again, this time returning to the area around

Doss Elementary School, culminating in the Freedom Fest at Doss. The distributed National Night Out parties will continue; that worked very well for us in 2024; more people got involved and met their neighbors than were able to do so in a centralized National Night Out event. Special household recycling events continue, one focused on paint, one on electronics, and several on paper shredding. A variety of other activities and meetings are planned, as you can see in the annual calendar that's on page 16 as well as the monthly calendars.

NWACA, 4

Happy
NEW YEAR
2025



Randy and Lynn Atchisons at 4901 Greystone Dr. won first place in the NWACA Holiday Decorating Contest. Their daughter Holly and her husband Hunter Henfey visited over the holidays as well as their son Hunter Atchison and his wife Kristen and their baby Olivia.

NWACA Holiday Decorating Winners

By NWACA BOARD

The Northwest Austin Civic Association Board announced the winners of its 2024 December Holiday Decorating Contest.

1st Place went to 4901 Greystone Drive .

2nd Place: 4300 Walhill Lane

3rd Place: 7206 Lamplight Lane

A dozen homes were nominated for the contest by neighbors (some multiple times!), and winners were selected by a volunteer NWACA Board team. Thanks to everyone who took part in the contest and to those who nominated the contestants.

DECORATING, 13

Caroling, Caroling Now We Go



Anderson choir students, under the direction of David Beussman, made the rounds during their 12th annual Caroling Fundraiser on December 13.

"We had 48 carolers and 12 adult drivers who visited approximately 26 locations," shared Leslie Kornblith, choir volunteer. "One group visited an office holiday party located at Paul Martin's Grill at the Domain. Another group visited the Atria and sang to residents there as well as Whole Foods Grocery Store."

CAROLING, CAROLING, 18

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Landmark commission strikes compromise on former summer camp

By ELIZABETH PAGANO
Austin Monitor

In a departure from its typical focus, the Historic Landmark Commission voted to preserve a local landmark without focusing on its architecture at all.

Instead, commissioners voted unanimously to preserve a portion of a former summer camp in Northwest Hills, based on its community value, landscape features and archaeology.

The property, which is located at 7304 Knox Lane, first appeared as a demolition case in March 2023. At the time, commissioners unanimously voted to initiate historic zoning. Since then, study of the main house revealed that additions had depleted its historic value, though the property itself has been identified as a Texas archaeological site since 1969.

Neighbor Champe Fitzhugh explained that the site was listed after the discovery of two Native American midden sites. Fitzhugh noted that the land was also home to an unknown number of springs, perhaps up to seven, and served as a much-needed green space for the neighborhood.

“I have a lot of concerns that what we have is a plan to pack as many houses as possible and pave as much as possible on a property that contains wetlands and Native American sites and there has not been an adequate investigation, there has not been an archaeological inquiry and there has not been a hydrological study,” Fitzhugh said. “We’re talking a lot about architectural stuff, but I think really it’s a historical issue.”

The commission’s motion, if endorsed by the Planning Commission and City Council, will place historic zoning on the portions of the property that are in an environmental protection zone or have previously been identified on record by the Texas Historical Commission. The commission

will allow demolition of the main house and other structures on the property, and relocation of the log cabin and tack barn within the property. Commissioners also asked for “shovel tests” to check for archaeological features before proceeding with work on the property.



7304 Knox Lane City of Austin photo

Leah Bojo, who is with Drenner Group, spoke on behalf of the new owner, Jimmy Nassour, who has faced a number of hurdles in redeveloping the property, including the unanimous initiation of historic zoning by the Historic Landmark Commission in March 2023. Bojo explained that they had assumed there would be “an original kernel” of the main building to preserve, but investigation proved that it had been too altered by renovation in the 1980s and ’90s. Staff agreed and endorsed demolition of the main building if the owners relocate and preserve the historic cedar cabin and tack barn instead and protect the historic landscape features, including a spring-fed pool and Native American sites.

Bojo explained that they were exploring the possibility of relocating the historic buildings onto the environmentally protected portion of the lot, constructing a trail that would highlight the history of the land, though it wasn’t clear whether the protected land could have a public or community use.

“That, quite frankly, would be a sensitive discussion no matter whether it’s historic or not,” said Donna Carter, whose firm Carter Design Associates was hired to research the buildings on the site.

Carter further explained that it’s against the law to disturb the archaeological site. If more archaeological artifacts are discovered, state antiquity rules would apply to protect the sites. Additionally, there are also setbacks around the critical environmental features on the property that cannot be touched.

As approved by the commission, historic zoning would effectively impart a new layer of protection

on already-protected land.

“I just don’t want to leave this assuming everything’s covered by the various layers when we don’t understand all the nuance. I just think we should add our layer on it where we can, especially when it’s not going to impact the owner,” Commissioner Kevin Koch said.

Chair Ben Heimsath noted that the commission was concerned with archaeology as part of its mission but, compared to the state, “had few resources that we can draw upon and not very much expertise in this area.”

“I would hate to feel like we lock in an area and then find out it’s not the right area or try to do something that pertains to some parts of the site and miss something,” he said. “I think that it’s going to take a little bit more time and little bit more study.”

For Koch, the case raised the “known problem” about archaeology – that it was impossible to know what was on the site and, therefore, what should be protected.

Koch noted that the unknown nature of archaeology did not just pertain to this property and that was one of the reasons the city’s new preservation plan recommends hiring a city archaeologist.

“We could be destroying archaeological sites left and right,” he said. “(And) we can’t require a full archaeological survey. ... There is a record from the historical commission, there is a survey of this area identifying those sites that already gave us much more information than we have in most other cases and, in my mind, we’re saving a lot more with this motion and with this site than we’ve ever encountered in the city.”

Austin Monitor is an online, nonpartisan, 501(c)3 nonprofit publication.

January 2025 Road Construction Report

By RUVEN BROOKS
Northwest Austin Civic Association

The City of Austin has had a long-term problem spending bond money in a timely fashion. For example, in general, it should take about six years to spend the money in a bond issue, but the 2016 bond funds have still not been entirely spent. The City Manager’s office identified the cause of many of the delays as inadequate project management. As a result, in 2023, the office established the Capital Delivery Services (CDS) office to supply project management services to assist other departments (such as Transportation and Public

Works) in carrying out capital projects, such as road upgrades. Among the projects for which CDS has responsibility is the Spicewood Springs Road widening project. They have taken over the job of informing the public about the status of the project. So far, they appear to be doing a much better job than when responsibility for public information was with the Corridor Office. The project web page is data.austintexas.gov/stories/s/v4g4-vwxa

For further information on Capital Delivery Services, go to www.austintexas.gov/department/capital-delivery-services and www.austintexas.gov/department/projects-1

The TxDOT project to add an overpass at Spicewood Springs Road and Loop 360 continues to show a 2029 date for the beginning of construction. Until this project is completed, the City of Austin project to widen Spicewood Springs Road will have little impact on congestion.

