

Northwest Austin News

SERVING THE NORTHWEST AUSTIN CIVIC ASSOCIATION COMMUNITY

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May 2025



Celebrating Earth Day, Recycling and More

What a fun time we had at the Mick Koffend Earth Day Festival on April 27th! Hill Elementary was a great spot for a petting zoo, informative displays, and family-friendly games and snacks. Thank you to all who helped organize it, those who put together displays and activities, and those who attended! Special thanks to Dana Winer, who chaired the event. Like the Fourth of July events, the NWACA Board and committees look forward to offering this festival for years to come.

The NWACA Board is pleased to announce two Special Proj-

ect awards to Spring 2025 applicants. One is featured in this month's newsletter, a project that establishes a Styrofoam® recycling station located in the Anderson High School parking lot on Steck Avenue. See the photos and description in the article by Board Member Emmy Ward, who championed the project along with neighbor Sandy Dochen. While NWACA accepts Styrofoam (I think this should have the trademark symbol or otherwise be lower case) from members at our two annual recycling events, the board recognized



NWACA BOARD, 5



EARTH DAY FEST, 15-16

NWACA hosts Mick Koffend Earth Day Festival

The Northwest Austin Civic Association Mick Koffend Earth Day Festival was Sunday, April 27 from 2 to 4pm. at Hill Elementary School and Park.

This is NWACA's third annual Earth Day Festival for kids and adults. This year it has been named in memory of our dear neighbor Mick Koffend, who founded the NWACA Earth Day Festival and passed away in January.

There was tin can planter painting, bird feeder making, earth-themed word search, tent making, scavenger hunt bingo, a petting zoo and rock painting. There were yard games, demonstrations and informative talks.



Facing Displacement Acacia Cliffs Tenants Mobilize at City Hall

By KALI BRAMBLE, Austin Monitor

Plans to redevelop an apartment complex in Northwest Austin are off to a rocky start, drawing a crowd to City Hall last week with demands for more concessions to displaced tenants.

Acacia Cliffs residents and their neighbors took to the podium on Thursday to request time for more robust negotiations with owner Price Realty Corporation, which is angling to rezone the site to construct a brand-new, seven-story apartment building. After nearly an hour of testimony, the divided dais ultimately landed in favor of their request, opting to postpone a final ruling on the case from April 24 to May 22. The motion passed in a 6-3-2 vote, with Council members Zo Qadri and Marc DuChen abstaining and Paige Ellis, Ryan Alter and Mayor Kirk Watson voting against.

Acacia Cliffs, which sits just west of MoPac Expressway off of Far West Boulevard, is an anomaly in a desert of affordable housing stock, offering one- and two-bedroom units at prices ranging from \$700 to \$1,300 per month. With an HEB, Austin Regional Clinic and AISD schools all within walking distance, the complex has become a saving grace for low-income renters, particularly those without the luxury of a vehicle.

ACACIA CLIFFS, 2

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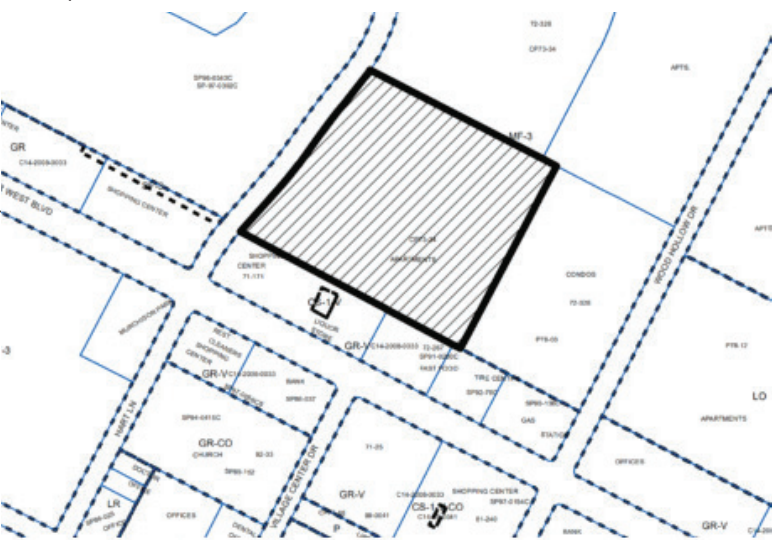


ACACIA CLIFFS, FROM 1 “As a single mother working one, sometimes two jobs and receiving child support, I’ve applied for low-income housing and government aid, but I don’t qualify,” said one tenant in a written statement read during the public comment period. “Families like mine rely on communities like Acacia Cliffs to survive and thrive. Now with the threat of demolition, I’m once again being forced to consider leaving my home, my daughter’s stability and the center I’ve worked so hard to build.”

While attorney Michael Whellan says the project is still two years out from breaking ground, Price Realty hopes to replace the residences with a 650- to 700-unit complex, making use of new density incentives passed by City Council last year. In exchange for permission to build up to 90 feet, the developer will offer either 12 percent of units at 60 percent of the median family income or 10 percent of units at 50 percent MFI, totaling approximately 78 to 84 units.

Given the affordability crisis faced by Austin’s lowest-income renters, critics say that deal isn’t enough, noting the project would still yield a net loss of 290 units at a near-extinct 30 percent to 45 percent MFI. “Less than 1,000 deeply affordable housing units have been built since 2018,” said physician assistant Alexandra Yost, who described facing difficulty paying rent at the beginning of her medical career. “These are

housing units for people who are doing CPR on your child in the emergency room or taking care of your elderly family member in the nursing home. These units are necessary for housing the working-class families that are providing vital services to our community.” Residents have moved swiftly since learning of the proposal, forming a tenants association that has begun meeting with developers in talks organized by District 10 Council



Member Marc Duchon. With their livelihood on the line, tenants hope that continuing negotiations can give them a fighting chance at further concessions, including a more comprehensive relocation package for displaced residents. Still, tenants association representative Harrison Hall says preliminary talks have proved “extremely discouraging.”

“The developer’s representatives made it clear that they would be providing our tenants only the minimum protections and allowances that the law explicitly states that they absolutely have to,” Hall said. “They don’t have any reason to do more than that, and that is because you, the members of this Council, have not yet given them a reason to do more.”

Alter, who voted against the vote’s postponement, expressed concerns that the conflict could upend Price Realty’s offer to incorporate affordable units altogether, noting that the developer could instead choose to build within the bounds of its current zoning requirements. “Zero percent times anything is always less than 10 percent times something,” Alter said. “I think you have to have some level of consistency. We passed a policy, this adheres to that policy. I don’t like the outcome ... but if we just drag our feet and then say, OK, no more, we get nothing from a public benefit perspective other than maybe one or two years of this being available and then it being torn down.”

Density Bonus 90 in Our NWACA Neighborhood

By BEN LUCKENS, Northwest Austin Civic Association

Density Bonus 90 (DB90) is a combining zoning district, which means it is added to a base zoning district. The intent is to incentivize the redevelopment of sites to include housing for lower-income households. According to the DB90 ordinance, DB90 can be combined only with commercial zoning districts; thus in some cases, the proposed rezoning of an existing multi-family (MF) development also includes a zoning change to Community Commercial (GR).

In the NWACA area we currently have the pending rezoning of a ten acre MF-3 site (Acacia Apartments at 7200 Hart Lane) to Community Commercial - Vertical Mixed Use Building – Conditional Overlay - Density Bonus90 (GR-V-CO-DB90) combined district zoning. The conditional overlay is a restriction that precludes virtually all commercial uses. Basically, the proposal is to rezone and redevelop an MF-3 site to a multi-family DB90 site.

DB90 zoning grants a developer 30 feet in height more than the base zoning allows up to a maximum of 90 feet. When combined with GR base zoning, the building(s) can be 90 feet in height. As a further incentive, a DB90 site does not have to comply with the base zoning’s maximum floor area ratio (FAR), that is, its maximum building coverage. Other than height, the only zoning limit to development on a site is GR’s 90% impervious cover limit. The table below shows site development standards for MF-3 and GR DB90 zoning.

