

# Northwest Austin News

SERVING THE NORTHWEST AUSTIN CIVIC ASSOCIATION COMMUNITY

Volume 16, Issue 7

July 2025

## NWACA 4th Parade Rain or Shine, Oak Wilt Fund updates, etc.



We were delighted to see so many neighbors brave the rain and come out to march in the parade or watch along the sidelines. Thank you! And we had plenty of Kona Ice and donuts and tacos for everyone at the Freedom Fest at Doss Elementary, and we even found a covered place for the petting zoo! If you didn't make it to the events this year,

please plan to join us next year!

We returned to Far West Boulevard for the parade this year, after several years along North Hills Drive and last year's parade on Cima Serena. We had a great time, and hope that you and your family did, too! Check out all the great photos from the day, thanks to our publisher, Lynette Haaland.

Looking ahead, here are several items to put on your long-range calendars:

- Saturday, August 16, 2-4 PM – Paper Shredding Event, Mesa Parking Lot, St Matthew's Episcopal Church; for NWACA members only, but you can join or renew on site
- Saturday, September 27, 8 AM to Noon



NWACA BOARD, 2



## NWACA July 4th Parade

Photos by Lynette Haaland, Northwest Austin News  
NWACA FOURTH PARADE, 2, 13, 14, 16, 18

DIVORCE & CUSTODY ATTORNEY IN AUSTIN AND SURROUNDING

**my**  
**CONFIDENT**  
DIVORCE

CALL TODAY FOR YOUR  
FREE CASE EVALUATION

**(737) 265-8188**



This **summer**, reclaim your peace of  
mind—and your half of the lake house.

HEMBREEBELL.COM | MYCONFIDENTDIVORCE.COM





# Multi-family Zoning Updates on Multiple Sites in NWACA Area

By BEN LUCKENS

Northwest Austin Civic Association

Recently our focus has been on the Acacia Cliffs rezoning case, but there are other multi-family projects in various stages of development in the Northwest Austin Civic Association area. None of these, fortunately, were as contentious as Acacia Cliffs (where the request for DB90 zoning was recently granted by City Council). They all, however, demonstrate the complexities we'll be facing as Austin becomes more urbanized.

**CSW-Far West (the old Frost Bank site)**

As everyone driving down Far West Boulevard east of Wood Hollow Drive can see, the CSW-Far West development is under construction. This five-story building will have 325 apartments and 6,000-square-feet of ground floor retail as well as a full range of amenities for residents.

In 2008, much of Far West Boulevard, including this site, was rezoned Vertical Mixed Use (VMU). Under the zoning granted to this site, 10% of the apartments are to be set aside as affordable housing for households earning 80% or less of the median family income (MFI). **8176 North Mopac (the old Luby's Cafeteria site)**

This site has an approved site plan but at this point no construction has begun. The developer, Ardent Residential, has taken down the old Luby's building which had become

an eyesore for those of us driving on Steck Avenue.

In 2021, the site was rezoned for Multi-Family-6 (MF-6) which allows for a maximum of 90 feet of height. The site plan states that the development will have 245 apartments. As part of the rezoning, the developer entered into a restrictive covenant with NWACA to have 10% of the apartments set aside as affordable housing for households earning 80% or less of the MFI. The restrictive covenant also requires above grade parking decks to be screened and specifies types of exterior building materials.

**8200-8300 North Mopac**

In September of 2024, this office park which is across Steck Avenue from the Luby's site was rezoned as a Community Commercial-Mixed-use Vertical Mixed-use-Density bonus 90 (GR-MU-V-DB90) site. At this point, the owner of the property has yet to file a site plan.

Under this zoning, the developer building rental units must set aside a minimum of 12% of the units as affordable to households earning 60% or less of the MFI or 10% of the units to households earning 50% or less of the MFI.

Because of the GR component of the granted zoning, Council excluded a range of potentially problematic uses from the approved zoning. The owner entered into a restrictive covenant with NWACA that, among other conditions, restricted problematic uses and established a setback from an adjacent residential area.

## Acacia Cliffs Rezoning Approved; Critics say Council Sold Out

By KALI BRAMBLE, Austin Monitor

The zoning reforms that have come to define our City Council are having a moment in the spotlight, earning shout outs from Vice President J.D. Vance and New York Times bestseller Ezra Klein, whose recent book "Abundance" presents an approach that will be familiar to most Austinites—tweaking land use code alongside market-based incentives as a way out of our affordable housing crisis. But for the hundreds of apartment tenants in Northwest Austin who will soon lose their homes to redevelopment, their city's esteem as a champion of smart housing policy couldn't seem more unearned.

Despite months of tenacious organizing, the residents of Acacia Cliffs lost the battle for their apartment complex last Thursday when Council unanimously voted to approve its rezoning under the density bonus 90 program (DB90), clearing the way for a brand new, seven-story building granted extra square feet in exchange for providing roughly 80 of its 700 proposed units at 50-60 percent of the median family income (MFI). Yet the development will also mean the loss of the 290 existing apartments offering rent at an increasingly rare 30 to 45 percent MFI, an outcome that critics say is incomprehensible under a program that, when passed last February, was framed as a means of generating affordability.

In weeks leading up to the vote, Mayor Kirk Watson took to City Council's message board and his newsletter "The Watson Wire" to announce forthcoming reforms to the density bonus program, which he acknowledged had "unintended consequences" that "need to be addressed". Given the admission, Council's move to grant those same entitlements to the project at Acacia Cliffs left tenants and their supporters expressing outrage.

Per DB90's terms, developer Trammell Crow will reimburse displaced residents, who can expect to receive up to \$5,000 cash in moving expenses and relocation benefits for their troubles. Yet speakers say the deal is a flash in the pan considering the housing crisis faced by Austin's low-income renters.

"If any of your words about affordability mean anything, the vote here today is no... If you believe in supply and demand housing, you must vote no, because as you heard this morning, you have created fewer than 500 of the 22,000 units you need at this income level, and this would set us back by 290," said organizer Carmen Llanes, referring to city housing goals adopted in 2017. "If you approve this today, you send the message to investors and their lobbyists that the Strategic Housing Blueprint

means absolutely nothing for anyone under the median family income in this city."

The controversy has pushed Council to reexamine DB90 in a resolution initiating amendments to its program of entitlements and concessions, which includes consideration of a one-to-one replacement of low-rent units lost to redevelopment. Council Member Marc Duchen, whose district encompasses Acacia Cliffs, says he also plans to propose a housing opportunity fund designed to preserve the city's existing affordable housing stock, a model that has seen some success in Dallas.

Still, the measures are too little too late for the residents of Acacia Cliffs and their supporters, who say that the developer-friendly approach to the housing crisis has exacerbated the displacement of low-income Austinites and eroded their trust in City Council.

"The City Council prides itself in being at the forefront of addressing the housing affordability crisis. There's been a report that the city has led in affordable housing construction in 2024, and that there were at least 4,600 affordable units built last year... but who can afford these?" said PODER Housing Justice Director Noah Elias. "You can see the Austin area median family income, which is now at \$133,800. What that means is someone making 50 percent MFI (makes) around \$66,900, while somebody making 60 percent MFI would be making around \$80,240."

"DB90 was a mistake," added Llanes. "It gives away everything that Greg Cesar's beloved Affordability Unlocked promised in exchange for on-site units, and it has basically made it so that affordable developers cannot compete with this perverse incentive."

Organizers with groups like PODER and Vocal Texas have proposed their own solutions to the housing crisis, including abolishing fee-in-lieu policies that allow developers to skirt on-site unit requirements, programs like Portland's right-to-return policy for displaced East Austinites, and a low-income housing trust fund modeled after initiatives in Denver.

For now, the coalition of advocates says the case at Acacia Cliffs is another betrayal of Council's purported values.

"Mayor Watson, you know how much I respect and appreciate you...but when you were campaigning, I believe that you had door hangers that said affordability first," said Zilker Neighborhood Executive Committee member Robin Rather. "This is where the rubber meets the road."