Additionally, construction is still underway on the CTRMA 183 North Mobility Project with completion still forecast for 2026. Details of individual closures and detours can be found at www.183north.com/

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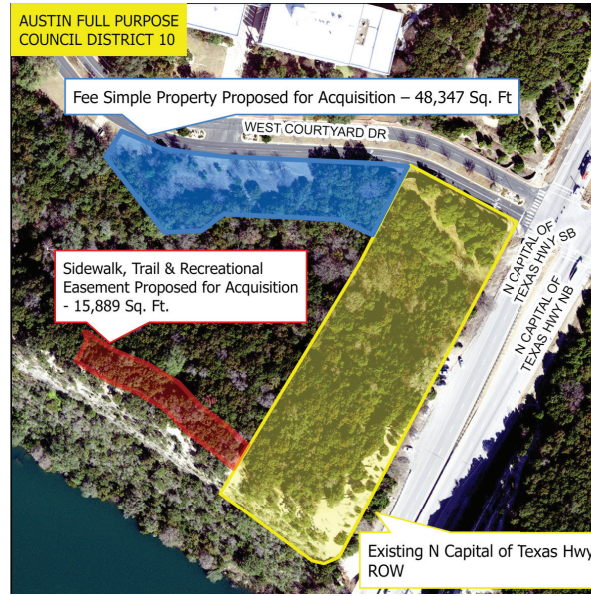
City to expand parking and trails at Pennybacker Bridge

By ELIZABETH PAGANO
Austin Monitor

During its last meeting of the year, City Council made a move that its members hope will improve access to the Pennybacker Bridge Overlook for years to come. Council members voted unanimously to move forward with eminent domain proceedings to acquire about 1.5 acres near the Loop 360 overlook for an estimated \$167,186. The land along Courtyard Drive will allow for safer access, public parking and expanded sidewalks and trails at the overlook.

According to city documents, the city previously attempted to purchase the property but was unable to agree on a value for the land. As a result, the Law Department requested City Council authorization to move forward with eminent domain proceedings and pay an amount to be determined by an appraisal process.

The vote was of particular import for Council Member Alison Alter, who was attending her last meeting as a member of the body representing District 10, where the bridge is located.



“The Pennybacker Bridge serves as an iconic symbol of Central Texas,” she said. “You’ve all been there, but the parking and access to this area presents some safety concerns. With the renovations of 360, it’s even going to be more of a problem, and so this acquisition is allowing us to provide safe access to the Pennybacker Bridge Overlook.”

“(I)t will also allow TxDOT to build a large and safe parking zone. It will secure an easement for a sidewalk trail and recreational use that will expand the overlook area,” Alter continued. “I’m very excited that this process will be moving forward. And I hope that everything goes smoothly so that our community can continue to enjoy that favorite spot that everyone has.”

The overlook project is taking place with the knowledge that construction will soon start on TxDOT’s improvements to the intersection at Courtyard Drive. According to city documents, that project – the Loop 360 Courtyard Drive/RM 2222 Project – “removes the traffic signal on the main lanes and replaces it with an underpass. The new intersection configuration will remove the shoulders where vehicles currently park to access the Pennybacker Bridge Overlook.”

NWACA FROM 1

Committee activities continue, with many opportunities to get involved. You can help with park and trail maintenance, become part of the wildfire risk evaluation team, host a Neighborhood Watch group, recruit business members, write articles for newsletters, or help with the various events. Let

us know if you’re interested by going to www.nwaca.org and using the “Be Involved” tab.

NWACA membership fees enable us to make these things happen, so please take the time to join or renew your membership. Note that this newsletter

goes to all households in the NWACA area, not just members. Although you receive the newsletter, it doesn’t mean you’re a member. See the article on page 15 in this edition for more details on how to join or renew.

We wish you all a terrific 2025!

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What Crimes are in Your Neighborhood?

By KEVIN KOTT
NWACA Crime and Safety Committee

The new online tool “Crime Statistics Interactive Dashboard,” recently introduced by APD, contains crime summaries for 2019 through the current date, by crime category, month, year, City Council District, and Austin Police Department (APD) Sector. So far, there is no individual breakdown for the NWACA area, so relevant study areas are District 10 and APD Baker sector. Baker Sector encompasses three times the size of NWACA, and District 10 covers about five times the size of NWACA, so it’s best to focus on Baker Sector statistics. Since 2019, murder/homicides per year in Baker Sector have ranged from 13 in 2021 to six in 2024. Any murder is unacceptable, but residents are more often confronted with property crimes like vehicle theft, theft from vehicles, and home burglaries. The bad news is that overall Baker sector crimes are up significantly from 2019 levels – e.g. Motor Vehicle Theft is up 92%. The good news? In 2024, Baker sector crime rates are down from 2023 – e.g. Motor Vehicle Theft is down 42%. Regardless of up

Baker Sector Statistics			
	2019	2023	2024 (11mo)
Motor Vehicle Theft	54	181	96
Theft from Vehicle	564	827	745
Burglary	122	112	73

or down, the numbers of motor vehicle thefts, vehicles stolen, and home burglaries in 2024 (through November) are too darned many!

APD and Travis County Constable’s offices are doing their best, given their understaffed situation. As citizens, we can take many actions to help deter crimes. Thanks to Constable Officer Sam Lindsey for providing us with the following safety and security tips:

- NEVER leave anything visible in your vehicle when you leave it, whether at home, work, running errands, etc. Criminals are opportunistic. Even though you know there’s nothing on the back seat, there might be to them. They are going to take a chance and break into the car. When they find the back empty, they’ll just move on. But you’re still left with a busted window,

and a feeling of having your privacy violated.