MF-3	GR DB90
Maximum Height- 40 feet	Maximum Height- 90 feet
Maximum Building Coverage- 55%	Maximum Building Coverage- No Zoning Limit
Maximum Impervious Cover- 65%	Maximum Impervious Cover- 90%
Maximum Floor Area Ratio- .75:1	Maximum Floor Area Ratio- No Zoning Limit
Maximum Units Per Acre- 36	Maximum Units Per Acre- No Zoning Limit

Floor Area Ratio (FAR) is the ratio of the total floor area of a building relative to the area of the building’s lot. Each zoning district has a FAR which when multiplied by the lot area gives the maximum size of building allowed on the lot. For example, given a lot of 100,000 square feet a FAR of .75:1 results in a building with a maximum size of 75,000 square feet. In return for DB90’s additional height and FAR, a developer who is building rental units must set a minimum of 12% of the units as affordable to persons earning 60% or less of the Median Family Income (MFI) or 10% of the units to persons earning 50% of the MFI.

Austin Housing Department’s median household (Hld) income data for 2023 are as follows:

Percent of MFI Hld	1 Person Hld	2 Person Hld	3 Person
50%	\$40,900	\$46,750	\$52,600
60%	\$49,080	\$56,100	\$63,120

The definition of housing affordability is generally accepted to be housing that costs approximately 30% of household income. Using that assumption, rents for the 50% and 60% MFI are as follows (columns are for 1, 2, and 3 person Hlds)

Percent of MFI	30% Rent	30% Rent	30% Rent
50%	\$1,022	\$1,169	\$1,315
60%	\$1,227	\$1,402	\$1,578

The NWACA area includes a large number of two-story multi-family apartment developments that are approaching 50 years in age and appear to be ripe for redevelopment under the DB90 program. However, all sites developed under DB90 must meet current environmental standards, including water quality, and comply with the tree ordinance; thus not all existing multi-family sites can be redeveloped under DB90. Given the potential impacts from DB90, the NWACA Zoning and Transportation Committee and the NWACA Board will be closely monitoring and sending comments to the Zoning and Platting Commission and to City Council regarding DB90 zoning cases.

NWACA generally supports affordable housing, and NWACA supported the Acacia Cliffs rezoning subject to the developer excluding GR uses on the site and addressing our concerns regarding traffic and visual impact.

We did have concerns regarding the existing affordable housing on the site. Acacia Hills has approximately 290 units and is proposed to be replaced with approximately 700 units, of which approximately 80 units will be affordable to lower-income residents. The Acacia Cliffs website recently showed that 1-bedroom, 750 square foot apartments were available at \$845 per month and 2-bedroom, 950 square foot apartments were available for \$1,003 per month. Using that data, it appears that Acacia Cliffs is already providing housing below the affordability thresholds for DB90. Of course, there is no guarantee that rents will remain at that level.

Acacia Cliffs residents have organized and are negotiating with the developer to gain additional concessions. The rezoning is scheduled for action at City Council on May 22.



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Shaded Fuel Breaks

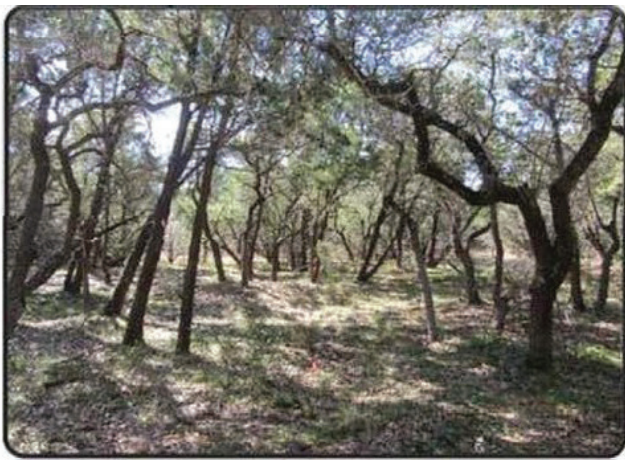
By GREG BONDY
Northwest Austin Civic Association

For more than 10 years, members of the NWACA Wildfire Prevention Committee have been conducting Home Wildfire Risk assessments, more recently referred to as a Structure Ignition Zone Evaluation (SIZE). Homeowners are often eager to go to the edge of their property and point to the downed limbs and overgrown vegetation in the wildlands. To address the issue, there are techniques, like the use of a shaded fuel break (SFB). During the evaluations, before talking about the issues with the wildlands, though, evaluators stress that homeowners first have a home risk evaluation completed to ensure their homes have been hardened from the risk of flying embers which are responsible for 90% of the homes lost due to wildfire. Once that is completed, it does make sense to consider options for creating a defensible space around the home.

The objective of a shaded fuel break is to reduce, modify, and manage fuels within selected areas, to lower the intensity of fire behavior in the event of a wildland fire. An SFB is not a barrier. It is intended to act like a filter that can change the type of fire behavior as a flame front approaches. This would typically be an area roughly thirty feet from structures and sixty feet deep where a full canopy wildland meets with urban development. Constructing a shaded fuel break is the process of selectively thinning and removing the more flam-



BEFORE



AFTER

mable understory vegetation while leaving the majority of larger trees in a shady canopy. It also preserves the more fire-tolerant tree species as shown in the before and after pictures.

An SFB is most effective over a wide area and has limited value for an isolated individual property. This is a good consideration for an HOA or other community that has jurisdiction over a continuous tract adjacent to the homes. The viability of an effective SFB is also dependent on having the correct vegetation type, an appropri-

ate amount of existing canopy coverage, access to the area, and a usable slope of the land. (SFBs are not very effective on slopes greater than 30°.) Maintenance of the SFB should be assessed every two to five years, depending on several factors including vegetation type, storm damage, and property access. The creation and maintenance of the SFB can be expensive, so the overall cost should be a consideration before engaging in a project of this scope.

Many city and county departments are working diligently to address the critical areas where SFBs have been identified as part of the solution, but with limited resources, accessibility, and jurisdictional authority, this process takes time. Interested communities can contact the staff at the AFD Wildfire Division at www.austintexas.gov/departments/wildfire to help assess the viability and create a plan for installing a shaded fuel break.



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Parks, Trails and Preserves in the NWACA Area

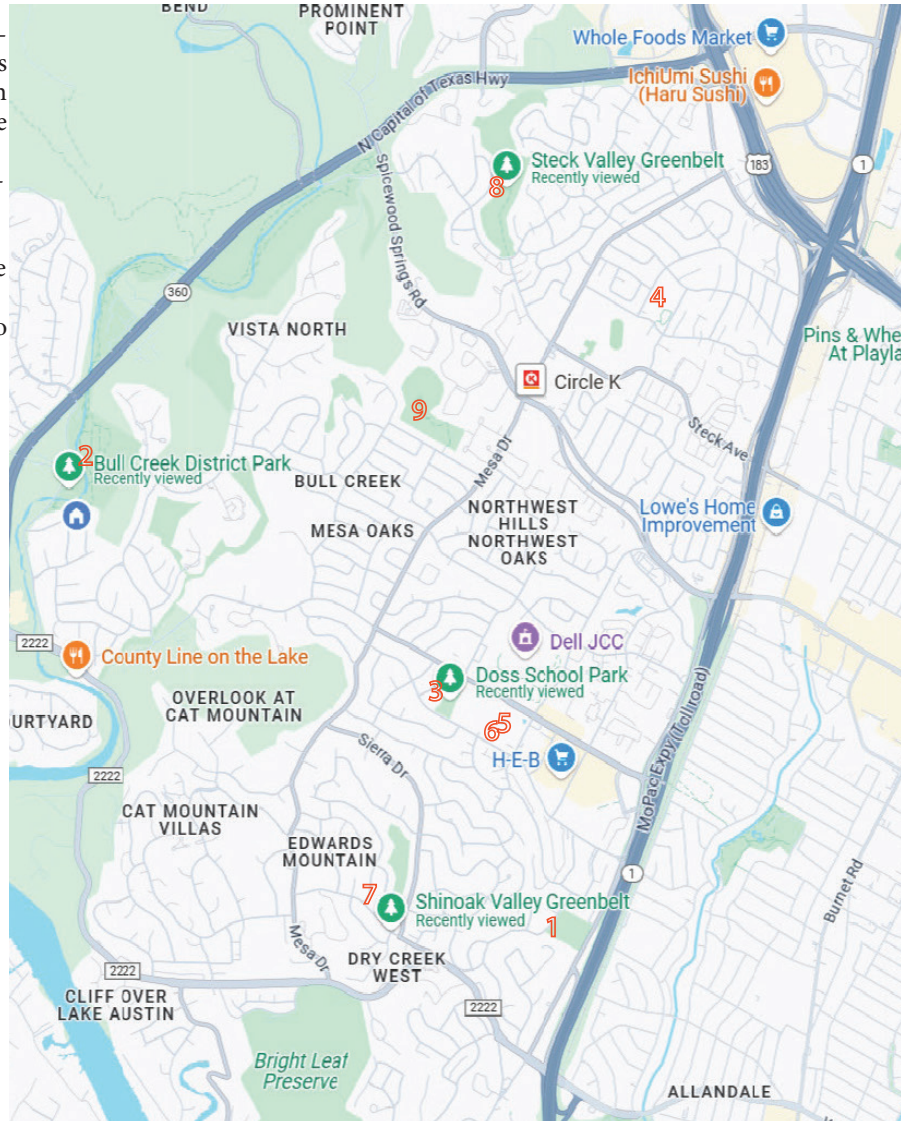
By NARESH KUMAR

Northwest Austin Civic Association

There was a full description of the local parks and preserves published in the Northwest Austin News in November 2024 (Volume 15, Issue 11).