**NWACA 4th of July Parade Winners**  
**Grand Champion**  
– Westover Hills  
**Orcas Swim Team**  
**Most Patriotic**  
– Girl Scouts of Central Texas  
**Robotic Team FRC 2881 - Lady Cans**  
**Best Team Spirit**  
– Anderson High  
**ausTIN CANS Team 2158**

### NWACA BOARD, FROM 1

- Annual NWACA Neighborhood Garage Sales; signs and promos by NWACA for NWACA members; you keep all proceeds

You'll find two articles about the Oak Wilt Fund in this issue. One of them is our annual reminder about the availability of funds to help with oak wilt remediation, if that should be needed on your property. The other article is a public notice of a proposal to use half of the Oak Wilt Fund for a tree-related purpose of prime concern throughout the NWACA area: the abundance of wildfire fuel in our green spaces. In some cases, the green space is private property, and in some

cases, it's City of Austin property. We are still working on how best to use these funds; several ideas are under consideration, and your input is welcome. We are in discussion with our District 10 Council Member on ways the funds might be leveraged with City funds to help mitigate risks in City-owned property, inspired by the collaborative project Marc Duchen recently led in Great Hills Park. That project coordinated efforts of the AFD Wildfire Division, Austin Parks Foundation, District 10 Office, and more than 50 individuals from Great Hills and surrounding neighborhoods (including NWACA), to remove 2,700 pounds of wildfire fuel. Meanwhile, have a terrific summer, stay hydrated, and stay cool!



**DOCHEN**  
**REALTY GROUP**  
BRAMLETT PARTNERS

## Dochén Realty Group: Your Northwest Hills Experts

40+ years of serving Northwest Hills  
with integrity, knowledge & professionalism

**512.345.2227**

As Northwest Hills residents since the 1980s, we know this neighborhood inside and out. We've sold homes on every street—some more than once!

Our expertise & service-driven approach ensure you feel confident and supported at every step. Whether selling or buying, we'd love to help you strategize for success. Thinking about making a move this summer? Let's make it happen! We'd love to hear from you.



**Melanie Waters**  
REALTOR®

**Arlene Maze**  
Broker Associate  
REALTOR®

**Carol Dochén**  
Broker  
REALTOR®

**Katie Dochén**  
REALTOR®

**Leah Gay Rouston**  
REALTOR®

**Patti Tauber**  
REALTOR®

**Victoria Pearson**  
REALTOR®  
(photo coming soon!)

**dochenrealtors.com**



# SpotCrimes Northwest Austin include 11 DWIs, Assault, Theft

|  |  |   |   |   |   |   |   |
|--|--|---|---|---|---|---|---|
| 05/13/2025 2:41 PM<br>BURGLARY/AUTO<br>89XX CAPITAL TX     | THEFT/LICENSE PLATE<br>76XX PARKVIEW CIR                 | 68XX LAKEWOOD DR  | 05/20/2025 3:01 PM<br>THEFT FROM AUTO<br>37XX GREEN TRAILS  | FAMILY DISTURBANCE/<br>PARENTAL<br>71XX WOOD HOLLOW         | FAMILY DISTURBANCE<br>36XX GREYSTONE DR                     | 35XX GREYSTONE DR   | 78XX CAPITAL TX   |
|  | 05/16/2025 7:11 AM<br>AUTO THEFT<br>34XX NORTH HILLS DR  | 05/17/2025 9:22 PM<br>BURGLARY/AUTO<br>67XX LAKEWOOD DR     | 05/21/2025 1:27 PM<br>THEFT/SHOPLIFTING<br>80XX MESA DR     | 05/23/2025 12:44 PM<br>BURGLARY/AUTO<br>70XX VILLAGECENTER  | 05/26/2025 5:54 AM<br>BURGLARY/HOME<br>36XX FAR WEST BLVD   | 05/27/2025 6:56 PM<br>AUTO THEFT<br>35XX GREYSTONE DR   | 05/29/2025 2:45 AM<br>FAMILY DISTURBANCE<br>36XX GREYSTONE DR             |
| 05/13/2025 4:23 PM<br>THEFT<br>68XX CAPITAL TX             | 05/16/2025 2:28 PM<br>FORGERY/PASSING<br>39XX STECK AVE  | 05/17/2025 10:30 PM<br>DWI<br>XX NORTH HILLS DR             | 05/21/2025 3:35 PM<br>THEFT<br>37XX NORTH HILLS DR          | 05/23/2025 9:55 PM<br>AUTO THEFT<br>42XX CAT MOUNTAIN       | 05/26/2025 9:16 AM<br>DISTURBANCE<br>37XX STECK AVE         | 05/27/2025 10:59 AM<br>FORGERY/PASSING<br>57XX MOPAC SVRD   | 05/29/2025 1:52 AM<br>HOMICIDE. MURDER<br>71XX WOOD HOLLOW                |
| 05/13/2025 8:23 PM<br>ARSON. ARSON<br>XX LAKEWOOD DR       | 05/16/2025 12:35 AM<br>DWI<br>XX SPICEWOOD LN            | 05/18/2025 3:00 AM<br>FAMILY DISTURBANCE<br>85XX CAPITAL TX | 05/21/2025 6:03 PM<br>FAMILY DISTURBANCE<br>81XX SONNET AVE | 05/24/2025 3:03 PM<br>FAMILY DISTURBANCE<br>81XX MOPAC SVRD | 05/26/2025 7:23 PM<br>DISTURBANCE<br>71XX WOOD HOLLOW       | 05/28/2025 12:00 AM<br>WITNESSES DESCRIBE<br>MOMENTS BEFORE FA-<br>TAL NORTHWEST AUS-<br>TIN SHOOTING<br>71XX WOOD HOLLOW | 05/29/2025 10:10 AM<br>INJ TO ELDERLY FAM<br>44XX SPICEWOOD<br>SPRINGS RD |
| 05/14/2025 1:34 PM<br>FORGERY/ PASSING<br>83XX APPALACHIAN | 05/16/2025 1:01 PM<br>THEFT<br>59XX BALCONES DR          | 05/18/2025 3:30 PM<br>HARASSMENT<br>35XX FAR WEST BLVD      | 05/21/2025 7:13 PM<br>HARASSMENT<br>33XX HANCOCK DR         | 05/25/2025 10:28 AM<br>ASSAULT/ INJURY<br>81XX CAPITAL TX   | 05/26/2025 11:06 AM<br>THEFT<br>41XXSPICEWOOD SPGS          | 05/28/2025 12:00 PM<br>HARASSMENT<br>68XX CAPITAL TX  | 05/29/2025 2:20 PM<br>THEFT BY SHOPLIFTING<br>55XX BALCONES DR            |
| 05/14/2025 5:11 PM<br>AUTO THEFT<br>69XX HART LN           | 05/17/2025 2:02 AM<br>BURGLARY/HOME<br>36XX GREYSTONE DR | 05/19/2025 12:00 AM<br>BURGLARY/HOME<br>40XX EDGEROCK DR    | 05/21/2025 10:26 PM<br>ASSAULT W/INJURY<br>71XX HART LN     | 05/25/2025 5:22 PM<br>HARASSMENT<br>40XX GREENMTN           | 05/26/2025 1:49 PM<br>BURGLARY/HOME<br>58XX MESA DR         | 05/28/2025 4:11 PM<br>BURGLARY/UNIT<br>85XX CAPITAL TX  | 05/29/2025 5:37 PM<br>HARASSMENT<br>59XX MOUNTAIN VILLA                   |
| 05/15/2025 8:34 AM<br>BURGLARY/HOME<br>42XX CAT HOLLOW DR  | 05/17/2025 7:06 PM<br>BURGLARY/AUTO<br>67XX LAKEWOOD DR  | 05/19/2025 9:22 AM<br>BURGLARY/AUTO<br>38XX WILLIAMSBURG    | 05/22/2025 2:51 PM<br>THEFT/SHOPLIFTING<br>80XX MESA DR     | 05/25/2025 10:26 PM<br>BURGLARY/AUTO<br>78XX CAPITAL TX     | 05/26/2025 5:27 PM<br>FAMILY DISTURBANCE<br>38XX FM 2222 RD | 05/28/2025 9:39 PM<br>BURGLARY/HOME<br>35XX GREYSTONE DR  |   |
| 05/15/2025 2:36 PM<br>AUTO THEFT<br>71XX WOOD HOLLOW       | 05/17/2025 8:24 PM<br>DWI                                | 05/19/2025 8:43 PM<br>HARASSMENT<br>58XX MESA DR            | 05/23/2025 12:17 PM   | 05/26/2025 3:11 AM  | 05/27/2025 5:17 PM<br>AUTO THEFT                            |   |   |
| 05/15/2025 5:23 PM   |  |   |   |   |   |   | SPOTCRIMES, 5   |