- Consider motion sensor lights around your house. Thieves don’t want to be seen. Lights deter criminals, especially if they think you see them.
- Get in the habit of doing “the 9 o’clock routine.” Set reminders for 9PM each night to do a quick check of your vehicle(s) to ensure they’re locked and that nothing is left in plain sight.
- If you see something, say something. It’s no secret that law enforcement is shorthanded around the nation. But if you see something suspicious, call 311 to report it. If the situation requires immediate response, 311 will push you through to 911.
- For vehicles with key fobs, consider storing them in your home at a safe distance from the car. Thieves sometimes use scanners, and if a key fob is within range of 15 to 60 feet, thieves can use the scanner to copy your fob’s signal and unlock your vehicle without you knowing. If your fob is on a kitchen counter only 20 feet from your vehicle, they can probably reach it with a scanner.

SpotCrimes Northwest Austin include Murder, DWIs, and Assaults

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Lynette Haaland
compiled this report
from SpotCrime
www.spotcrime.com

Tinsel, Trash, and Needles: Austin's Curious Cleanup Priorities



The Rational Rambler

By MARSHALL E. HIWATT
Opinionist

Every holiday season, Austinites channel their inner Clark Griswold with joy and turn the cedar trees along Loop 360 into a sparkling wonderland of DIY festivity. These trees – adorned with everything from vintage ornaments to questionable amounts of retail glitter – stand as quirky monuments to our city's creativity and Keep Austin Weird community spirit.

Yet, in the new millennium, battle lines are being drawn. Environmental groups, armed with gloves and grim determination, descend on

the highway to clean up the leftover tinsel and baubles left behind by less responsible decorators. Meanwhile, the city's greenbelts—home to hiking trails, wildlife, and the occasional impromptu photo shoots—remain littered with garbage, used needles, and the kind of debris that requires a hazmat team for clean-up.

This raises an important question: Why does Austin seem more equipped to police holiday cheer than tackle the growing environmental and public health crisis in our greenbelts?

Let's be super-duper clear. Nobody's saying leaving plastic ornaments in a tree is the pinnacle of environmental stewardship. Groups like the Bull Creek Foundation have valid concerns about the impact of forgotten decorations on local wildlife. And yes, volunteers with Keep Austin Beautiful deserve applause for their annual cleanup efforts. While there isn't a specific law in Austin or Travis County explicitly prohibiting the decoration of trees along Loop 360, the activity does fall under the broader scope of state anti-littering regulations. Participants are encouraged to act responsibly by properly securing and later removing decorations to minimize environmental impact and maintain safety. People who decorate need to leave the trees and surrounding areas better than they found them.

But if we're going to talk about "protecting the environment," maybe we should shift some of our CenTex energy toward the heaps of garbage

“Plastic reindeer stuck in a tree are visible; the needles buried in underbrush aren't.”



and biohazardous waste festering in our greenbelts year-round. Decorated trees may annoy a few conservationists, but these trees are not making parents warn their kids to “stay on the path and don't touch anything.” Yet somehow, the festive cedar trees get warning signs asking people to “Please

Refrain from Decorating,” while the greenbelts get... what? Another ephemeral shrug and weak prayer during each election cycle?

Meanwhile, those nasty rogue ornaments on Loop 360 apparently deserve city-wide PSAs. The problem isn't just about resources—it's about optics. It's easier to shame law abiding suburbanites for excessive holiday cheer than to tackle the uncomfortable realities of homelessness, addiction, and illegal dumping. Plastic reindeer stuck in a tree are visible; the needles buried in underbrush aren't. One is a lighthearted mess that's easy to critique; the other requires tough conversations, policy changes and enforcement.

Austin prides itself on being progressive and community driven. But if we're serious about living up to our ideals, we need to prioritize. Let's stop pretending that a rogue Christmas orb is the worst thing that could happen to our city's natural spaces. Austinites should embrace tradition and enjoy the festive trees along Loop 360 (and even decorate the signs that ask us not to decorate) — because let's be honest, they're way more cheerful than endless year-round piles of trash left in our city greenbelts and down by the river.

A toast to this holiday dose of logic, laughter, and sarcasm. Email me marshall.e.hiwatt@gmail.com with suggested ramblings, to shake your digital fist telling me to stay off your lawn or just to say howdy!

A look back at 2024: Austin's Year in Review

With 2024 drawing to close, it's time to look back on the local headlines that dominated the news (or held a special place in our hyperlocal hearts) before looking forward to the year ahead. Happy New Year from Austin Monitor and NW Austin News!

WE HAVE A CONTRACT

After going more than a year without a contract in place, City Council approved a long-term labor contract for police that will cost an estimated \$218 million when all is said and done. The contract, which was approved in a 10-1 vote, was seen as a key tool in helping to solve ongoing issues with recruiting and retaining officers by advocates. However, in a quirk of timing, most of those who spoke against the contract during public hearings (which is to say: most of those who spoke at public hearings) focused on the hard-to-parse language on personnel files that were determined illegally secret by the court weeks earlier and whether the contract would protect their transparency.

HOME ADDITIONS

City Council technically approved the first phase of the HOME initiative in December 2023, but its implementation and expansion took place throughout 2024, cementing this Council's dedication to making the development of housing in the city an easier and quicker process. And, this year, the same speed and agreement was seen on any changes to the code that could be considered pro-housing. Although the myriad changes, which are intended to allow for denser, taller development on smaller lots throughout the city, were met with the usual resistance

from those who worry they went too far too quickly, Council members were not deterred. And, looking at the results of November's election, they won't back away from reforming the Land Development Code anytime soon.

LOCAL ELECTIONS

Although the local elections this November didn't produce any huge shocks, they did usher in new Council members for districts 6, 7 and 10. They also apparently endorsed the pro-development stance embraced by the current dais – especially in the mayoral race, which saw Mayor Kirk Watson face off against a much more developmentally cautious crew and manage an outright win. In a more general sense, we always look forward to the changes that fresh blood bring to City Hall, but we're not expecting a dramatic shift this January.

NEW TOP BRASS

This year saw City Council making decisions on half of the executive appointments it has control over, deciding on both a new chief of police and a city manager. City Council appointed T.C. Broadnax in March, who came down from Dallas to take over for interim City Manager Jesús Garza. Unlike Garza, Broadnax has managed to keep a fairly low profile, even while bringing a police contract forward for approval and making a number of key appointments to flesh out his team. Council also appointed Lisa Davis in August as the city's second woman to hold the position of Austin Police Department's chief of police. So far, the appointment and her tenure have been fairly low-key, despite taking

on the job during a tumultuous time for the department.