It is available at www.nwaca.org by going to the Newsletter tab. Since November, readers have asked to have a map showing where these green spaces are located. Numbers on the map correspond to these locations:

- 1) **Allen Park** Westside Drive and Westside Cove, 78731
- 2) **Bull Creek District Park and Greenbelt** 6701 Lakewood Drive, 78731
- 3) **Doss Elementary School Park** 7005 Northledge drive, 78731
- 4) **Hill Elementary School Park** 8601 Tallwood Drive, 78759
- 5) **Loewy Family Playground** 3700 North Hills Drive, 78731
- 6) **Murchison Pool** 3700 North Hills Drive, 78731
- 7) **Shinoak Valley Greenbelt** 3900 Dry Creek Drive, 78731
- 8) **Steck Valley Greenbelt** 8403 Adirondack Trail or 4298 Hyridge Drive, 78759
- 9) **Stillhouse Hollow Nature Preserve** 7810 Sterling Drive, 78731



April 2025 Road Construction Report

By RUVEN BROOKS Northwest Austin Civic Association

People living in the Northwest Austin Civic Association area now face the possibility of encountering construction on no less than four important roadways: Spicewood Springs Road, Loop 360, 183, and, new to the list, Burnet Road.

Spicewood Springs Road

Construction is underway and anticipated to be completed in Winter 2026-2027.

Texas Department of Transportation (TxDOT) Loop 360 projects

TxDOT has a number of projects planned along Loop 360 which will result in construction at some point through 2031. Currently under construction is a TxDOT project to remove traffic signals at Westlake Drive and Cedar Street by constructing an underpass on the Loop 360 mainlines. This work is expected to be completed mid-2026.

Another future TxDOT Loop 360 project will be at Courtyard Drive/RM222 and will replace the traffic light with a Diverging Diamond Interchange. Construction is expected to start in 2026.

The TxDOT project to add an overpass at Spicewood Springs Road and Loop 360 now shows a 2028 date for the beginning of construction which will last 2-3 years. Until this project is completed, the City of Austin project to widen Spicewood Springs Road will have little impact on congestion since travelers will still encounter a traffic light on Loop 360. A major question in any TxDOT projects for which construction has not yet begun is the availability of federal Department of Transportation funding.

183 North Mobility

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

Burnet Road

Surprisingly, these projects funded by the 2016 Mobility Bond have finally reached the construction bid stage. They are primarily smaller improvements to streets and intersections rather than adding additional lanes. One set of improvements is along Burnet Road north of 183 and running up to the Q2 stadium (Bright Verde Way). Construction is expected to begin in the fall of 2025. Also in the design stage, but not yet ready for construction bids, is a segment from White Horse Trail to U.S. 183 with a construction forecast to start in fall 2025.

NWACA BOARD, FROM 1

the need for more frequent access, and with the help of Anderson's Environmental Awareness Club and Mr. Dochen, this station is open to all, and it will be monitored and the contents regularly taken to Austin Resource Recovery.

The other project that was funded is to add dog poop stations at the two ends of the Steck Valley Greenbelt trail. Next month's newsletter will carry an article and photos of that project's installation.


We issue calls for applications for special projects twice each year; the next round will be in the fall. Be thinking of ideas for things that would improve community life in the NWACA area.

Some upcoming events to keep in mind:

May 10, noon to 2 p.m. – BOPA Recycling event for NWACA members. See the article with complete information.

June 2 (official opening date), June 3 (actual first day) – Murchison Pool opens for the summer. NWACA will do an event around that date, specifics yet to be determined. Watch the NWACA website and other communications for details.


July 4, 9 a.m. – the NWACA parade returns to Far West Boulevard, with the Freedom Fest to follow at Doss Elementary. Think about what float your organization would like to enter in the parade, what groups would like to march, what families would like to march. We're looking for this to be the biggest parade we've ever had! More details next month!



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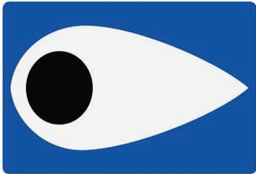
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ALL SUSPICIOUS ACTIVITIES
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Austin help in affordable housing

By CHAD SWIATECKI, Austin Monitor

City staff members are evaluating the idea of investing more in housing as well as other strategies to address shortfalls in key areas of the Strategic Housing Blueprint, including deeply affordable housing and permanent supportive housing.

A memo released in mid April looks at progress related to the 2023 Austin Strategic Housing Blueprint Scorecard and shows the city has exceeded targets in housing preservation and development near transit corridors. It also shows that significant gaps remain in housing for residents earning below 60 percent of the median family income and in the geographic distribution of income-restricted units across all City Council districts.

To close these gaps, city staff is preparing to revise the blueprint based on current market data and affordability trends.

The expected updates include: Revising the blueprint based on new housing market data, since the original goals were set using studies from the mid-2010s. The memo acknowledges that the housing landscape has changed significantly, with home prices rising by 58 percent since 2017 and rents remaining high despite recent dips.

Updating the “opportunity index,” a tool used to evaluate where income-restricted housing is located in relation to access to economic opportunity, schools, transportation and services. The update is intended to better align future affordable housing development with equity goals.

Developing new zoning tools to support “missing middle” and urban mixed-use housing types to make it easier to build a wider variety of housing in neighborhoods where current land use regulations may limit density or affordability.

Preserving affordability near light rail investments by directing resources and incentives to areas where displacement pressures are expected to increase due to upcoming transit infrastructure.

A \$6.7 million federal grant from the U.S. Department of Housing and Urban Development’s PRO Housing program would cover the cost of those activities over a six-year period, but several tranches of federal grant money have been put on hold or have become uncertain because of ongoing budget cuts.

The Housing Department is expected to present a detailed work plan for the update in an upcoming Housing and Planning Committee meeting.

Some policy shifts already under discussion include enhancing the city’s density bonus programs, recalibrating income thresholds and standardizing affordability periods across project types. A January planning memo acknowledged that while more than 46,000 units have been produced through density bonuses, many programs remain inconsistently applied or underused in parts of the city with limited affordable housing stock.

The 2023 scorecard reported the highest single-year output of affordable units since the blueprint’s adoption in 2017, with 4,926 units affordable to households earning 80 percent or less of the MFI. Only 63 new “deeply affordable” units were built for households at or below 30 percent MFI, leaving a sizable community underserved since that income group makes up 17 percent of Austin’s population.

The scorecard also found income-restricted housing in high-opportunity areas rose to 16 percent, an improvement from prior years but still short of the 25 percent target.

Related to geographic distribution, the scorecard found that District 8 and District 10 had only 37 affordable homes included in the 1,568 homes built in the one-year period studied. Districts 2, 4 and 1 were found to have more than met the city’s annual goal for the creation of affordable homes.

Affordable housing advocates argue the progress in new-home creation is not reaching the most vulnerable residents.

Austin homes 2.2X more to buy than rent

Premium/discount of buying vs. renting



Shelter is the largest spending category for most U.S. households, but larger economic trends have raised the financial stakes on the buy-or-rent decision. For now, at least, renting has taken the edge.

Throughout 2020 and 2021, low interest rates and rising household savings and incomes positioned many Americans to buy real estate. But high competition and low supply created a boom in the residential real estate market that sent home prices in the U.S. to record highs. With home prices elevated and interest rates rising to cool the market, more would-be buyers have been priced out, increasing the competitiveness of the rental market and in turn driving rents upward.