ADAM  
LOEWY

LOEWY LAW FIRM

HELPING INJURED TEXANS

LoewyFirm.com  
(512) 280-0800



CAR ACCIDENTS



TRUCK ACCIDENTS



SLIP AND FALLS



DOG BITES



MOTORCYCLE ACCIDENTS

|  |  |  |   |   |   |  |   |  |
|--|--|--|---|---|---|--|---|--|
| 05/30/2025 8:41 AM<br>THEFT<br>40XX BLUFFRIDGE                                 | 06/01/2025 9:20 PM<br>BURGLARY/AUTO<br>70XX LAKEWOOD DR        | 67XX LAKEWOOD DR<br>06/06/2025 11:20 AM<br>FRAUD - OTHER<br>35XX FAR WEST BLVD | 06/09/2025 9:36 PM<br>FAMILY DISTURB<br>FAMILY DISTURB<br>72XX WOODHOLLOW | 06/13/2025 11:23 PM<br>FAMILY DISTURB<br>81XX MOPAC SVRD  | 06/18/2025 3:12 PM<br>BURGLARY/AUTO<br>30XX ANDERSON LN         | 06/23/2025 9:41 AM<br>THEFT OF METAL<br>53XX OLD SPICE-<br>WOOD SPRINGS RD | 06/26/2025 12:32 PM<br>AUTO THEFT<br>73XX WOODHOLLOW          | 06/30/2025 3:46 PM<br>DWI<br>68XX MOPAC EXPY                           |
| 05/30/2025 10:35 AM<br>BURGLARY/AUTO<br>71XX WOOD<br>HOLLOW DR                 | 06/01/2025 9:39 PM<br>BURGLARY/AUTO<br>67XX LAKEWOOD DR        | 06/06/2025 7:04 PM<br>FORGERY/PASSING<br>33XX HANCOCK DR                       | 06/10/2025 11:36 AM<br>HARASSMENT<br>53XX BALCONES                        | 06/13/2025 12:59 PM<br>FAMILY DISTURB<br>40XX FAR WEST BLVD   | 06/18/2025 4:58 PM<br>HARASSMENT<br>59XX LOOKOUT<br>MOUNTAIN DR | 06/23/2025 1:31 PM<br>THEFT/AUTO PARTS<br>68XXMARBRY'S RIDGE               | 06/26/2025 2:31 PM<br>BURGLARY/AUTO<br>34XX NORTH HILLS       | 06/30/2025 3:51 PM<br>HARASSMENT<br>59XXMT.CLIMB DR                    |
| 05/30/2025 11:39 AM<br>ASSAULT BY CON-<br>TACT FAM/DATING<br>71XX VALBURN DR   | 06/01/2025 10:04 PM<br>OFFENSIVE GESTURE<br>71XX WOODHOLLOW    | 06/06/2025 8:41 PM<br>FAMILY DISTURB<br>76XX WOODHOLLOW                        | 06/10/2025 11:44 AM<br>BURGLARY/AUTO<br>85XX ADIRONDACK                   | 06/14/2025 9:15 AM<br>CRIMINAL MISCHIEF<br>81XX MOPAC SVRD  | 06/19/202511:21 AM<br>BURGLARY/AUTO<br>85XX SILVER RIDGE        | 06/21/2025 2:58 PM<br>DEBIT CARD ABUSE<br>58XX COURTYARD DR                | 6/27/2025 9:01 AM<br>BURGLARY/AUTO<br>52XX CAPITAL TX         | 06/30/2025 10:41 PM<br>BURGLARY/AUTO<br>68XX AUSTIN CENTER             |
| 05/30/2025 11:40 AM<br>BURGLARY/AUTO<br>88XX SILVERARROW                       | 06/02/2025 5:24 PM<br>CRIMINAL MISCHIEF<br>71XX WOOD<br>HOLLOW | 06/07/2025 4:38 AM<br>DWI<br>65XX MOPAC SVRD                                   | 06/10/2025 2:13 PM<br>BURGLARY/HOME<br>36XX LAUREL<br>LEDGE               | 06/14/2025 8:22 PM<br>DWI<br>49XX FM 2222 RD  | 06/20/2025 1:25 AM<br>HARASSMENT<br>68XX CAPITAL TX             | 06/23/2025 4:22 PM<br>THEFT<br>75XX MOPAC SVRD                             | 06/27/2025 1:42 AM<br>ASSAULT W/INJURY<br>71XX WOOD<br>HOLLOW | 07/01/2025 8:46 AM<br>CRIMINAL MISCHIEF<br>82XX NEELY DR               |
| 05/30/2025 5:55 PM<br>BURGLARY. BUR-<br>GLARY OF RESIDENCE<br>36XX NORTH HILLS | 06/02/2025 8:46 PM<br>BURGLARY/HOME<br>86XX HONEYSUCKLE        | 06/07/2025 2:56 PM<br>HARASSMENT<br>68XX WOODHOLLOW                            | 06/10/2025 2:44 PM<br>FRAUD<br>39XX STECK AVE                             | <div>NEIGHBORHOOD<br/>WATCH</div> <div></div> | 06/20/2025 9:25 AM<br>THEFT<br>57XX BALCONES<br>DR              | 06/24/2025 6:35 AM<br>ASSAULT/INJURY<br>XX STECK AVE                       | 06/27/2025 1:55 PM<br>AUTO THEFT<br>65XX EAST HILL DR         | 07/01/2025 11:13 AM<br>THEFT/CAT.CONVT<br>36XX STECK AVE               |
| 05/31/2025 3:00 AM<br>THEFT<br>35XX GREYSTONE DR                               | 06/02/2025 11:25 PM<br>AUTO THEFT<br>71XX WOODHOLLOW           | 06/07/2025 9:01 PM<br>ASSAULT/INJURY<br>81XX BAYWOOD DR                        | 06/10/2025 5:50 PM<br>BURGLARY/AUTO<br>42XX BLUFFRIDGE                    |   | 06/20/2025 1:08 PM<br>HARASSMENT<br>71XX WOOD<br>HOLLOW         | 06/24/2025 3:51 PM<br>CRIMINAL MISCHIEF<br>36XX STECK AVE                  | 06/27/2025 11:24 PM<br>ASSAULT W/INJURY<br>72XX HART LN       | 07/01/2025 11:35 AM<br>THEFT/CAT.CONVT<br>36XX STECK AVE               |
| 05/31/2025 12:28 PM<br>THEFT<br>80XX MESA DR                                   | 06/03/2025 1:42 PM<br>HARASSMENT<br>76XX WOOD<br>HOLLOW        | 06/07/2025 9:01 PM<br>AUTO THEFT<br>81XX BAYWOOD DR                            | 06/11/2025 1:51 PM<br>THEFT/SHOPLIFT<br>33XX<br>NORTHLAND                 |   | 06/20/2025 4:00 PM<br>AUTO THEFT<br>71XX WOOD<br>HOLLOW         | 06/24/2025 3:57 PM<br>CRIMINAL MISCHIEF<br>59XX MOPAC EXPY                 | 06/27/2025 11:49 PM<br>DWI 2ND<br>33XX NORTHLAND              | 07/01/2025 4:30 PM<br>THEFT/LARCENY<br>67XX LAKEWOOD DR                |
| 05/31/2025 1:41 PM<br>THEFT/LICENSE<br>PLATE<br>36XX STECK AVE                 | 06/03/2025 7:57 PM<br>THEFT<br>81XX MOPAC EXPY                 | 06/08/2025 10:32 AM<br>ASSAULT/INJURY<br>81XX MOPAC SVRD                       | 06/12/2025 9:01 AM<br>BURGLARY/HOME<br>39XX FAR WEST BLVD                 |   | 06/15/2025 2:56 AM<br>BURGLARY/HOME<br>55XX BALCONES DR         | 06/20/2025 7:06 PM<br>THEFT<br>36XX STECK AVE                              | 06/24/2025 10:03 PM<br>BURGLARY/AUTO<br>70XX LAKEWOOD DR      | 07/02/2025 6:30 PM<br>HARASSMENT<br>52XX OLD SPICE-<br>WOOD SPRINGS RD |
| 05/31/2025 3:47 PM<br>THEFT<br>51XX BACKTRAIL DR                               | 06/03/2025 11:11 PM<br>THEFT<br>47XXSPICEWOOD                  | 06/08/2025 12:27 PM<br>CRIMINAL MISCHIEF<br>72XX HART LN                       | 06/12/2025 4:28 PM<br>BURGLARY/AUTO<br>67XX LAKEWOOD DR                   |   | 06/15/2025 3:58 PM<br>ASSAULT/CONTACT<br>71XX WOODHOLLOW        | 06/21/2025 12:40 AM<br>DWI<br>38XX FM 2222 RD                              | 06/25/2025 6:22 AM<br>AUTO THEFT<br>36XX GREYSTONE DR         | 07/02/2025 8:55 PM<br>AUTO THEFT<br>36XX GREYSTONE DR                  |
| 05/31/2025 6:23 PM<br>BURGLARY/UNIT<br>86XX APPALACHIAN                        | 6/04/2025 11:11 AM<br>ASSAULT/ CONTACT<br>36XX FAR WEST BLVD   | 06/08/2025 6:55 PM<br>BURGLARY/AUTO<br>67XX LAKEWOOD DR                        | 06/12/2025 5:02 PM<br>FAMILY DISTURB<br>71XX HART LN                      | 06/15/2025 10:18 PM<br>FAMILY DISTURB<br>72XX MOPAC SVRD  | 06/21/2025 11:23 AM<br>HARASSMENT<br>72XX HART LN               | 06/25/2025 7:20 AM<br>THEFT/LIC PLATE<br>87XX TALLWOOD DR                  | 06/29/2025 1:48 PM<br>BURGLARY/AUTO<br>67XX LAKEWOOD DR       | 07/03/2025 5:48 PM<br>HARASSMENT<br>48XX TWIN VALLEY                   |
| 06/01/2025 1:58 AM<br>FAMILY<br>DISTURBANCE<br>33XX NORTHLAND                  | 06/04/2025 3:06 PM<br>BURGLARY/AUTO<br>35XX GREYSTONE DR       | 06/08/2025 10:44 PM<br>FAMILY DISTURB<br>36XX STECK AVE                        | 06/12/2025 5:07 PM<br>THEFT44XX<br>SPICEWOOD SPRINGS                      | 06/16/2025 9:20 AM<br>BURGLARY/HOME<br>33XX NORTHLAND   | 06/22/2025 1:56 AM<br>DWI<br>XX MOPAC SVRD                      | 06/25/2025 11:51 AM<br>CRIMINAL MISCHIEF<br>37XX FAR WEST BLVD             | 06/28/2025 2:15 PM<br>BURGLARY/AUTO<br>70XX LAKEWOOD DR       | 07/04/2025 12:29 AM<br>FAMILY DISTURB<br>81XX MOPAC SVRD               |
| 06/01/2025 11:58 AM<br>FAMILY DISTURB<br>68XX WOOD<br>HOLLOW                   | 06/04/2025 7:36 PM<br>DATING DISTURB<br>35XX GREYSTONE DR      | 06/09/2025 1:55 AM<br>PUBLIC INTOX.<br>71XX WOODHOLLOW                         | 06/12/2025 6:52 PM<br>CRIMINAL MISCHIEF<br>88XX TALLWOOD DR               | 06/16/2025 12:09 PM<br>BURGLARY/AUTO<br>53XX OLD SPICE-<br>WOOD SPRINGS RD  | 06/22/2025 5:14 PM<br>BURGLARY/AUTO<br>88XX TALLWOOD DR         | 06/25/2025 2:19 PM<br>BURGLARY/AUTO<br>76XX WOODHOLLOW                     | 06/29/2025 6:10 PM<br>THEFT/LIC PLATE<br>65XX EAST HILL DR    | 07/04/2025 2:00 AM<br>FAMILY DISTURB<br>35XX GREYSTONE DR              |
| 06/01/2025 7:25 PM<br>THEFT<br>80XX MESA DR                                    | 06/05/2025 12:35 PM<br>AUTO THEFT<br>77XX CAPITAL TX           | 06/09/2025 4:37 AM<br>BURGLARY/HOME<br>35XX FAR WEST BLVD                      | 06/13/2025 1:01 AM<br>ASSAULT W/INJURY<br>40XX HYRIDGE DR                 | 06/17/2025 3:56 AM<br>DWI<br>49XX FM 2222 RD  | 06/22/2025 7:07 PM<br>BURGLARY/AUTO<br>70XX LAKEWOOD DR         | 06/25/2025 1:30 PM<br>AUTO THEFT<br>36XX GREYSTONE DR                      | 06/30/2025 10:23 AM<br>SUSPICIOUS PERSON<br>73XX HART LN      | 07/04/2025 9:19 AM<br>AUTO THEFT<br>39XX GREYSTONE DR                  |
| 06/01/2025 7:42 PM<br>ASSAULT/INJURY<br>72XX WOOD<br>HOLLOW                    | 06/05/2025 9:10 PM<br>DWI<br>62XX CAPITAL TX                   | 06/09/2025 3:18 PM<br>THEFT<br>80XX MESA DR                                    | 06/13/2025 10:28 AM<br>BURGLARY/AUTO<br>79XX MESA TRAILS                  | 06/17/2025 9:24 AM<br>TERROR THREAT<br>40XX STECK AVE   | 06/23/2025 3:10 AM<br>HARASSMENT<br>73XX HART LN                | 06/26/2025 9:55 AM<br>CRIMINAL MISCHIEF<br>72XX HART LN                    | 06/30/2025 12:16 PM<br>THEFT/LARCENY<br>193XX FM 969 RD       | 07/04/2025 10:29 AM<br>BURGLARY/AUTO<br>67XX LAKEWOOD DR               |
|  | 06/05/2025 11:14 PM<br>DATING DISTURB<br>72XX WOODHOLLOW       | 06/09/2025 4:01 PM<br>THEFT<br>62XX BALCONES DR                                | 06/13/2025 6:53 PM<br>BURGLARY/AUTO<br>67XX LAKEWOOD DR                   | 06/17/2025 9:40 PM<br>BURGLARY/AUTO<br>77XX CAPITAL TX  | 06/23/2025 5:05 AM<br>HARASSMENT<br>68XX THORNCIFFE             | 06/26/2025 11:38 AM<br>BURGLARY/AUTO<br>70XXVILLAGECENTR                   | 06/30/2025 1:45 PM<br>THEFT/SHOPLIFTING<br>55XX BALCONES DR   | 07/04/2025 12:16 PM<br>BURGLARY/AUTO<br>43XX DEEPWOODS DR              |
|  | 06/06/2025 10:26 AM<br>BURGLARY/AUTO                           | 06/09/2025 6:32 PM<br>FRAUD<br>36XX STECK AVE                                  |   |   |   | 06/26/2025 12:15 PM<br>AUTO THEFT<br>36XX GREYSTONE DR                     |   |  |