WATER FORWARD AND ENERGY, TOO

Although both plans were sent back to the drawing board for revisions, the city managed to enshrine long-term energy and water plans with a conservation bent this year. Austin Energy's Resource, Generation and Climate Protection Plan to 2035 was adopted in December after a delay to address concerns about a proposed natural gas plant. That plant is no longer part of the plan, which is intended to serve as a road map for the utility, and Council sought repeated assurance that proposed “peaker plants” to address additional demand would not move forward without more discussion as well as adding amendments that ask Austin Energy to report on emissions reduction and meeting city climate goals. The Water Forward and drought contingency plans were also adopted after further addressing criticism that the initial drafts were not aggressive enough in addressing climate change and conservation concerns.

YOU CAN FIGHT CITY HALL

OK, there are always a lot of lawsuits flying around City Hall, and for a lot of people these aren't even the most interesting suits that concern local news and politics. But we were struck by the effectiveness of several suits this year that managed to change the rules of public information policy, public comment and funding for a major development as well as stop a whole Charter election, despite the apparent will of City Council. Meanwhile, the fight over Project Connect will continue into the new year.

Happy New Year!!

New Year, New Goals

Is Selling Your Home Part of Your 2025 Plan? Let's Make It Happen! Let discuss if listing your home ahead of the spring market rush makes sense for you. I'll help you make the most of your sale in the new year. We'll work together to determine your desires and needs, as well as the key aspects of owning a larger or smaller home so that you are prepared for your move.

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and those who want to be here.**

Supporting nonprofits that focus on housing initiatives during the holiday season ensures that vulnerable families have a safe and stable place to celebrate and build memories. By contributing to these organizations, we foster community resilience and spread the spirit of giving where it's needed most. **Please reach out if you have questions, have a need, or would like to be involved.**

Some of the organizations we support that support HOUSING:

- Rebuilding Together Austin
- The SAFE Alliance
- ABoR Foundation
- Foundation Communities
- Community First Village
- Austin Habitat for Humanity

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Meet NWACA Board Member Naresh Kumar

By KEVIN KOTT
Northwest Austin Civic Association

Kevin: Naresh, your bio (see NWACA.org under the About/Board section) shows that you've moved around on this earth more than most civilians I've met. But let's start by hearing about your early years.

Naresh: I was born in a town southeast of New Delhi, India. My family of very modest means included three brothers and one sister. A scholarship allowed me to live in a dorm from the age of seven through high school and college. I got my bachelor's degree in Aligarh and then my master's degree in geology, from Banaras University about 400 miles away ([Editor note]: Benares is now Varanasi, the spiritual capital of India, on the Ganges River.)

Kevin: What interested you in geology?

Naresh: I was very interested in travel. I heard that studying geology would entail a lot of field trips.

Kevin: What brought you to the U.S.?

Naresh: I wanted very much to study in the U.S. But I couldn't afford that. After my master's degree I got a job with the national oil company and was assigned to wellsite work in some of India's oldest oil fields in the eastern-most side of the



Naresh and Suzan Kumar entertaining at home.

country. I was there for six months before I was able to find a job under contract to the Ghana government, which included higher pay and round-trip travel. I taught Math, Science, and Geology in a high school run by the Ministry of Education in

Kumasi, Ghana. After 2 years, I converted my contractual India return trip into a move to the U.S. I received a scholarship to a PhD program at Columbia University in New York City. I spent four and a half years in graduate work and five years on the faculty staff, during which time I met and married my wife, Suzan, and we had our first baby girl while in New York.

Kevin: Tell us about your time in the oil business?

Naresh: I did not want to be a full-time research professor for life. I wanted to be in the oil exploration business. So, after several inquiries into oil companies, I landed a job with ARCO which required moving to Dallas. I started as a research geologist, and, at my request was eventually moved into the business part of exploration – which involved a move to Midland, Texas for 18 months, where our son was born, then Denver for 18 months, and then back to Dallas for 18 months, before settling in Anchorage for 10 years. We loved living in Alaska, but eventually were relocated back to Dallas until I retired from ARCO as head of Exploration R&D in 1995. Afterward, I did consulting projects which included international travel before moving to our new home in Austin.

Kevin: Why Austin?

Naresh: Suzan and I have two daughters with five grandchildren who live in Austin. Also, we have two children in California. While we love family travel and spending time with family in Homer, Alaska, we love our life in Austin.

Business Spotlight: Austin Yard Cards

By JANICE GREEN
Northwest Austin Civic Association

We've all seen those colorful celebratory signs popping up overnight in the front yards of Northwest Hills. Who or what is the mastermind behind them?

Answer: Austin Yard Cards (AYC). And the story behind this venture begins with the creativity and participation of residents in our neighborhood – an enterprise founded over 13 years ago by Kimmie and Tom Klein and acquired by Liz and Kenneth Merkel a couple years ago. If ever there was a "signature business" in Northwest Hills, this is it.

Liz was drawn to taking over a business that "makes people smile." She has always engaged in arts/crafts projects and her fondness for numbers and organization drew her to the tasks involved with operating a business. Her family was all in for converting space in their large garage to store all the weather-proof letters, numbers, and unique symbols necessary to telegraph a special event to everyone walking or driving by.

The most frequent celebrations are birthdays, graduations, welcome home, holi-

day greetings, and birth announcements. There are also school-related reasons such as honoring teachers, cheering school sport teams, homecoming, and welcome-back festivities. There was even a "You'll Be Missed" message when a beloved neighbor passed away. Non-profit and charitable events have caught the AYC bug; for example, thank you parties inside the Q2 stadium for volunteers of the Juvenile Diabetes Research Foundation and announcing the "Holiday Wishes for Partnerships for Children" holiday gift



drop-off.

While their signs have primarily been displayed in Northwest Austin, AYC's business boomed during Covid, and now messages have appeared in Round Rock, Cedar Park, Westlake, Circle C, and everywhere in between. The company's website provides all the details necessary to sched-

ule the displays. It is loaded with examples of graphics, colors, and phrases. Pricing is spelled out online, along with delivery zones, information on cost, how to reserve a sign, and length of time the signage is displayed.

Liz thoroughly enjoys designing the "tableaux." Her inventory includes not only a variety of colors and sizes of letters, but also the unique symbols that personalize and highlight the occasion – e.g., sports equipment, stars, balloons, champagne bottles, all kinds of animals, and "hook-em" hand signs, to name few. There have been challenging moments like when she ran out of F's during teacher and staff appreciation week and had to be creative with wording.