These shifting conditions have made things difficult for households debating whether to buy or rent.

For years, the typical monthly cost of homeownership—after accounting for sale prices, mortgage rates, and property taxes—remained well below the cost of renting in the U.S. The aftermath of the Great Recession, combined with an extended period of low interest rates, kept mortgage payments affordable throughout much of the 2010s. Even as home prices surged in the competitive housing market of 2020 and 2021, historically low borrowing costs continued to make buying a home more financially attractive than renting.

However, by 2022, the equation shifted. A combination of soaring home prices and rapidly rising interest rates made renting the more affordable option in most markets. Mortgage rates have more than doubled since reaching record lows in January 2021, and while home price growth has slowed, the median home price remains approximately 33% higher over the same period. As of January 2025, the typical monthly mortgage payment (including property taxes) for a home in the U.S. is now 21% higher than the typical monthly rent.

And within some geographic markets,

buying is unquestionably more difficult. Locations that face low supply, competitive markets, and high home prices—like cities throughout California and in the greater Seattle region—can be three or even close to four times more expensive for buyers. Fast-growing cities like Frisco, Tex. and Cary, N.C. are also proving especially challenging for buyers.

Out of the 343 U.S. cities considered in this analysis, only 32 are currently more affordable for buyers than renters. Most of these locations are found in Southern states like Alabama, Georgia, and Texas or in Rust Belt locations like Ohio and Michigan. In these locations, home costs remain relatively low, allowing buyers to save relative to the cost of renting.

Summary of Austin data:

Premium/discount of buying vs. renting: 118.5%
Median monthly mortgage payment: \$3,592
Median monthly rent: \$1,644
Median home price: \$508,841

Statistics of United States data:

Premium/discount of buying vs. renting: 21%
Median monthly mortgage payment: \$2,382
Median monthly rent: \$1,968
Median home price: \$355,328

Methodology: The data used in this study is from Zillow’s Home Value Index (ZHVI) and Observed Rent Index (ZORI), U.S. Census Bureau’s 2023 American Community Survey (ACS), and Freddie Mac’s Primary Mortgage Market Survey. To determine the relative cost of buying vs. renting by location, researchers calculated the percentage difference in the monthly mortgage payment and property taxes for a median price home compared to the monthly rent payment for a median price rental. The monthly mortgage payment reflects a 30-year mortgage with a 10% down payment at a 6.85% interest rate based on the current ZHVI as of January, 2025. Monthly property tax estimates were obtained using ACS data. Only locations with available data from all sources were included in the analysis. Research from Construction Coverage, full report: <https://constructioncoverage.com/research/cities-whereits-cheaper-to-buy-vs-rent>

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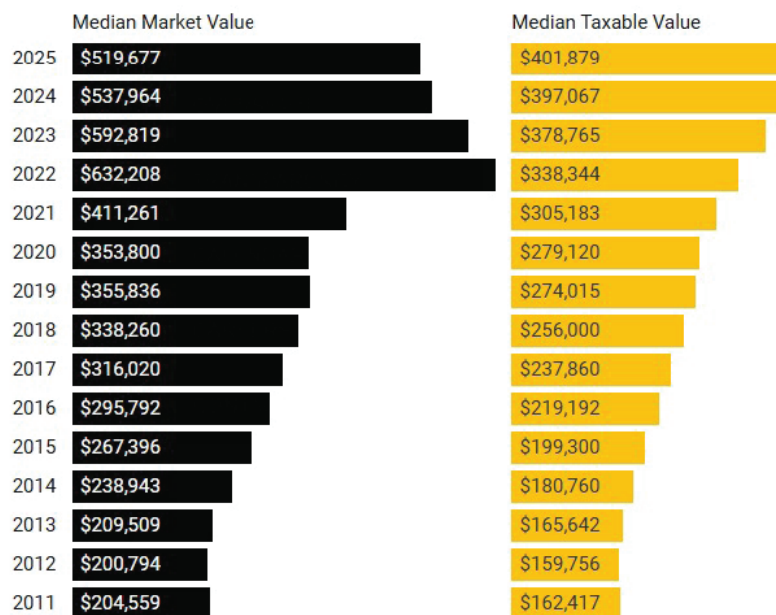


Travis County property owners receive 2025 market values

Travis County Residential Homestead Values (2025)

The median property values for a residential homestead in Travis County

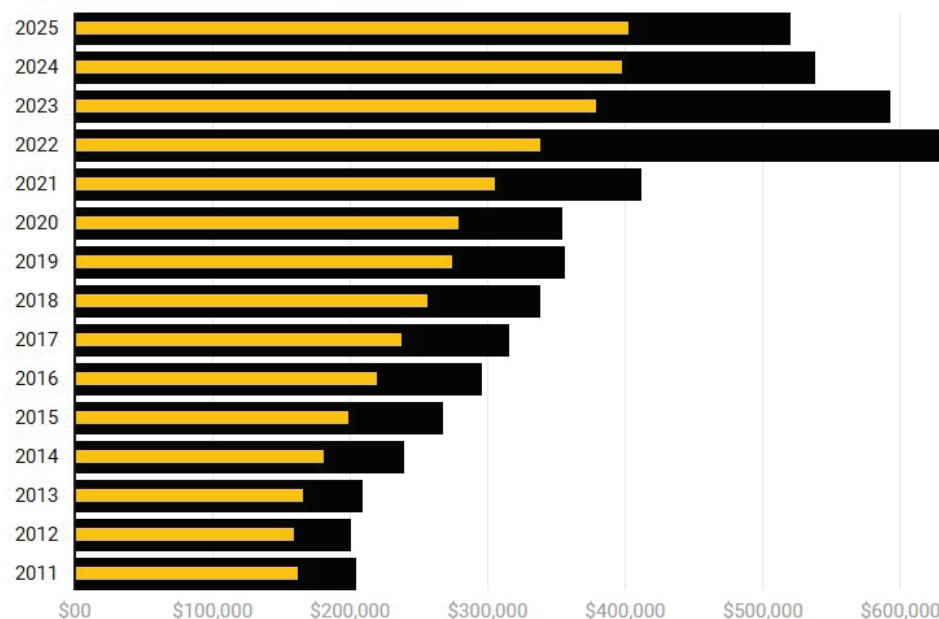
■ Median Market Value ■ Median Taxable Value



Travis County Residential Homestead Values (2025)

A comparison of the growth in median market and taxable values for a residential homestead in Travis County

■ Median Market Value ■ Median Taxable Value



Market values for the 2025 tax year will began appearing on the Travis Central Appraisal District website (traviscad.org) on April 9 and Notices of Appraised Value started arriving in Travis County property owners' mailboxes by mid April.

Appraisal notices were mailed to more than 488,000 Travis County property owners in April. The notices include the market value assigned to a property as of January 1 and the taxable value of that property based on its exemptions.

According to Chief Appraiser Leana Mann, "Property owners can review their 2025 values on our website and should expect to receive their Notices of Appraised Value over the next few weeks. This is the perfect time to review your property's information, verify your exemptions, and learn more about the protest process."

Overall, the Travis County appraisal roll increased 4.1% to \$482 billion. According to this year's values, the 2025 median market value for a residential homestead property in Travis County is \$519,677 and the median taxable value is \$401,879. On average, single-family residences saw a 3.4% decline in market value.

In November, the District began sending verification notices to property owners who initially

Travis County residential homestead values (2025) for Austin ISD				
Median Market Value 2024	2025	Median Taxable Value 2024	2025	
\$570,970	\$551,468	\$432,533	\$436,402	

claimed a homestead exemption on their property between 1970 and 2009 and who do not have a driver's license or identification on file. Property owners who have not responded to those mailings will see their exemptions are no longer listed on their Notice.

"It's not too late to verify any exemptions that have been removed and ensure that property owners continue their benefits," added Mann. "The process is easy and can be completed in just a few minutes online."

Changes in market values do not translate directly into changes in property tax bills. Instead, values determine a property owner's portion of the total tax levy. The total tax levy is determined by the budgets set by local taxing entities such as cities, counties, and school districts.

Property owners who believe their property's market value is incorrect can file a protest with the appraisal district. The deadline to file a protest is May 15 or 30 days after a notice has been mailed, whichever is later. Travis County property owners are encouraged to file their protests through the TCAD online portal. Property owners who file via the portal can upload their evidence, review the appraisal district's evidence, review settlement offers, and attend their informal meetings and formal hearings through their online accounts. Protests and evidence will also be accepted by mail and in person at the TCAD office (850 East Anderson Lane).