# The Rogers Farmstead. A Nearby Historic Gem. For Now...

By RICHARD DENNEY, Northwest Austin Civic Association

The Edward H. Rogers farmstead is a historic gem, about 1.25 miles north of the neighborhood along the MoPac railroad tracks. Hidden from view by the surrounding modern business development, it is listed on the National Register of Historic Places (NRHP). But if you want to see it, now would be a good time as the developer wants to... well, you know. No Virginia, being on the NRHP does not protect you from being bulldozed, or in this case hopefully moved.

From the NRHP listing: “The buildings were most probably constructed by Edward H. Rogers at the time of his marriage to Sallie A. Moss in January of 1861 making [the house] one of the very few constructed in the Austin area between 1861 and 1865. Rogers and his wife first occupied the house, followed by their son Edward H. Rogers [Jr.] who lived there until his death in 1937... [the property] is a good example of the many small farmsteads once common in the rural areas around Austin.”

Edward H. Rogers was the son of James Burleson Rogers, one of the original settlers of



Stephen F. Austin’s “Little Colony” in Bastrop. James served as an election judge for the Mina (later renamed Bastrop) district. Edwards’ brother Joseph was a member of the Republic of Texas-era Texas Rangers and was killed by Indians in 1837 at today’s Rogers Hill, the beginning of historic Rogers Hill Cemetery on Webberville Road, aka FM 969. This was the old “path of the pioneers,” the original entry to Austin from Bastrop.

The farmstead sat just off a principal road from Austin to Burnet with stops in between. This is today’s Jollyville Road on the north border of our neighborhood; the general route of today’s US 183/SH 29. The farm is believed to have served as a watering stop for wagons using the road.