AYC has not only been a neighborhood family affair owned by Northwest Hills residents, but locals from our neighborhood contribute in other ways: Neighbor Teresa Werner manages the social media side and students from local high schools find part-time work installing the signs.

Austin Yard Cards definitely is a "Feel Good" business – not only for the owners and employees, but also the lucky folks who wake up in the morning to discover the message that a celebration has begun!

Contact: austinyardcards.com; 512-808-6658

happy holidays



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Longtime Northwest Resident Enriches Community

By LYNETTE HAALAND
Northwest Austin News

Idee Kwak, piano and composition teacher, came to Austin in 1981.

She grew up in the New Jersey suburbs of New York and is enormously grateful to her parents for immersing her in the music and culture of the city and for starting her on her musical path. “Everybody in my family played a musical instrument so when I begged for piano lessons as a toddler, my parents said yes.”

She began playing piano at the age of three, sitting on a big cushion to reach the keys. “My parents knew that the first teachers are the most important. They gave me such a great start, within a year I was accepted at the Mannes College of Music in New York City.”

One of the youngest ever accepted, Idee joined their preparatory division which offers the equivalent of an undergraduate degree in music to children able to complete the rigorous program and show mastery of their instrument. It takes eight years for the intense weekend coursework alone. Idee received her diploma at age twelve and finished with a recital at Carnegie Hall.

With a growing reputation as a performer, she began teaching piano while in high school and continued giving lessons through her university years. She earned her music degrees from Johns Hopkins University, the Peabody Conservatory, and the University of Cincinnati. Active in the Music Teachers Association, she became a state and then a regional judge.

Over the decades Idee, who teaches piano from her Northwest Hills home, has taught several hundred students. “I’m passionate about giving them a fun but grounded start. A lot of them study with me from age six until they go to college. From the very first lesson we start building a proper foundation and it really pays off.

“I always include a lot of composition in lessons because if you can write music, you can understand what a composer has created. For our Halloween recital students perform the pieces they’ve composed: that way if it sounds dissonant we can call it Trolls in the Forest.”

“My own compositions are for my students: solos, duets, trios, quartets...I once wrote a piece for five pianists at one piano. I also do arrange-

ments. For example, if a student wants to play a Taylor Swift song and it’s only available in an overly easy or overly difficult version, I create an arrangement at their exact level. The other thing I arrange is duets for parents and grandparents to play with the young student. Each part is written at the precise level of ability.”

Idee teaches all styles of piano playing. “You engage students through their interests. If a teacher insists on a rigid study routine, a lot of talented young musicians will drop out before they reach their potential. So I build on the students’ interests. And that again is where composition comes in handy: I can design what fits both their likes and abilities.

“I’ve had a number of students become professional musicians, both as performers and as university professors. And a few professional musicians have studied with me, including Jimmy Eno of Spoon. Mostly though, I’ve just opened the door to the personal enjoyment of playing piano which is irreplaceable.”

Idee was a professor in the Georgia State University system when she met her husband, Sung Kwak. “He was an associate conductor of the Atlanta Symphony at the time and we performed the Mozart Piano Concerto, K.271 together. We began dating and a few years later he was offered the position of Assistant Conductor with The Cleveland Orchestra, one of the world’s top five orchestras.

“No musician would turn down that kind of offer. And it was the catalyst we needed. We got married, I followed him to Cleveland and we started our family.”

Although Idee no longer had time to perform, she was surrounded by world renowned musi-



Idee Kwak

cians. She and Sung often volunteered to pick up The Cleveland Orchestra soloists and guest conductors from the airport, bring them home for lunch, offer them their piano to practice on, and sometimes play chamber music with them. Of their guests, some of the most well-known were Yo-Yo Ma, Joshua Bell, Andre Watts, Seiji Ozawa, Kurt Masur, and even Mr. Rogers.



Idee Kwak’s Little Free Library complete with various levels for readers of all ages.

Sung was named music director of both the Seoul Philharmonic and the Korean Broadcasting Symphony in 1998. Idee stayed in Austin with their

daughter, a student at the Johnston Liberal Arts Magnet and their twin sons, students at Kealing Middle School Magnet.

“Telephone calls used to be about \$100 a minute, so our communication shrank to ‘Any emergencies? I love you, Goodbye.’ Sung was over there ten and a half months of each year so inevitably the distance between us grew.” In 2007 after their divorce, Idee moved from their residence off Balcones Drive to her home in Northwest Hills. She promptly removed all of the St. Augustine grass in favor of a life-size bronze horse and Central Texas native plants that require no water, no chemicals, and no mowing. Recently she added a Little Free Library to her landscape so neighbors can take a book, leave a book. “It’s a tower. The lowest bin is for dog toys and then behind each of three ascending doors, books are shelved suitable to the height of the reader.

Idee has garnered many musical accolades but says, “the best compliment of my life was not for my playing. For several years I gave the pre-concert lectures for the Austin Symphony. Jane Sibley, president of the board, used to host these wonderful soirees which everyone loved. There was one guest though who refused her invitation many times due to declining health. To her delight, he telephoned her about four months before he died and asked if she would arrange a dinner with ‘the conductor and his wife.’ I went, not expecting this revered man to know my first name. You can imagine my surprise when he took both my hands in his and said, ‘If I had been well enough, I would’ve gone to all your lectures. My wife Mari got all of them on tape for me.’ He then gave my hands a squeeze and said, ‘You are a wonderful writer.’ That man’s name was James Michener.”

Idee is delighted when neighbors read her “Writer’s Corner”, find a book at her Little Free Library, or stop to admire the butterflies, bees, and hummingbirds in her yard. She loves when they stop her on walks to comment on her cute but very naughty dog, Bosco. But most of all she loves when neighbors ask about people, young and old, learning music. Idee loves to share the joy and quotes Tchaikovsky when she says. “Music is heaven’s best gift to humanity. It is a faithful friend to protect us, comfort us.”



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DECORATING FROM 1

First place winner Lynn Atchison shared: "What a WONDERFUL surprise! We are so proud to decorate every year. Particularly, it is a labor of love for my husband Randy who works so hard on the yard cutouts. This year's addition of the Taylor Swift Christmas Tree Farm/ Eras Tour trees. We truly feel joy when folks stop by and take pictures. The new Taylor Swift's Eras tour display was inspired by our daughter Holly who is a dedicated Swiftee. She and her husband live in Honolulu but are here for the holidays.