The informal process, which allows property owners to receive a settlement offer from the appraisal district, will begin April 14. During that time, property owners can discuss their property with a TCAD appraiser and potentially resolve their protest.

Property owners who do not accept a settlement offer during the informal process will have the opportunity to present their case to the Travis Appraisal Review Board (ARB), an independent group of citizens authorized to resolve disputes between taxpayers and the appraisal district. ARB hearings are expected to begin in June 2025.

TCAD will offer a webinar to help property owners learn more about their Notice of Appraised Value and the 2025 protest process on Tuesday, April 22 at 11:30 am. Property owners can register and find more information on their values and the protest process on TCAD's website at traviscad.org.

About the Travis Central Appraisal District

The mission of Travis Central Appraisal District, in accordance with the Texas Constitution and the laws of the state, is to provide accurate appraisal of all property in Travis County at one hundred percent market value, equally and uniformly, in a professional, ethical, economical, and courteous manner, working to ensure that each taxpayer pays only their fair share of the property tax burden. For more information, please visit traviscad.org.



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MEDIAN SALE PRICE/SF



\$1,299,000
MEDIAN LIST PRICE



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MEDIAN DAYS ON MARKET



30
CLOSED SALES



SOURCE: ABOR MLS INCLUDING DATA FROM MARCH 1-APRIL 24, 2025 FOR SINGLE FAMILY HOMES. BASED ON NWAC BOUNDARIES: MOPACH HWY 360/22224 HWY 183

JULIE WAIDELICH

PROTESTING YOUR PROPERTY TAXES

The deadline to protest your 2025 Travis County property taxes is **May 15, 2025**, or 30 days after receiving your Notice of Appraised Value — whichever is later. **Every homeowner should protest their property taxes to ensure accuracy, maximize savings, improve neighborhood fairness, and protect future valuations** — just be sure fees are based only on actual reductions, not exemptions. Here are several reputable firms that can help you reduce your tax burden.

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JULIE WAIDELICH
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Meet NWACA Board Member Megan Helmbrecht

By KEVIN KOTT

Northwest Austin Civic Association

Kevin: Good morning, Megan! Your bio on the NWA-CA web site shows you are not a newcomer to Austin, having moved here in 1999 and settled in the NWACA area in 2005. Please tell us about your pre-Texas origin.

Megan: I grew up in Cincinnati, Ohio. I was class president in my last three years of high school and was a three-season varsity athlete. Influenced by my athletic dad who played college football and my athletic mom, a Phys-Ed teacher, I've always been competitive in sports including basketball, soccer, swimming, tennis, and softball. After my college days, I expanded my athletics to include competing in 8 Olympic-length triathlons and 10 half marathons.

After graduating from Miami University, I moved to Atlanta and worked for a consulting company for four years before moving to Washington DC, where I got a job as a development officer for Georgetown University. I joined a coed soccer team where I met my husband, Michael. Eventually, he got an offer at Dell in Austin. We'd never been to Texas. We came down on a sunny, 75-degree day in February, and I was sold. Our two-year expectation turned into 26 years – so far!

Kevin: I understand that you have been recovering from a very challenging medical setback. I'm sure our readers will find your story inspiring. Please tell us about this.



Megan Helmbrecht with husband Michael with children in back row: Tom, Sarah and Will.

Megan: Two years ago, I was diagnosed with a four-centimeter non-malignant brain tumor that had to be surgically removed. Surgery to the brain can cause some level of damage to the surrounding nerves. It took me about a year and a half to recover. During that time, I was doing significant daily occupational and physical therapy. I had to sleep about 12 hours per day to support healing and for a while I couldn't drive. I was constantly tired. Before my diagnosis, I had agreed to co-chair Anderson's Project Graduation, as our youngest was a senior. Doing this work with an incredible community of volunteers honestly gave me purpose and helped me stay positive through what turned out to be many, many long days. While I'm now fully recovered, I still do an hour of physical therapy each day. I've always appreciated what life has brought me, and I know that there are many who go through much larger traumas. After my recovery, I appreciate each day even more.

Kevin: What are your primary life goals at this stage?

Megan: I've recently entered a new chapter in life having become an empty nester. Our three children are in college – two are getting their masters degrees this May. After 30+ years working with nonprofits on fundraising strategies, I'm selectively taking on nonprofit clients to improve outreach and marketing functions. I want to continue to make a positive impact on my community, keep learning/growing, volunteer, travel, and spend time with my family.



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Austin ISD Gets a C Under Texas' Updated School Rating System

By Becky Fogel, KUT

Austin ISD earned a C for the 2022-23 school year under the state's academic accountability system. The C marks a slide from the previous year when the district earned a B before the Texas Education Agency started using more rigorous criteria to calculate school ratings.

Superintendent Matias Segura said Austin ISD and other school districts in Texas saw some "drastic swings" in the grades under the updated system.

"We have 30 schools identified as failing, 16 of which went from a B in 2022 to an F in 2023," he said. "The one thing to keep in mind is that these are the same students and the same teachers from one year to the next."

Austin ISD School Board President Lynn Boswell said there was a 233% increase in schools statewide that got an F under the updated rating system.

"This is not just happening in Austin ISD. This is a systemic reshaping of the yardstick that's used to measure our state's public schools," she said. "Texas has changed the rules on the public schools that serve 5.5 million Texas students."

School districts did not get their 2023 grades until Thursday because the TEA has been blocked from sharing them for the last two school years by a pair of lawsuits school districts filed challenging the validity of the ratings. Earlier this month, Texas' 15th Court of Appeals sided with the TEA and ruled the agency could release the 2023 ratings. All of the judges on the recently created court were appointed by Gov. Greg Abbott. The lawsuit blocking the release of 2024 ratings is before the same appeals court and ongoing.

The A-F system is based on students' performance on state standardized tests, whether schools are closing achievement gaps for certain demographic groups, graduation rates and students' readiness for college, the workforce or the mili-

Texas families, who can view school ratings at TX-schools.gov, have not gotten complete grades since 2019 because of the COVID-19 pandemic and lawsuits.

What do lower grades mean for Austin ISD?

The most pressing example of what lower grades mean for Austin ISD is the decision the district is facing about Dobie Middle School.

The sudden release of the 2023 ratings means the Northeast Austin campus could receive several failing grades in rapid succession, putting the district at risk of state intervention.

Dobie got its second F in a row in 2023 and Austin ISD expects it to get an F under the 2024 ratings and another F when the 2025 ratings come out in August.

If the campus gets five consecutive failing grades, the TEA could replace the elected school board with a board of managers and choose a new superintendent — something the agency did with Houston ISD. To avoid this, Austin ISD must submit a plan to the TEA by June 30 to partner with a charter company to run the campus, close it permanently or close it temporarily and revamp it.

Superintendent Segura said Dobie might not be the only campus in this situation.

"One of the things that we're navigating is this reality that within a four month span we could have three letter grades hit any one of these schools," he said.

An increase in the number of schools that may require turnaround plans come as the district faces a \$110 million budget deficit. That is especially challenging, Segura said, because improving failing campuses takes resources.

"And the dollars and the ability to pay for those resources is something we don't have a lot of," he said. Boswell added that schools are facing higher standards, while state funding for public education has not kept up with inflation.

"As the state has higher expectations for our students, we need to continue advocating for more resources for our schools," she said.

How did the new criteria affect schools' grades?

School districts that signed onto the lawsuit challenging the 2023 ratings said they were not given adequate notice of the new criteria used to evaluate whether high schools were preparing students for life after graduation. Previously, 60% of graduating students had to be deemed career or college ready to get an A. In 2023, that increased to 88%.

The districts argued the updated system would make it appear that the schools were doing worse than they actually were.

Texas Education Commissioner Mike Morath pushed back on this idea that schools received lower grades in 2023 because of the changes. He said scores in 2022 were higher because students made larger gains coming out of the pandemic.

"The student progress was very, very high in 2022.

In 2023, growth became much more normal," he said.

About 73% percent of campuses statewide got a passing grade in 2023. According to the TEA, if the updated criteria was applied in 2022, 85% of schools would have gotten a passing grade.

Austin Monitor has a reporting partnership with KUT

NWACA Spring Block Parties are Here!