Today the property consists of a three-room stone house (the middle room perhaps being a dog trot later enclosed), two cisterns/wells, and a two-pen barn made of gorgeous hand hewn logs on either side of a passage for the old wagons to pull through.

The farmstead is well worth a visit if only to see the barn’s hand-hewn log construction (my favorite). It’s located behind 10801 N. Mopac with convenient parking. Very accessible, although navigating through the maze of parking lots can be confusing.

*Richard Denney is a history steward with the Texas Historic Commission. For more on this topic and other local history, visit <https://traviscountyhistorical.blogspot.com/>*



## July 2024 Road Construction Report

By RUVEN BROOKS, Northwest Austin Civic Association

People living in Northwest Hills now face the possibility of encountering construction on many major highways, including Spicewood Springs Road, Loop 360, Highway 183, and I-35. All these projects have their own websites which provide frequent updates on project activities. Links to these websites have been placed on the NWACA home page.

### Spicewood Springs Road

Construction is still anticipated to be completed in Winter, 2026-2027.

### Texas Department of Transportation (TxDOT) Loop 360 projects

TxDOT has projects planned along Loop 360 which will result in construction at some point along Loop 360 through 2031. The project 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 has been delayed again and now shows a 2029 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 still forecast for 2026.

### Burnet Road

Surprisingly, these projects are being funded by the 2016 Mobility Bond and 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 north of 183, 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 construction also forecast to start in fall, 2025.

## Is your home safe while you’re vacationing?

By: NWACA Crime and Safety Committee

Northwest Austin Civic Association

It’s now prime time for many residents to take that well-deserved vacation. Unfortunately, there have been recent reports of break-ins at local homes via access through the overhead garage doors.

The primary ways thieves get through most overhead garage doors are by using electronic hacking systems to mimic the owner’s remote opener or by disabling the emergency release which connects the garage door to the opener motor. Burglars can trigger the emergency release (typically a cord with a red handle) by fishing a coat hanger hook through the gap between the door and the door-frame. When the door is thereby released from the opener

are online illustrating this.

While unplugging or cutting the power to your door opener would stifle burglars using only hacked remote openers, it would not stop the ones using the emergency release pathway. The best way to foil both methods is to use a mechanical “dead bolt.” Many newer homes have garage doors which are outfitted with a locking system that functions as a deadbolt. A simple twist of a handle “bolts” the door to both sides of the door track. These systems usually include the ability to unlock from the outside - with a key.

If your garage door does not already have some version of the deadbolt, you can get them from local hardware stores or online. The bolt mechanism is attached to your garage door and allows you to manually push the bolt into a slot in the door rail. If you want

motor, the door can then be manually opened with a little effort. Several YouTube videos

extra peace of mind, you can add a padlock to the deadbolt extended through the door rail. This will ensure that no amount of jiggling will reopen the deadbolt.

It is also highly recommended to install external motion-activated cameras and lighting to your garage and entryway to discourage would-be burglars and to notify you of unwanted activity.

### Other reminders for vacationers:

- Lock all external doors AND windows
- Place a bar or broom stick in the track of sliding doors.
- Close shades or blinds on any garage door windows.
- If you leave a vehicle outside your residence, be sure to remove any remote garage door opener, and anything else of value. Leave nothing visible.
- Let your neighbors know your vacation plans, and stay in touch with them.

Our best wishes for a safe and enjoyable vacation!

**ALBERT ALLEN, REALTOR**

would like to wish you and  
your loved ones a very

 **HAPPY**   
 *July 4th*

**HOME IS WHERE YOU  
CAN BE FREE.**



COMPASS

Certified Luxury Home Marketing Specialist, US Army Veteran  
Real estate with a purpose | Reach out for a Walk and Talk  
[www.NorthwestHillsAustin.com](http://www.NorthwestHillsAustin.com) | [albert.allen@compass.com](mailto:albert.allen@compass.com)

**512.589.9776**



**PROUDLY SERVING NORTHWEST HILLS & CENTRAL AUSTIN**





# Thank you NWACA Business Members

Northwest Austin Civic Association is very grateful to our business members. They make it possible for us to have the finest 4th of July events in the City of Austin! It's because of them that we also have the Earth Day celebration, family friendly events throughout the year, and a host of committees and activities that keep our neighborhood vibrant. Please join us in thanking them for their support of the NWACA community!



**ST. MATTHEW'S**  
EPISCOPAL CHURCH

## Platinum Members



JULIE WAIDELICH  
BROKER | OWNER, REALTOR®



SHALOM  
AUSTIN



ANOTHER  
Broken Egg Cafe

DOCHEN  
REALTY GROUP  
- BRAMLETT PARTNERS -

LIGHT **SPEED**  
RESTORATION



mantra  
WELLNESS



erin arnold  
ORTHODONTICS

**POSTNET**  
Far West

REMODEL  
BOUTIQUE

NORTHWEST  
COMMUNITY CHURCH



**Sir Speedy**  
PRINT | SIGNS | MARKETING



## Gold Members



CAPITAL CITY  
Village  
LIVE WELL AT HOME



**CONNIE LUNDGREN**  
ConnieLundgren.evrealstate.com





# 80+ Historical Project: Jim and Dorothy Barufaldi

By MELISSA SHARPE

## 80+ Historical Project

When Jim and Dorothy Barufaldi moved to Austin, Northwest Hills was at its early stages. Mopac didn't exist and they were just beginning on 360. They quickly learned all the backroads to get to downtown, which even helps to this day with Austin traffic congestion.

While both were from out of state, meeting in Cleveland originally teaching school together, they made their way to Austin for Jim's job with the University of Texas. Only having been in Texas once in 1969 driving through on the way to Arizona, Dorothy remembered it being so hot and treeless in Amarillo.

"When Jim was interviewing for his job, he reassured me of the amount of trees and beauty Austin had comparatively to the Texas panhandle," Dorothy remembers.

When they were first looking for homes, they looked at neighborhoods such as Balcones Woods, but in order to get back to campus, you had to go north on 183 for awhile, then take a U turn to get back around. So life in Northwest Hills made more sense. In 1972, they moved into a tiny subdivision off Spicewood Springs Road with two streets and a cul-de-sac on Hillrise Drive.

"It's now connected to the rest of the world, but back then it was so isolated you definitely got to know the people near you," Dorothy said. "Halloween was a big treat, neighbors would do spook houses in their driveways."

Knowing they wanted to remain in Northwest Austin, they found land in Northwest Hills to start building their dream house they moved in to in October 1977, where they remain to this day.

The lot they decided to build on was steep, but luckily they found an architect in Boulder, Colorado to help them design it. He happened to specialize in houses that hung off canyons – a perfect fit for their future home site.

"We knew he could cope with this particular lot," Dorothy said. "With this lot they would have poured a 25-foot-deep slab and we didn't want that. So we took it to the architect and he was interested because it would be a challenge for him."

Jim and Dorothy's son, James Jr., was around 10 years old when they moved to Austin. He started at Hill Elementary in their original house, then Doss when they moved, Lucy Read 6th Grade Center, then Murchison Middle for 7th and 8th grade. For high school, however, because of Austin ISD's policy for bussing West Austin residents to East Austin schools and visa versa, their son attended Johnston High School.

"A lot of families moved away because of the bussing, but in my opinion the neighborhood got better because the



people who moved in were the people like-minded as far as we were concerned," Dorothy said. "The bussing experience was just ideal for him, it worked out terrific."

They embraced the diversity of students bussing from Northwest Hills to students who lived in East Austin – a way for students to interact who might have never been at the same school before. Parents were also instrumental in making sure they had wonderful teachers at Johnston.

"He had a PhD teacher teaching him chemistry," Jim said.

Jim knew about finding great teachers too. He taught at the University of Texas for 43 years, retiring in 2015. He was in the Department of Curriculum and Instruction as an instructor, and served as Director of the Center for Science and Mathematics Education (STEM). He ran a series of forums throughout the world for scientists and mathematicians, for example taking students to Italy for a course on Galileo. He traveled to more than 90 countries with the forums.

After Dorothy retired from a second career after teaching in engineering and Jim from UT, they continued to travel and embrace their hobbies. Jim runs a Native American Pottery facebook group that hosts around 26,000 members, also known as very "close friends," who they meet up with on some travels. Jim also wrote four books on pottery to keep busy and write.