As to our favorite, it was the Grinch many years ago that started the collection of Christmas yard decorations. Over the years neighbors have come by with their kids to take pictures. This year we have had a lot of visitors who are picking up friendship beads from the Swift Farms - and many of them are leaving bracelets also as an exchange. We have been residents of Northwest Hills for over 35 years - Randy born and raised Austinite and graduate of Anderson. We are so thankful to be a part of this community. Merry Christmas!"



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The Hanschen's house at 4300 Walhill Lane was the 2nd Place winner of the annual. NWACA Holiday Decorating Contest. L-R Lauren, Mike, Jack (5), Wes (3), and Ford (dog). Below is a photo of their entire yard!



The Atchisons at 4901 Greystone Dr. won first place in the NWACA Holiday Decorating Contest. Their daughter Holly and her husband Hunter Henfey visited over the holidays.



MARKET UPDATE

YEAR IN REVIEW

NORTHWEST HILLS AND WESTOVER HILLS



\$1,136,250
MEDIAN SALES PRICE

↑ 2.18%
FROM 2023



\$216,557,000
SALES VOLUME

↑ 3.99%
FROM 2023



\$448
MEDIAN LIST PRICE/SF

↑ 1.59%
FROM 2023



\$416
MEDIAN SALE PRICE/SF

↓ 3.26%
FROM 2023



\$1,249,900
MEDIAN LIST PRICE

↑ 5.48%
FROM 2023



54
DAYS ON MARKET

↑ 25.58%
FROM 2023



174
CLOSED SALES

↑ 1.75%
FROM 2023



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JULIE WAIDELICH

NEW YEAR | NEW HOME

Thank you for your trust, support and referrals! We anticipate a favorable market in 2025 for buyers and sellers and look forward to helping our clients, friends, and referrals achieve their real estate goals.

Wishing you a prosperous, joy-filled, and transformative 2024. May your homes be filled with laughter, your goals met with resounding success, and may you create new memories in a home you love!

If you're planning a move or need real estate advice in 2025, feel free to reach out! I'd love to help!

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Key Contacts

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APD District Representative Officer, Phillip Sparkman	phillip.sparkman@austintexas.gov
Austin Police Department Crime Report, internet search	APD Chief's Monthly Reports
District 10 Councilmember, Alison Alter	512-974-2110
To get the District 10 monthly newsletter	bit.ly/d10newsletters
Northwest Austin News Publisher	512-483-1708
	Lynette@FourPointsNews.com
Northwest Austin News Co-Editors	Joyce Statz and Dana Winer

2024 – 2026 NWACA Board of Directors

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The NWACA Board meets on the third Wednesday of the month except July and 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 to info@nwaca.org, so that we can put you on the agenda. Board Members can be reached at info@nwaca.org or by phone at 737-235-7325

Time to Renew your NWACA Membership

By NWACA BOARD

To make it easy to remember when to renew NWACA memberships, January 1st is the renewal date for all members. Members can join NWACA 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.

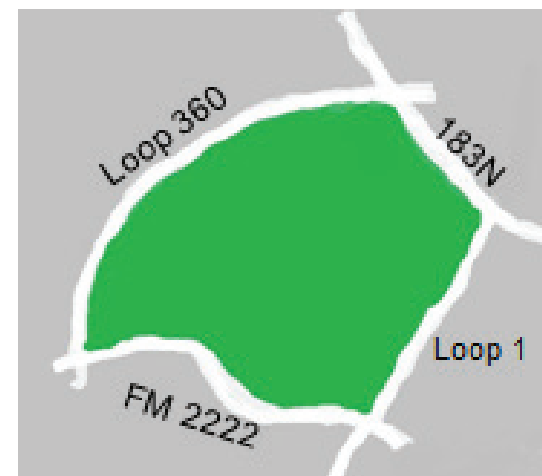
- NWACA membership fees enable the organization to
- provide this newsletter to all households in the NWACA area, whether or not they are members of NWACA,
 - host events like the Earth Day Festival, 4th of July Parade and Freedom Fest, Murchison Pool opening celebration for the whole community,
 - advocate for the interests of the NWACA area in matters of zoning, transportation, crime prevention, wildfire mitigation, and other civic matters

NWACA has two types of members: business members and household members. Business members join at one of three levels – platinum, gold, or silver – with benefits that vary by those levels. Household members pay dues of \$25, and those dues cover membership for all adults in the household. Each household and each business member has one vote in Board elections or members-only surveys. Any adult in a 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 online are 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 join, renew, or check if you've already renewed for this year, go to 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; then proceed accordingly.

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 a way to request automatic renewal. To join via U.S. mail, use the membership form found elsewhere in this newsletter or the form sent to you with a renewal letter.

If you encounter any issues renewing your membership, please contact us at nwacaweb@gmail.com



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Here are 5 great reasons to join today!

GREAT NEIGHBORS = GREAT NEIGHBORHOOD

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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!

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MEMBERSHIP FORM

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Email (confidential):	



Annual dues \$25

Optional Contributions:

Fourth of July Parade \$10 ___ \$20 ___ Other ___
 Parks Fund \$10 ___ \$20 ___ Other ___

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|---|--|
| <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"/> Neighborhood Watch | <input type="checkbox"/> Zoning and Transportation |
| <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



2nd Annual Anderson Trojan Student Alumni Tennis Tournament

Attention Trojan Alumni! Join us and serve up some fun at the 2nd annual Student Alumni Tennis Tournament.

Any current Anderson High tennis player and Anderson High tennis alumni are eligible. Whether you've been playing since you graduated or picking up a racket for the first time in years, this tournament is for



everyone and all skill levels! January 4, 2025 starting at 9am at Anderson Tennis Courts at 8403 Mesa Dr. The cost is \$25 for AHS tennis student and \$35 for tennis alumni. The format is coed doubles, 8 game pro sets (TBD), no ad.

Questions: trojantennisbooster@gmail.com

Register:

andersonhigh.wixsite.com/trojantennis/contact-8

January Library Events in the Northwest Hills Area

By **MARTHA MILLER**
Northwest Austin Civic Association

Wednesday, January 15, 2025 (1-4pm) Join us in the Old Quarry parking lot for a visit from the Pop-Up Library! Check out some books, pick up a craft kit and get help with the Virtual Library!

Events at the Yarbrough Branch

Fridays, January 10 & 24 – Adult Morning Social (10am – noon) Join neighbors and make new friends at this casual social.