By KEVIN KOTT

Northwest Austin Civic Association

Last fall, despite blistering hot weather, 16 residents hosted National Night Out block parties in their areas of the neighborhood, with NWACA sponsorship. All told, more than 500 individuals participated. Overwhelmingly, participants enjoyed the events so much that they wanted more.

NWACA is therefore encouraging and sponsoring both past party hosts as well as new organizers to hold block parties again this spring, before the hottest weather hits us. These block parties stimulate neighborhood comradery and caring for our neighbors, which in turn helps to keep our neighborhoods safer.

If you are interested in being a host, here are specifics:

1) Parties are organized by volunteer party hosts. Suggested venues are neighborhood lawns, cul de sacs, or nearby parks, if available.

2) Dates are individually determined by the hosts to be most convenient to their block residents – but before June 1, 2025. 3) Entertainment, snacks, drinks, and

logistics are all at the discretion of the block party hosts. Some past parties have featured BYO snacks to share, host-supplied drinks and snacks (pizzas, tacos, etc.), sidewalk chalk for entertaining children, bouncy houses, etc.

4) While hand-written invitations are fine, electronic invitation apps can help to keep the invitations, RSVPs, event info, and shared items well-organized. Many such as SignUp-Genius.com and SignUp.com are free to use.

5) In return for organizing the events branded as a "NWACA Spring Block Party," NWACA will provide registered party hosts \$100 cash gift cards (to offset costs), after the event is held and upon receipt of event photos and a completed party feedback survey.

6) To register as a 2025 party host, or for more information, please contact Kevin Kott at info@nwaca.org as soon as possible. Be sure to specify the intended date and time for

Block Party Background information was published in the November 2024 edition of Northwest Austin News on page 16. These past newsletters are available on the NWACA web site at <https://nwaca.org/newsletter/>

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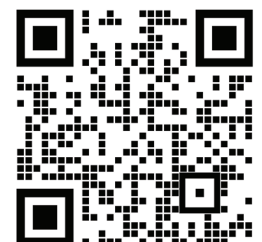


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Writer's Corner: 11 Local Students in PTA Reflections "Accepting Imperfection"

By IDEE KWAK

Northwest Austin Civic Association

Congratulations to all students in the Northwest Austin Civic Association area who participated in the 2024-2025 Reflections contest.

For over 50 years, the National PTA's Reflections program has helped students explore their thoughts, feelings, and ideas; develop artistic literacy; increase confidence; and find a love for learning. Across the country students are invited to create and submit original works of art in response to a student-created theme. The theme for this year was "Accepting Imperfection". For 2025-2026 the theme is "I Belong" and for 2026-2027 it is "What My Culture Means to Me".

The program's categories are Dance Choreography, Film Production, Literature, Music Composition, Photography, and Visual Arts. The divisions are Primary: Pre-K - 2nd, Intermediate: 3rd-5th, Middle School: 6th-8th, High School: 9th-12th, and Accessible Arts-all grades welcome. After entries are submitted, they are judged first at the Local Level, with finalists going to the Council (AISD) Level. The next round sends winners to State Level, the best of those proceeding to Nationals.

At each level, an entry is judged by how closely it relates to the theme, based on the work itself and the artist's statement; by how creative and original the piece is in its conception of the theme and its presentation; and by the level of skill demonstrated in the basic principles and techniques.

This year Texas had 875 entries, 550 from Austin. Of the thirty-five from our area, twelve advanced to the state rounds.

Anderson High: Alexa May, Dance Choreography; Henry Hoffacker, Music Composition

Murchison Middle: Addison Waltzer, Dance Choreography

Hill Elementary: Mia Martindale, Dance Choreography; Sydney Madsen, Film Production

Doss Elementary: Jakin Bao, Music Composition; Perry Duvall, Photography; Jack Ellington, Music Composition; Rilan Hall, Dance Choreography; Campbell O'Brien, Photography; Adriraj Samanta, Visual Arts

Highland Park Elementary: Joseph Monahan, Film Production

On May 3, these students will be honored at the Texas PTA's Reflections Awards Ceremony held at St. Edward's University.

Although we have no entries progressing past State Level this year, we can keep our eye on the future. Each year the National PTA gives over 200 student artists Awards of Excellence and Merit and honors seven students with the top Outstanding Interpretation Award.

National medalists are awarded the following prizes: Bronze receives a Certificate of Merit and is featured in the virtual exhibition.

Silver receives a \$200 Young Artist Scholarship and a Certificate of Excellence, and is featured in the virtual exhibition. Gold receives an \$800 Young Artist Scholarship, a Certificate of Outstanding Interpretation, and is featured in the virtual exhibition. Their Local PTA is given a \$200 prize.

The 2024-2025 National winners will be announced May 1. Soon after, their work will be available for viewing at www.pta.org/home/programs/reflections/awards, giving our students inspiration for what they might want to do for next year's Reflections.



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NORTHWEST AUSTIN CIVIC ASSOCIATION NEWS

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, Andrew Kabbah	andrew.kabbah@austintexas.gov
Austin Police Department Crime Report, internet search	APD Chief's Monthly Reports
District 10 Councilmember Marc Duchen	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, Megan Helmbrecht

MEMBERSHIP FORM

Name:	Phone: ()
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
Mick Koffend Earth Day Fund	\$10	\$20	Other

To join:

go to 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"/> History |
| <input type="checkbox"/> Wildfire Prevention | <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

Northwest Austin 80+ Historical Project

Seeking community members who are 80+ years old especially in the Northwest Hills/Westover Hills/Highland Hills neighborhoods to be part of the Northwest Austin Historical Project brought to you by Northwest Austin News and Summer Pierce Photography.

“Share your unique story and tell us about your history living in this beautiful part of Austin! We would love for you to be part of this historical project,” shared Summer Weinstein, project leader and photographer.

The willing octogenarian and nonagenarian (those 90+) participants will be interviewed by Northwest Austin News or one of the project writers.

Additionally an environmental portrait will be taken by Summer Pierce Photography.

“Each person interviewed will receive a complimentary black-and-white digital portrait for participation and a beautiful piece written about you and your history in our neighborhood,” Weinstein shared.

Please reach out to Summer Weinstein at srpp1976@gmail.com or Lynette Haaland lynette@fourpointsnews.com to schedule an interview.

“We look forward to preserving these valuable memories of our neighborhood through the stories of our sage neighbors,” Weinstein shared.



2024 – 2026 NWACA Board of Directors

President – Joyce Statz	Treasurer – Joyce Statz
Vice President – Vicki DeWeese	Co-Secretaries – Julie Waidelich, Dana Winer
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<ul style="list-style-type: none">Mae LevitanBen LuckensGriffin MeroneyTeri Schock	<ul style="list-style-type: none">Lori SteinbergEmmy Ward

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

Are You a NWACA member?

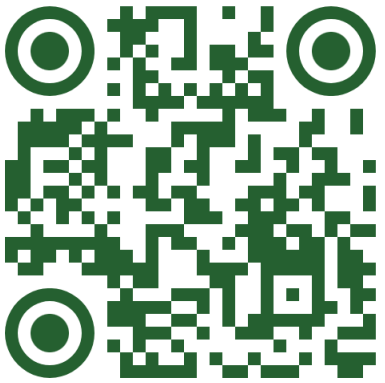
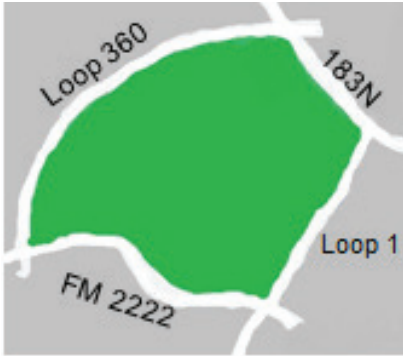
By NWACA BOARD
Northwest Austin Civic Association

If you are, congratulations on being an important contributor to the success of Northwest Austin Civic Association – an association devoted to improving safety, security, efficiency, communication, and livability within our neighborhood. Without your support, NWACA could not provide the events and services that we do. You are our hero!

If you are not a member, you are not alone. Fewer than 10% of NWACA households are NWACA members. Yet the \$25 annual membership fee seems a small sacrifice. You couldn't buy a week's worth of Starbucks coffee, or three glasses of cheap wine instead.