As for advice for future Northwest Hills residents, Jim and Dorothy comment to embrace the diversity and also the architecture of the 1960s homes. There was a lot of variation in the houses when they were moving here, and with so much being knocked down and many are starting to look the same.

"The first time I saw a house lot scrapped on Burney in 2002, it was bittersweet," Dorothy said. "We've seen a lot of that happen since."

Also feeling nostalgia for favorite restaurants that have come and gone from Austin. Fandango's (Burnet & Anderson)–with delicious burgers & fajitas and its colorful atmosphere. And also Hai-Q on Far West, which closed more recently in 2020.

They comment on how great it is to retire in Northwest Hills with all the medical practices along the Far West so they don't have to go far for care.

"For now we are in assisted living here in our home - we assist each other," Jim said. "We thank God every day we are still here, because we are having too much fun."

 **summer pierce**  
Photography

IG:  @summerpiercephotography

682.551.6226

srpp1976@gmail.com



KEENAN  
GROUP

COMPASS

Properties that sell faster and for more money.

# Is your home a *cream puff*?

Reach out to see if you are ready to list in today's market.



Joe & Cara Keenan

Keenan Group at Compass  
#7 in Austin by Sales Volume

keenan@compass.com  
512-415-7653  
thekeenangroup.com  
@keenan.group





This information is provided for informational purposes only and is not a solicitation, recommendation, offer or promise to provide services. Rules & Exclusions apply. Compass offers no guarantee or warranty of results. Home must qualify under Compass Concierge guidelines. Subject to additional terms and conditions. Compass reserves the right to refuse, reject, or cancel the program for any reason at any time without liability. Concierge Capital loans are provided by Notable Finance, LLC, NMLS# 1824748 and are made or arranged pursuant to a California Finance Lenders Law license. Loan eligibility is not guaranteed and all loans are subject to credit approval and underwriting by Notable. Compass is not a lender and is not providing loans as part of the Compass Concierge program. \*Depending on your state of residence, fees or interest may apply.

COMPASS

Vendor-provided services to improve your home's value.

# Or does it need some love?

Reach out to learn more about Compass Concierge.



Joe & Cara Keenan

Keenan Group at Compass  
#7 in Austin by Sales Volume

keenan@compass.com  
512-415-7653  
thekeenangroup.com  
@keenan.group



# NORTHWEST AUSTIN NEWS

## Business Spotlight: Sisters SnoShack

By JANICE GREEN

Northwest Austin Civic Association

In the 1930's New Orleans became known for the refreshing summertime phenomenon called snoballs (aka/snow balls). Now our Northwest Austin neighborhood enjoys this tasty treat at the colorful Sisters SnoShack trailer and picnic tables, tucked in the southeast corner of the Randalls shopping area on Mesa. This is where the crowds of all ages gather and who, without exception, have smiles on their faces.

Before delving into the history of Sisters SnoShack, Grace and Josh Tipps explained some distinctions in terminology. Snow cones are not snoballs -- the former has chunky pieces of ice served in a paper cone with flavored syrups sinking to the bottom; the latter is finely shaved ice which distributes the infused flavors evenly, served in a cup with a spoon.

The entrepreneurs behind the first Mesa snoball trailer, originally named Sweet Carolines, were Pat and Les Whitman. Pat and Les, formerly from New Orleans, owned the trailer where the Foulkrod sisters worked part-time throughout high school. In 2020 Jay Foulkrod, dad of the four sisters (Grace, Ruth, Ella, Ally) who lived in Northwest Hills, purchased Sweet Carolines with the hope that it would be a way that his daughters could learn to operate a business and fund their college educations. The sisters lovingly renamed it "Sisters SnoShack." In 2023, Jay sold the business to his oldest daughter Grace and her husband Josh who run it today, with the other sisters still involved in various roles.

The menu at the SnoShack is extensive with head-spinning choices. The specials have catchy names and flavor combinations like: Rainbow, which is literally



served as a colorful rainbow; Hawaiian Wedding, with tropical flavors; or Best Friend, which is super sour. They also serve some "secret" flavors like Tidal Wave, Silver Fox, Grapefruit, and Dill Pickle (seriously). Sisters also created its unique sweet cream topping. There is even a snoball for dogs.

Sisters SnoShack opens in mid-March during Spring Break and closes in mid-September. Delivery service is provided in the Northwest Hills neighborhood. They now have a catering trailer available for both adult and kid events -- weddings, launch parties, birthdays, celebrations, neighborhood gatherings. This year the SnoShack's summer kick-off party featured a bouncy house, cornhole, face painting, and catch this, a real snowball fight!

People you see at the trailer represent every age -- middle school boys who ride their bikes and order with fake names, bicycle groups taking a break from the steep hills, grandparents entertaining grandkids, walkers looking for a tasty cool-down, and University of Texas students.

Josh left the tech world to run the family operation full time because he "wanted to make a positive impact on people's lives and create a space for family and friends to enjoy each other."

Chill out this summer with a cheerful break and treat yourself to a cold and fluffy snoball served up, New Orleans style, at Sisters SnoShack!

CONTACT: 8012 Mesa Drive, 512-200-9452; sistersnoshack.com; email: info@Sister-SnoShack.com. Hours: Monday-Saturday 12-8 and Sunday 1-6

## NWACA Funds for Oak Wilt Remediation

By Northwest Austin Civic Association Board

Throughout the years, we've provided guidance on how and when to trim oak trees in our neighborhood. We hope the information has been helpful and that your oak trees are thriving.

If, however, oak wilt does strike your trees or those of your neighbors, containing the disease is urgent and extremely important. If you suspect oak wilt, contact an oak wilt certified arborist to examine your tree and make recommendations for next steps. Search for an arborist at this site: <https://isatexas.com/for-the-public/find-an-arborist/>

The arborist might recommend one or more of the following techniques to contain oak wilt:

### Trenching

- This involves digging a trench to bedrock, a major neigh-

borhood project that can cost as much as \$100,000.

### Infected Tree Injection (like a shot or IV for your tree)

- Contract only with a Texas Oak Wilt Certified Arborist
- Recommend "macro injection" which introduces a high volume of water and chemicals into the tree's vascular system so it can be spread through the entire canopy and into new growth.

### Infected Tree Removal

- Contract with a Certified Arborist or Board-Certified Master Arborist
- Remove red oaks quickly to prevent fungal mat risk (Austin City Ordinance)

NWACA can provide financial assistance to property owners dealing with oak wilt. Over the years, members have made generous donations to fund efforts to suppress the

disease in our neighborhoods. With these funds, NWACA can reimburse a homeowner's expenses up to a maximum of \$2,500. NWACA policy requires that a property owner obtain an assessment of oak wilt infection, or risk of infection in healthy oaks, from an arborist certified by the American Society of Arboriculture. (See link provided above.)

Along with the assessment, the arborist must provide an oak wilt suppression plan specifying either therapeutic treatment for infected trees or preventive treatment for at-risk healthy oaks near infected oaks. The NWACA Board of Directors may engage an independent second qualified arborist to examine the tree(s) at NWACA expense. The NWACA Board must consider and act on an oak wilt suppression plan in advance of a property owner's commitment of any expenditure for which reimbursement is requested.

For more information send email to [info@nwaca.org](mailto:info@nwaca.org).

## Notice: Proposed Changes to Oak Wilt Fund

By Northwest Austin Civic Association Board

At its May 2025 meeting, the NWACA Board voted to put half of the Oak Wilt fund balance, as of the end of January 2026, into a fund for wildfire prevention. A program to use these funds is yet to be developed, after giving the neighborhood until the end of November 2025, to respond with any opposition.

As context: In 1997, Oak Wilt infected Rockledge Drive and several streets nearby. Neighbors in the area organized a fundraising effort to have trenches made around almost two blocks that were infected. In 1998, there was nearly \$30,000 in excess from what was given

for the trenching (including \$5,000 from the City of Austin, since it was their contracted tree trimming crew that brought in the disease on unclean tools). That money was turned over to NWACA to act as custodian. Since that date, NWACA has managed an Oak Wilt account used to reimburse neighbors who need to treat oak wilt on their property. The Oak Wilt Fund has grown to \$38,187, as of June 1, 2025. In the decades since the fund was established, several thousand dollars have been paid out, but in recent years there have been very few requests for reimbursements.

This notice will be posted in the monthly NWACA Newsletter, NWACA Notes, and Facebook. If you have any questions, comments, or concerns, please email [info@nwaca.org](mailto:info@nwaca.org).