Monday, January 13 – Brush and Beyond Miniature Painting (5:30-3:30pm) Join us as we paint miniatures from our favorite tabletop games. Teens and Adults welcome

Monday, January 27 – Mending Circle at Yarborough (6- 7:30pm) Bring your favorite garments that need some tender loving care. Ages 18 and up

Events at the Howson Branch

Wednesdays, January 8, 15, 22 & 29 – Gentle Yoga and Sound bath Meditation (4:30 - 5:30pm) Classes include gentle movement with

the addition of crystal sound bowls. Ages 18 and up

Thursdays, January 2, 9, 16, 23, 30 – Tech Time (10-11am) Learn to download books and use digital Library resources. Bring in your tablet, smartphone or eReader for help navigating the Virtual Library, downloading eBooks, audiobooks, digital magazines and more!

Tuesday, January 21 – Dig It! Gardening In Texas: Tomato Time! (6-7:45pm) Now's the perfect time to plan your Spring Garden, and we've got the ultimate guide to growing juicy, sun-ripened tomatoes that will make your neighbors green with envy. Please Register for this Event: <https://digitregistration.com>

Events at the Spicewood Springs Branch

Monday, January 6 – Yarn and Yammer (6 - 7:30pm) Come hang out with other yarn crafters! Ages 18 and up

Thursdays, January 9 & 23 – Yoga with Tracy (9:30 - 10:30am) Please bring a thin yoga mat if you have one and wear comfortable clothes. The library will have a few mats to share. Ages 18 and up

A Waste-free Holiday

By **MERRIESSA ANTON**
Northwest Austin Civic Association

Consider having a waste-free holiday season. We can accomplish this in many ways. The City of Austin's curbside recycling program helps with disposal of Christmas trees. Austin residents can leave their tree on the curb in front of their home beginning on December 26th or their composting collection day. Trees can also be dropped off at Zilker Park on December 28th, January 4th, and January 5th from 10:00 a.m. to 2:00 p.m. The tree must be a natural tree, free of ornaments, decorations, tinsel, lights, and tree stands. Trees that are sprayed with flocking, or artificial snow, are not accepted. The tree must not be in a bag. If the tree is taller than six feet, it must be cut in half. Old and broken string of Christmas tree lights can be taken to the Recycle and Reuse Drop-off Center, which is open by appointment only; residents can schedule a drop off time using the Austin 311 app or by going to the Recycle and Reuse Center web page.

Food is a major part of our festivities. Many of us look forward to baking and entertaining, but once the party is over, we have leftovers. To avoid having too much food, you might use this web site, which helps determine how much food is needed for a

given number of guests: <https://savethefood.com>. If there are still leftovers, consider giving each of your departing guests a container of leftover desserts and other food items to cut down on your own leftovers.

Purchasing the right size dinnerware is another way to avoid food waste. When serving small bites, buy small plates. Large serving spoons and plates lead to guests filling their plates, whether or not they will finish all the food taken. Check your refrigerator, freezer, and pantry before purchasing new ingredients. Use the plates, glassware, and napkins you already have. If you have enough washable cutlery, dishes and glasses, use those. It is more ecologically sound to put the table service in your dishwasher than to purchase items that will go to the landfill. However, you could also purchase compostable table service items for the most efficient use. If your paper plates have a waxy covering, you cannot compost them, and they need to be put into your brown trash container. According to the FDA, food waste constitutes 24% of our solid waste which goes to our landfill. Food waste is the third largest source of human related methane emissions in the United States.

Mark Your Calendars

These events are as planned as of December 18. As you consider participating in one of the events listed, please check first with the organizer.

January 15, 6:30 - 8:30pm
NWACA Board Meeting –
Dell Jewish Community Center
Friedel Board Room

January 21, 7pm
Parks Committee – virtual

January 28, 5pm
NWACA Zoning and Transportation
Committees – virtual

February 18, 7pm
Parks Committee – virtual

February 19, 6:30 - 8:30pm
NWACA Board Meeting –
Dell Jewish Community Center
Friedel Board Room

February 25, 5pm
NWACA Zoning and Transportation
Committees – virtual

NWACA 2025 Calendar of Events

Monthly, 3rd Saturday @ 9am-noon
Steck Valley Greenbelt Cleanup

Monthly, 3rd Saturday, March – October
8am-noon Bull Creek District Park Cleanup

March 26 @ 6:30 - 8pm
Annual Neighborhood Meeting

April (TBD before April 12)
Tax Protest Workshop

April 27 @ 2 to 4pm Earth Day Festival

May 3 @ noon-2pm (tentative)
Spring Recycling Event – BOPA

June (date TBD) Pool Opening Celebration

July 4 @ 9am -noon
4th of July Parade and Freedom Fest

August 16 (tentative) paper shredding event

September 27 @ 8am-noon
NWACA Neighborhood Garage Sales

October (dates TBD) National Night Out events

October 18 @ noon-2pm (tentative) –
Fall Recycling Event – Electronics

October Halloween Decorating Contest

December – December Holiday Decorating Contest



AHS Band 2025 Mulch Fundraiser



The Anderson Marching Band and Guard have been saving backs in Northwest Austin for years with our annual Mulch Madness Sale which delivers bags of mulch right to your driveway just in time for spring. The money raised goes for instruments, music, transportation, and other essentials that keep the band program afloat.

“We are grateful for the way our Northwest Austin community shows up for this important fundraiser every year,” said Frank Nedley, band director. “Our students love mulch delivery day when they get to thank our community members in person for their support for the band and guard program we all love.”

ANDERSON TMEA REGION BAND RESULTS

5A WIND ENSEMBLE

ELI NGUYEN- ALTO SAX*
LARRY MOK- BASS CLARINET*^A
KAVEH DUNKIN- BASS CLARINET*
ELI LAW- TRUMPET
CALEB THOMAS- BASS TROMBONE*

5A SYMPHONIC BAND

SEBASTIAN TAMBLIN- FLUTE
CODY VELA- CLARINET
NATHAN SALISBURY- TRUMPET
CHONGUA LIN- TUBA
NATHAN SANCHEZ- PERCUSSION

5A ALL-CITY BAND

ZIV SIDEL- ALTO SAX
HENRY HOFFACKER- BARI SAX
JONATHAN LUK- FRENCH HORN

* DENOTES ADVANCEMENT TO THE 5A AREA CONTEST
^A DENOTES FIRST CHAIR IN THE ROOM

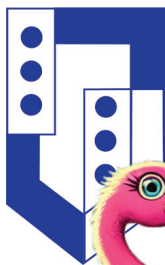
Anderson Trojan Musicians Make TMEA Region Band



Anderson HS 2024 Region Band students: L-R Cody Vela, Nathan Salisbury, Jonathan Luk, Caleb Thomas, Kaveh Dunkin, Eli Law, Larry Mok, Eli Nguyen, Sebastian Tamblin, Henry Hoffacker, Nathan Sanchez, Ziv Sidel. Not pictured is Chongua Lin.