NWACA's Board and committees are all volunteers who work throughout the year to help build a stronger, safer, more informed community. Please review this newsletter's Mark Your Calendars and 2025 Calendar of Events on page 18 to get a quick snapshot of the numerous projects and events that we host and support. This year we are seeking to increase our membership, so that more of our neighbors care about and participate in decisions and community building activities that keep our neighborhood vibrant. Members vote, participate in targeted surveys, and are eligible for many benefits. Please take this step to be a positive force in the NWACA community. Go to www.nwaca.org and use the green Membership button, or use the membership form in this newsletter to join by U.S. mail.

If you would like more information about household membership, please email your questions to us at info@nwaca.org, or phone us at 737-235-7325.



Plastic Foam and Styrofoam

Recycling Available at Anderson

By EMMY WARD
Northwest Austin Civic Association

The Northwest Austin Civic Association has set up a new collection bin for plastic foam including Styrofoam. The bin is located at the back of the Anderson High School student parking lot, closest to Steck Avenue and the tennis courts. The bin is now open for business, so feel free to stop by and drop off your used Styrofoam! All plastic foam dropped off must be clean. Packing peanuts are not accepted. Every month, a NWACA member will pick up the collected foam and drop it off at the Austin Resource Recovery Center to properly dispose of it. This initiative seeks to make Northwest Austin a more environmentally friendly and accessible neighborhood!



B.O.P.A.+ Collection Event May 10 noon to 2 p.m.

By TREE, WILDLIFE, AND ENVIRONMENT COMMITTEE
Northwest Austin Civic Association

Start gathering those leftover cans of paint, used oil and oil filters, and dead batteries. On Saturday, May 10 from noon to 2 p.m. Northwest Austin Civic Association will be hosting a B.O.P.A. collection event for NWACA members at the Mesa Drive parking lot of St. Matthew's Episcopal Church, 8134 Mesa Drive. If you're not a NWACA member, you can join at the event. Just roll up in your car or truck, and volunteers will unload for you.



B.O.P.A.

Batteries, Oil, Paint and Antifreeze

We cannot accept dirty Styrofoam food or drink containers, packing peanuts, or plastic foam. Foam like the soft foam in pillows is not acceptable. It must be easily tearable, a crumbly type of foam.

We will close at 2 p.m. to be able to get the materials to the City's Resource Recycling and Reuse Center for our afternoon appointment.

Want to help out? We always need volunteers for our collection events. We need folks to corral the cars, unload vehicles,

load the collection truck, and assist with separating the collected materials. If you're looking for a great opportunity to help serve your neighborhood, meet your neighbors, and protect the environment, come join us! Any questions or volunteer sign-up can be sent to info@nwaca.org.

Got more than just BOPA? Austin's Recycle and Reuse Drop-off Center will accept other hazardous wastes like lawn chemicals, fluorescent bulbs and tubes, cleaners, solvents, insecticides, and electronics. You can make an appointment to have such materials picked up at your home now; see www.austintexas.gov/ondemand for the details. If you wish to drop off, the Drop-off Center in South Austin is open by appointment. More details and location info can be found at: tinyurl.com/Recycle-Reuse-Center.

B.O.P.A., stands for the items we will accept: Batteries, Oil, latex Paint, and Antifreeze. We cannot accept other household hazardous wastes including these: oil-based paint, paint thinner or stripper, cleaning chemicals, pool chemicals, pesticides, or light bulbs.

For the "plus" portion of our collection, we will also accept:

- Clean plastic foam such as Styrofoam blocks, egg cartons, cups, and clean food containers. This is the type of foam made of tiny beads that can easily crumble.
- Used toothpaste tubes, toothbrushes, and floss containers
- Used disposable razors, replaceable-blade cartridge units, and razor plastic packaging

May Library Events in the Northwest Hills Area

By MARTHA MILLER

Northwest Austin Civic Association

All locations closed Sunday, May 25 and Monday, May 26 in observance of Memorial Day

Wednesday, May 21 (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 or Read to Hanna, the trained therapy dog from 1-2:30pm!

Events at the Yarbrough branch

Wednesday, May 7 & 21 – Sound Bath Meditation (6:30-7:30pm) Monthly gentle yoga and sound bath meditation class open to all fitness levels. Adults (18+) only.

Monday, May 12 - Brush & Beyond Miniature Painting (5:30 – 7:30pm) We will paint miniatures from our favorite tabletop games. Minis, paints, brushes, and other supplies provided OR bring your own and hang out with us! Space may be limited so arrive early if possible.

Saturday, May 17 - Crafty Adult: Journal Making and Magazine Rubs (2-4pm) Come learn a new craft with us!

Fridays, May 9 & 23 – Adult Morning Social (10am – noon) Join neighbors and make new friends at this casual social.

Monday, May 19 - Mending Circle at Yarbrough (6- 7:30 pm) Bring your favorite garments that need some tender loving care. Ages 18 and up

Events at the Howson branch

Thursdays, May 1, 8, 15, 22 & 29 - Tech Time (10-11am) Learn to download books and use digital Library resources. Bring your tablet, smartphone or eReader for help navigating the Virtual Library, downloading eBooks, audiobooks, digital magazines, and more! Tuesday, May 6 – Get Crafty: Lavender and Rose Sachets with

Rita Wang (6:15 – 7:45pm) In this sewing workshop you will craft your own scented sachets. Open to ages 8 and up; includes the use of fabric scissors and sewing needles, so care and focus will be required. All materials provided. Please register for this event: Lavender & Rose Sachet program

Monday, May 12 - Film Strip Club: 16mm Direct Animation Workshop Come to a single workshop and make a quick one-off short film, or attend multiple sessions to develop a longer project. Please register for this event: Direct Animation Workshop Tuesday, May 20 – Dig It! Gardening in Texas (6-7:45pm) Join us to learn new ways to develop your green thumb!

Thursday, May 22 - Howson Book Club (6:30-7:45pm) Join us to discuss Klara and the Sun by Kazuo Ishiguro.

Monday, May 26 – APLAN Halo (5-7:30pm) Join us for an old-school Halo LAN Party Please register for this event: Halo LAN Party

Events at the Spicewood Springs Branch

Sunday, May 4 – Austin Asian American Histories (3-4pm) Explore the histories of Asian Americans in Austin. Bilingual English/Spanish:

Monday, May 5 – Yarn and Yammer (6 - 7:30 pm) Hang out with other yarn crafters! Ages 18 and up

Thursdays, May 8 & 22 - Yoga with Tracy (9:30 - 10:30 am) 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

Wednesday, May 14 The Fragrance of Ink: Chinese Calligraphy for Beginners (2:30-4pm) - Come appreciate the art of Chinese calligraphy and painting!

Thursday, May 15 - The Crafty Adult Mosaic Coasters (2-4pm) Create a mixed-media mosaic coaster with ease. All supplies provided. No previous experience required. Limited to 25 seats. First come, first served.

Mark Your Calendar

These events are as planned as of April 24. As you consider participating, please check with the organizer.

May 10, 9 a.m. to noon

Steck Valley Greenbelt Trail Cleanup Steck Ave

May 10, noon to 2 p.m.

Spring B.O.P.A. Recycling Event St. Matthew's 8134 Mesa Drive Parking Lot

May 17, 9 a.m. to noon

Bull Creek District Park Cleanup
Sign up at <https://givepul.se/436xjo>

May 20, 7 p.m.

Parks Committee – virtual

May 21, 6:30 - 8:30 p.m.

NWACA Board Meeting
Dell Jewish Community Center Friedel Board Room

May 27, 5 p.m.

NWACA Zoning & Transportation Committees virtual

June 3, noon

Murchison Pool opens for the summer
Hours vary, see Murchison Pool web page

June 14, 9 a.m. to noon

Steck Valley Greenbelt Trail Cleanup Steck Ave.

June 17, 7 p.m.

Parks Committee – virtual

June 18, 6:30 - 8:30 p.m.

NWACA Board Meeting
Dell Jewish Community Center Friedel Board Room

June 21, 9 a.m. to noon

Bull Creek District Park Cleanup
Sign up at <https://givepul.se/436xjo>

June 24, 5 p.m.

NWACA Zoning & Transportation Committees virtual

NWACA 2025 Calendar of Events

Monthly, 2nd Saturday, 9am-noon

Steck Valley Greenbelt Cleanup

Monthly, 3rd Saturday, 8 a.m.-noon

March – October Bull Creek District Park Cleanup

May 10, noon-2 p.m.