**BEARING**  
Financial Advisors, LLC

**Bearing Financial Advisors, LLC**  
9390 Research Blvd • Kaleido Bldg I Suite 330 • Austin, TX 78759

**FINANCIAL ADVISORY • PORTFOLIO MANAGEMENT**

**"Tactically-managed investing, to fit  
your Financial Plan."**

**Scott Bussy**  
Managing Director



512.241.1035 • [www.bearingfinancial.com](http://www.bearingfinancial.com)

Investment Advisory Services are offered through Bearing Financial Advisors, LLC, a Registered Investment Advisor



**gràcia**  
mediterranean

[graciamediterranean.com](http://graciamediterranean.com)  
4800 Burnet Rd, Ste 450



**BRUNCH**  
**Saturday & Sunday 12-4pm**  
Features + Full Menu  
**Third Sunday Sessions 1-3pm**  
Live Music

**HAPPY HOUR**  
**Wednesday-Friday 5-6pm**  
**Sunday ALL DAY 12-10pm**  
1/2 off Aperitivo Cocktails  
1/2 off Hummus  
25% off Oysters

**DATE NIGHT**  
**Wednesday**  
Paella for Two Feature +  
1/2 off Bottles of Sparkling Wine

**SERVING GENUINE HOSPITALITY**

**FLAVOR** HOSPITALITY GROUP | **gusto** Italian Kitchen + wine bar | **gràcia** mediterranean | **gina's** on congress | **Flavor** CATERING + EVENTS





## NWACA July 4th Parade & Freedom Festival

Trust us because we are  
**FAMILY**, use us because  
**WE CARE!**

**A+** **A-PLUS AIR CONDITIONING  
& HOME SOLUTIONS**

Free Estimates on New A/C Systems  
Fast 7-Day A/C Repairs  
Energy Audits  
Duct Repair and Insulation

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

[www.AplusAC.com](http://www.AplusAC.com)

CHECK OUR WEBSITE FOR ADDITIONAL  
COUPONS AND OFFERS!

**512-450-1980**

**\$25 OFF**  
Any A/C repair or  
handyman service  
over \$250

May not be combined with  
other offers. Expires  
December 31, 2025.

**Angi**



TACL B5235C

**Attention Homeowners!**

Is Your Roof Damaged By Hail?  
Call The Hail Damage Experts Today!



**MATTHEW LORAND**  
*Roofing*

- ▲ Insurance Claim Specialists
- ▲ Free Roof Inspections
- ▲ 27 Years in Business
- ▲ Family Owned and Operated
- ▲ Owner is a Steiner Ranch Resident



365+ 5 Star Google Reviews

Call or Visit us Online today!

**737-252-8312**

[www.matthewlorandroofing.com](http://www.matthewlorandroofing.com)



# July Library Events in the Northwest Hills Area

By MARTHA MILLER, Northwest Austin Civic Association

## Events at the Yarbrough branch

Wednesday, July 2 & 16 - Sound Bath Meditation (6:30-7:30pm) Join us for this monthly gentle yoga and sound bath meditation. Ages 18 and up

Fridays, July 11 & 25 – Adult Morning Social (10am-noon) Join neighbors and make new friends!

Friday, July 18 - Literature Live Presents Wild and Wacky Weather (1-1:30pm) Three stories, three different puppetry styles. Ages 3+

Saturday, July 19 - The Crafty Adult: Votive Decorating and Candle Making (2-4pm) Make some cool candles! Ages 18 and up.

Wednesday, July 23 – Bilingual Chair Yoga with Sana Yoga (10-11am) Gentle yoga that can be done in a chair. Ages 18+

Friday, July 25 – Austin Symphony Presents Tuneful Tales (1pm (Spanish) 1:25pm (English)) Experience the magic of the performing arts at Austin Symphony Orchestra! Ages 6 and up.

Saturday, July 26 - Native Seed Swap (1-2pm) Come swap with other gardeners.

Monday, July 28 - Mending Circle at Yarborough (6- 7:30 pm) Bring your favorite garments that need some repair. Ages 18 and up

## Events at the Howson branch

Thursdays, July 3,10,17,24 & 31 - Tech Time (10-11am) Learn to download books and use digital Library resources. Bring your tablet, smartphone or eReader for help!

Wednesday, July 9 Meet the Austin Opera (11am-noon)

Tuesday, July 15 – Dig It! Gardening in Texas (6-7:45pm) Join us to learn new ways to develop your green thumb! Growing Gourmet Mushrooms Indoors!

Wednesday, July 16 - Literature Live Presents Wild and Wacky Weather (11-11:30am) Three stories told in three different puppetry styles. Ages 3 and up.

Wednesday, July 16 – Talking Bees Roadshow with Round Rock Honey (6-7:30pm) Enjoy this bee education with live demonstrations, and insights from expert beekeeper Konrad Bouffard.

Fridays, July 18 & 25 Prime Timers: Morning Mahjong! 10am-12

Thursday, July 24 - Howson Book Club (6:30-7:45pm) Join us to discuss Stoner by John Williams.

Monday, July 28 - APLANL Halo (5-7:30pm) Old-school Halo LAN Party Please register for this event: Halo LAN Party

Wednesday, July 30 - Austin Symphony Presents Tuneful Tales (11am (Spanish) 11:25am (English) Experience the magic of the performing arts at Austin Symphony Orchestra! Ages 6 and up.

Wednesday, July 30 – Needle Felt Coloring (6 – 8:45pm) Experience needle felting while relieving a little stress.

## Events at the Spicewood Springs Branch

Sunday, July 13 - Mending Circle (noon-2pm) Bring your favorite garments that need some tender loving care.

Thursday, July 17 – Embroidered Post Cards (2-4pm) Learn how to stitch by “coloring with thread” on a postcard! We’ll provide all of the supplies. Ages 18 and up.

Monday, July 28 - Laser Light Show with Laser Spectacles (11am-noon) Kids can find out how laser lights work and have fun watching a dazzling laser light show. Ages 6 and up.

Wednesday, July 30 - Austin Symphony Presents Tuneful Tales (1pm (Spanish) 1:25pm (English)) Experience the magic of the performing arts at Austin Symphony Orchestra! Ages 6 and up.

*air pollution than paper made from raw wood pulp.*

*Residential curbside customers can learn more about what material is recyclable in their blue carts at [www.austintexas.gov/recycling](http://www.austintexas.gov/recycling)”*

Austin has a goal to reach zero waste by 2040. Recycling paper plates, paper cups, ice cream containers, coffee cups, milk cartons and other similar containers reduces the amount of trash sent to the landfill. Please be aware that these items that are now being recycled are made from paper. Styrofoam cups and plates should be collected and taken to the Recycle and Reuse Dropoff Center (1520 Rutherford Lane, 78754) along with your Styrofoam egg cartons, take-home containers, and trays that come with your meat or fish purchases. Styrofoam is not recycled nor is it trash. Another drop off spot is the Styrofoam recycling bin in the Anderson High School parking lot.

Coffee cups, like those from Starbucks, often have a plastic top on them. Now that you can recycle your coffee cup you can leave the top on to recycle the entire cup. Please remember that Austin Resource Recovery asks that you leave the cap on your plastic water bottle when recycling as well.

These changes should help your blue recycling bin grow fuller and the trash in your brown bin begin to shrink as the City of Austin makes it easier to reach zero waste by 2040.



## Neighbor Tip: What to Flush

By JOYCE STATZ, Northwest Austin Civic Association

At the Mick Koffend Earth Day Celebration this spring, Austin Water had a display where attendees could experiment with how toilet paper breaks down versus what happens with “flushable” wipes. The experiment clearly showed that wipes which claim to be flushable really don’t break down easily. Studies have shown that even after traveling for 30 minutes through the sewer system, the wipes are still fully intact. That means they can get hung up in any rough spots in aging pipes or in tight bends through the pipes. Toilet paper, on the other hand, is engineered to break down quickly in water, so it’s unlikely to get caught up in household plumbing or in the City sewer system.

flushed down the toilet: Baby wipes, cleaning wipes, paper towels, tissues, dental floss, face cleaning pads, cotton balls, ear swabs, diapers, pills, hair, and cooking grease.