MULCH MADNESS!

Support Anderson Band & Guard



Annual Mulch Sale

Proceeds benefit our talented students!

Hardwood \$5.50 Black Label \$5.75

Free delivery with 20+ bags (5 bag minimum).

Delivery available in zip codes: 78731, 78750, 78757, 78758, 78759, 78727.

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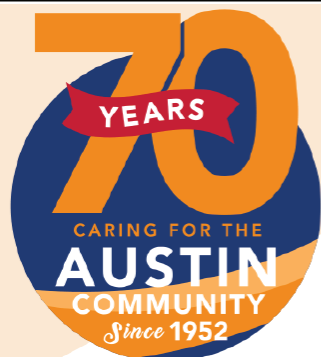
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AHS CHOIR FROM 1

The AHS Trojans sang three songs at each location, "Jingle Bells", "Deck the Halls" and "Silent Night". After caroling the students gathered at someone's home to enjoy treats and hot chocolate. This is the 12th year that Anderson Choir has caroled in the neighborhoods.

If you'd like to support the Anderson choir program with a donation please visit www.trojanchoir.com/caroling-donation-2022 If you would like your name and e-mail to be added to the list for next year's caroling announcement please e-mail ahschoirtx@gmail.com.




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Anderson Trojan Wrestling Spotlight

Q&A

Patrick Timmons

Anderson High Head Wrestling Coach

1) What are your team's strengths and concerns as early in this season?

The team has some experienced wrestlers that are expected to go pretty far in the playoffs. This is my 4th year at Anderson so the students that started with me when they were freshman or poised to make a statement. The weakness of the team is the depth. I do not have enough varsity wrestlers to fully fill out a team.

2) Is a team already predicted to win district? How does your team stack up against them?

Our district is pretty competitive. Outside the Austin ISD schools, there are some Comal schools that are very strong. I would place us at 3rd in the district behind Smithson Valley and Comal Peiper. I will have maybe 8 boys and 4 girls moving

Varsity Boys Roster

Hayden Wright
Matthew Brock
Wilson Su
Austin Pawlik
Logan Vanderburg
Zack Poe
Michael Bae
Joaquin Dutchover
Samson Sansoucy
Jimmy Truong

Girls Team Roster

Monica Diaz
Ashley Marron Rodriguez
Syanna Martinez
Austin "Ace" English
Sonia Sanchez-Rodriguez
Genji Nakamoto

Captain Roster

Matthew Brock
Ashley Marron Rodriguez
Wilson Su
Zack Poe

JV Boys Roster

Zack Bronson
Aidan Espinoza
Grayson Adolph
Joshua Esco
Gavin Gresser
Kai Jenkins
Cayden Nguyen
Carter Nix
John Pham
Gabriel Suarez-Serrato
Jacob Whiteford
Aidan Ziaja
Daniel Zimmerman
Andrew Pham
Loyal Wells

on to regionals.

AHS Wrestling District: Austin Anderson, Austin Crockett, Austin LASA, Austin McCallum, Austin Navarro, Buda Hays, Comal Pieper, Comal Smithson Valley, Kyle Lehman, Lockhart, Austin Johnson, Austin Northeast, Austin Travis, Comal Davenport, Austin Texas School For The Blind

3) What are some key strategies for you this season?

Key strategy is to stay healthy and stay at our desired weight. One of the hardest aspects of wrestling is weight management. It is difficult to take some time off over the weekends while staying at your wrestling weight. We try to practice as much as we can. We are at a disadvantage with other schools in the surrounding areas. We are only given one period every other day to have a wrestling class in AISD, while all other high schools outside of AISD have a class every day.

4) Any up and coming stars that we should know about?

I have three wrestlers that I am pretty excited about this season. Matthew Brock is a senior at 120 who is in his 4th year and look-

Some Upcoming Trojan Wrestling Events

January 3-4

Centex Meet at Delco Activity Center

January 8 6-9pm Tri Meet

with Lehman and Akins at Anderson

January 11 Cavalier Classic
at Lake Travis High School



Compiled by Lynette Haaland,
Northwest Austin News



Anderson Wrestling Team

ing to be a state champion. Captain/Senior Brock was named #2 in the State in the 120 weight class. He has already won 2 tournaments and is undefeated at 15-0. Samson Sansoucy is a sophomore at 190 who has been a two-time tournament finalist and only lost twice this year, his record is 18-2. Ashley Marron Rodriguez a junior at 107 who placed second at our last tournament and her record is 14-3.

5) Anything else to share?

We had a dual at Comal Davenport in early December. I had a very small lineup for the boys with only 6 varsity participants due to injuries and some wrestlers were not on weight coming back from Thanksgiving break. A full team consists of 14. Comal Davenport had 11 boys on their team. We had given up 30 points to start the dual due to forfeited matches but ended up winning the dual 36-30. The girls unfortunately lost their dual by one match. There were an even number of girls on both teams. On December 11, we had a match against McCallum, and I had 11 boys this time. We ended up winning 43-17 for the boys' varsity team score. The girls beat McCallum 24-6.



Ashley Marron Rodriguez



Matthew Brock and
Samson Sansoucy

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“May I tell you about an outstanding experience I have had over the past six months with Dawn Lanier? Given the timing of my entering the market right before the market decline was evident, for any agent to be considered remarkable says much!

I had been in my townhome for 20 years and did not have a Realtor, so I spent several weeks scouting various media in search of one. I narrowed potential agents to the four that seemed most familiar with my area, most active with townhomes, and seemed most respected in comments from past clients. Dawn was one of the four and was the first to respond to my inquiry. She also was the most personable of the ones I encountered. Later, we discovered we'd both grown up in Austin and shared many connections. This has been a comfortable, enduring relationship.

Dawn is as pragmatic as she is warm: about how to prepare my house, about how to determine pricing, about reading the market and adjusting to it, and about moving an offer to closing. I feel so grateful to have had Dawn guide this journey and want you to know how invaluable I have found her to be.” -Barbara Pitts



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