Spring Recycling Event – Batteries, Oil, Paint, Antifreeze B.O.P.A. for NWACA members

June 3 Pool Opening Celebration

July 4, 9 a.m. -noon

4th of July Parade and Freedom Fest

August 16 paper shredding event, NWACA member

September 27, 8 a.m. - noon

NWACA Neighborhood Garage Sales

October (dates TBD) National Night Out events

October 18, noon - 2 p.m. (tentative) –

Fall Recycling Event – Electronics

for NWACA members

October Halloween Decorating Contest

December – December Holiday Decorating Contest

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Salvēte amici AHS Latin Students at State

Anderson sent 35 Latin students to the TSJCL State Latin Convention held in early April at Bellaire High School in Houston along with over 1,400 people.

“Our students earned 55 individual Top 10 awards including 7 State Championships in their categories,” shared the Trojan Times’ April 9 edition.

The following students won 1st Place State Championships in their categories:

Parker Benko - Latin Reading Comprehension (Poetry)
Level 4 Asher Hoffman - Roman History: Empire Level 5

Tiernan Hunt - Ancient Geography Level 5

Matt Johnson - Costume Design (Classical Theme) HS Division

Mara Kornblith - Latin Club Digital Scrapbook HS Division

Phyllis Shields - Olympika Swimming: 50M Butterfly HS Division

Anna Wright - Greek Life and Literature Level 5

Mara Kornblith was also elected by the TSJCL membership as the State Historian for TSJCL maintaining Anderson’s presence on the State Board as Bao Nguyen’s term ends as State Webmaster in May.



Trojans Compete at Texas State German Contest

Six students competed at Texas State German Contest at Texas State University in San Marcos on March 1 and every single one of them placed in the top 10 in every event they entered, according to the Trojan Times.

Simon Cameron, Benjamin Cimics, and Lukas Goris’ Classical Ensemble placed 6th

Jane Zimmermans Club Album placed 10th

Marsden Musick’s T-Shirt Design placed 10th

Level 4 competitions:

Benjamin Cimics placed 9th in sight reading and 10th in Spelling

Lukas Goris placed 4th in Reading Comprehension, 6th in Poetry Reading, 8th in Listening Comprehension, and 9th in Prose Reading

Isabelle Staecker placed 2nd in Vocabulary, 2nd in Reading Comprehension, 3rd in Listening Comprehension, 8th in Extemporaneous Speaking, and 9th in Oral Presentation



AHS at Sprachfest Regional German Contest

Eight Anderson students competed at Sprachfest, the regional German contest, on February 8 and every single one of them qualified for state contest, which means they all placed in the top 5 at regionals. Their accomplishments earned Anderson 3rd in Sweepstakes at Sprachfest, according to the Trojan Times.

Classical Ensemble (consisting of Simon Cameron, Benjamin Cimics, and Lukas Goris) placed 2nd.

Jane Zimmerman’s Club Album placed 2nd.

Marsden Musick’s T-Shirt Design placed 4th.

Meryem Okur and Lauren Ash qualified for the Scavenger Hunt.

Level 4 competitions: Benjamin Cimics placed 4th in Sight Reading, 5th in Spelling, and 6th in reading comprehension. Lukas Goris placed 1st in Poetry Reading, 1st in Reading Comprehension, 4th in Listening Comprehension, 4th in Prose Reading, and 6th in spelling.

Isabelle Staecker placed 1st in Vocabulary, 2nd in Listening Comprehension, 2nd in Reading Comprehension, 3rd in Oral Presentation, 3rd in Extemporaneous Speaking, and 6th in sight reading Meryem Okur placed 7th in vocabulary and 8th in listening comprehension.



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Anderson Archery Goes to State in First Year

Q&A

Kat Davis
Anderson Archery Head Coach

2024-2025 Roster

Arun	Kumar
Jason	Berger
Adrian	Camacho
Sebastian	Chaniotis
Bryce	Deister
Reed	Freytag
Summer	Gottschalk
Larry	Hong
Eleanor (Lux)	Hudson
Molly	McGowan
Kenzie	Pierce
Dylan	Reedy
Uriah	Shaffer
Isaac	Shaffer
Thorin	Woodruff

1) What were your team's strengths and concerns this season? Our team's two greatest strengths were the archers on the team, Arun and Sebastian, who have shot archery with other programs. Our weakness came from being brand new on campus. Not many students or even staff are aware that Anderson has an archery team and getting the word out to the entire population has been difficult.

2) What were some key strategies for you this season? The first thing we focused on this season was bringing in new people to archery. Students begin many of their extra curricular activities from a young age. By having a space for people new to the sport, we were able to reach out to the Anderson student body and find new team members, even if they had no prior archery experience.

3) How did your season go and how is the competition in archery? We had a very successful first season. The students competed in local tournaments all season long. Some of the archers qualified for the State Tournament by competing in the state qualifier hosted by Ann Richards. We had 7 archers compete in the State Bullseye Tournament and 3 compete in the State 3D tournament. These archers will be able to carry these experiences into next year and will help the team grow and become more competitive.

4) Any up and coming stars that we should know about? Our team is very young. With 3 more years for some of them, we have the ability to build the team year after year. The Texas NASP (National Archery in Schools) program began an All Region and All State Team program this year. Students are nominated from all over the state. Sebastian Chaniotis was named an All Region archer and named 2nd Team All State.

5) Tell us one thing many don't know about you as a coach and/or one thing about your team. Many people do not know that archery is one of the fastest growing sports in schools. Austin has over 500 students in grades 5-12 who compete on NASP archery teams. 10% of the archers at state this year came from the Austin area.



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AHS Girls Golf Places 2nd in District

Anderson girls golf placed 2nd in District 24 -5A March 25-26 at Morris Williams.

The team shot 377-388=765 total to edge McCallum by 6 shots.

Three AHS girl golfers finished in the Top 10 to earn All District honors, Trojan Times reports.

Sophie Janicki (3rd place medalist overall)
 Olivia Andrus
 Lola Selberg
 Vivian Dempsey



Anderson Boys Golf District 24-5A Champions and Runner-Up

Anderson Boys Golf Sweeps District 24-5A Tournament, taking First place and Runner up

The Anderson boys golf team took first place and runner-up at the District 24-5A Tournament at Star Ranch Golf Club March 31-April 1.

These Anderson Trojans qualified for districts:

Seniors: Miles Manning, Gavin Phillips, Jackson Kercheville, Luke Wooten, Sebastian Cruz, Max Scheindlin

Juniors Drew Gilley, Stephen Eidson, Samuel Woodberry, Tyler Crawford, Cash Hernandez, Carter Ward, Andrew Halpern

Sophomores Thomas Ashy and Josh Mazar

Winning District Teams:

District Champs:
 Drew Gilley, Thomas Ashy, Stephen Eidson, Sam Woodberry, Jackson Kerscheville

District Runner-up:
 Tyler Crawford, Josh Mazar, Cash Hernandez, Gavin Phillips, and Miles Manning

1st Place - Stephen Eidson - finished strong under Par with a 2 day total of 138

2nd Place - Thomas Ashy

3rd Place - Miles Manning

Advancing Medalist: Sebastain Cruz

All District: Stephen, Thomas, Miles, Drew, Cash H., Sam, Tyler, & Josh

All of these listed Trojans participated at the Regional level at the Margaritaville tournament April 17 - 18.

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Murchison Sweepstakes

Murchison Middle School's Symphonic Band and the Wind Ensemble received unanimous superior ratings at the UIL Concert & Sight-Reading Evaluation in March. This earns them the sweepstakes award, the highest possible achievement at this event.



Anderson Baseball in Rivalry Victories



Photo credit: Anderson student Cal Meroney

Anderson beat McCallum 2-1 with a walk-off in the 11 inning on April 1 and beat McCallum again 11-4 on April 4 in front of a full crowd to complete the sweep. Anderson Trojans beat Westlake 16-14 in a non-district game. AHS had a memorable week of baseball with outstanding pitching by Ben Waisman, Owen Thomas, Connor Comeau, and Derek Paiz. Home runs were had by many with two from Comeau, one by Paiz, Waisman and Dominic Bellavia.

Update provided by the Trojan Times.

AHS Summer Camps

There are Anderson Summer Camps for: band, volleyball, tennis, wrestling, soccer, football, TechLab, speech and debate, dance, basketball, baseball, cheer and mascot.

For more information and to enroll in summer camps at Anderson, go to anderson.austinschools.org/summer-camps



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