A YouTube video from Austin Water is at <https://tinyurl.com/Dont-flush-wipes>

## Mark Your Calendars

*These events are as planned as of June 25. As you consider participating, please check first with the organizer.*

**July 15, 7 p.m.**

Parks Committee – virtual

**July 19, 8 - 11 a.m.**

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

**July 22, 5 p.m.**

NWACA Zoning & Transportation Committees virtual

**August 16, 8 - 11 a.m.**

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

**August 16, 2-4 p.m.**

Paper and Computer Disk Shredding  
For NWACA Members  
Parking Lot of St. Matthew’s Episcopal Church  
8134 Mesa Drive

**August 19, 6:30 - 8:30 p.m.**

NWACA Board Meeting  
Dell Jewish Community Center Friedel Board Room

**August 20, 7 p.m.**

Parks Committee – virtual

**August 26, 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**

**July 4, 9 a.m. -noon**

4th of July Parade and Freedom Fest

**August 16** paper shredding event, NWACA members

**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

When the wrong thing gets flushed, it can result in expensive repairs for a household or cause problems in the City of Austin sewer and wastewater treatment system. According to Austin Water, the biggest sources of sewer overflows and backups are rags, debris, and wipes.

These items should go into the trash can, never flushed down the toilet: Baby wipes, cleaning wipes, paper towels, tissues, dental floss, face cleaning pads, cotton balls, ear swabs, diapers, pills, hair, and cooking grease.

# NORTHWEST AUSTIN CIVIC ASSOCIATION NEWS

## Key Contacts

Austin Citywide Information Center 512-974-2000 or 311  
Emergency, Austin Police Department 911  
Non-emergency (coyote sightings, compliance issues) 311  
APD District Rep Officer, Andrew Kabbah  
andrew.kabbah@austintexas.gov  
APD 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

## 2024 – 2026 NWACA Board of Directors

President – Joyce Statz  
Vice President – Vicki DeWeese  
Treasurer – Joyce Statz  
Co-Secretaries – Julie Waidelich, Dana Winer

|                     |                    |                   |                  |
|---------------------|--------------------|-------------------|------------------|
| • Bart Arnold       | • Mike Harreld     | • Mae Levitan     | • Teri Schock    |
| • Chris Bove        | • Megan Helmbrecht | • Ben Luckens     | • Lori Steinberg |
| • Carol Dochen      | • Kevin Kott       | • Griffin Meroney | • Emmy Ward      |
| • Jonathan Friedman | • Naresh Kumar     |                   |                  |

The NWACA Board meets on the third Tuesday of the month except July and December. Please visit our calendar at [www.nwaca.org](http://www.nwaca.org) to see the specific time and location. If you wish to speak at a Board meeting, please send email a week before the meeting to [info@nwaca.org](mailto:info@nwaca.org), so that we can put you on the agenda. Board Members can be reached at [info@nwaca.org](mailto:info@nwaca.org) or by phone at 737-235-7325



### ARE YOU A NWACA MEMBER?

Receiving the newsletter does not guarantee membership.  
Not sure? Visit [nwaca.org](http://nwaca.org) to confirm!

#### HERE ARE 5 GREAT REASONS TO JOIN TODAY!

**GREAT NEIGHBORS = GREAT NEIGHBORHOOD**  
Together, we can continue to do great things for our neighborhood!

**STAY INFORMED ABOUT ISSUES THAT AFFECT YOU**  
We are actively involved in our community and advocate for our residents.

**GET TO KNOW YOUR NEIGHBORS**  
We encourage friendships among residents through our events - Mick Koffend Earth Day Festival, July 4th parade, Block Parties, 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.

JOIN TODAY @[NWACA.ORG/MEMBERS](http://NWACA.ORG/MEMBERS)

### 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:

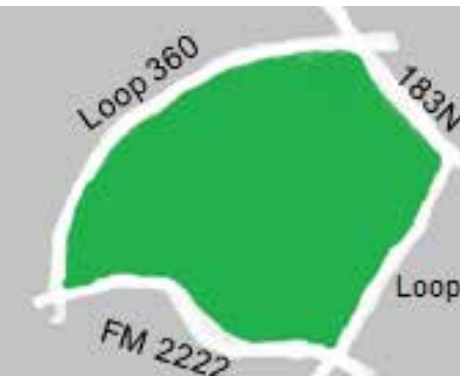
go to [www.nwaca.org](http://www.nwaca.org) and pay online via credit card  
or send this form and payment to:  
NWACA P.O. Box 26654, Austin, TX 78755

#### Volunteer!

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

- |   |  |
|---|--|
| <input type="checkbox"/> Communications     | <input type="checkbox"/> Business Membership             |
| <input type="checkbox"/> Crime & Safety     | <input type="checkbox"/> Tree, Environment, and Wildlife |
| <input type="checkbox"/> Events             |  |
| <input type="checkbox"/> History            | <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](mailto:info@nwaca.org)



**Photos:**  
Northwest Austin Civic Association volunteers handed out breakfast tacos from Que Divino Cocina Mexicana and donuts at the Freedom Fest on July 4.  
Marc Duchen, District 10 Austin Councilman, was Grand Marshal and MC of the parade.

## Special Thanks to Members

### By NWACA Membership Committee

Donations to the 4th of July Parade Fund help NWACA to host the best 4th of July parade in Austin! The Parks Fund helps us do events in our parks and revitalize parks in the NWACA area. The Constable Fund allows us to have a random patrol of the neighborhood by a Travis County Constable. The Mick Koffend Earth Day Fund helps us run the annual Earth Day Festival.

NWACA thanks members who generously contributed to our various special funds between May 16, 2025 and June 24, 2025.

- Valerie Laubacher
- Many neighbors who donated for the “Drive Slowly, Fawn Season” signs
- (and, apologies to anyone whose donation we might have missed!)



# MARKET UPDATE



\$1,326,000  
MEDIAN SALES PRICE



\$16,236,000  
SALES VOLUME



\$479  
MEDIAN LIST PRICE/SF



\$516  
MEDIAN SALE PRICE/SF



\$1,225,000  
MEDIAN LIST PRICE



15  
AVERAGE DAYS ON MARKET



11  
CLOSED SALES

NORTHWEST  
HILLS  
AND  
WESTOVER  
HILLS



SOURCE: ABOR MLS INCLUDING DATA FROM JUNE 1- JUNE 25, 2025 FOR SINGLE FAMILY HOMES. BASED ON NWACA  
BOUNDARIES: MOPAC/HWY360/2222/HWY 183

# nest

PROPERTIES AUSTIN

## YOUR AUSTIN LUXURY LISTING SPECIALIST



Julie's dedication to her clients is unwavering, backed by her extensive expertise and deep understanding of the luxury market. She ensures an exceptional level of service, meticulously attending to every detail. Her commitment goes beyond the ordinary, consistently exceeding the expectations of both buyers and sellers.

*Julie Waidelich*

BROKER | REALTOR®

[julie@nestpropertiesaustin.com](mailto:julie@nestpropertiesaustin.com)

512.784.1990

5-Star Client Rating | Seller Representative Specialist | Certified Negotiation Expert | Certified Luxury Home Marketing Specialist

[NESTPROPERTIESAUSTIN.COM](https://www.nestpropertiesaustin.com)



# NWACA July 4th Parade and Freedom Fest



**SELECT POOLS  
WITH PATIOS**

STARTING AT

**\$58,000**

**CALL TODAY**  
(512) 537-5710

**GET A FREE QUOTE TODAY!**  
POOLS BY BLUE HAVEN.COM

**BLUE HAVEN POOLS**  
70th Anniversary  
World's Largest!



**Peggy Little**  
REALTOR®



- 32 + Years of Experience
- Proven Track Record
- One-to-One Consulting
- Social Media Marketing
- Expert Photography

www.atxagent.com  
512.970.7349  
peggy@atxagent.com

◆ SCHOOL PORTRAITS

◆ SENIORS

◆ SPORTS/LEAGUES

◆ YEARBOOKS

**Photo Texas**  
PHOTOGRAPHY

*Capturing memories,  
one smile at a time!*

512-617-7780  
phototexasphotography.com



# Anderson High School Class of 2025 Graduates

|                                  |                               |                               |                                 |                               |                               |                                 |                              |                                    |
|----------------------------------|-------------------------------|-------------------------------|---------------------------------|-------------------------------|-------------------------------|---------------------------------|------------------------------|------------------------------------|
| <b>A</b> Levi Alexander Abrahams | Dashiell Clifford Brower      | Parker Anne Duncan            |                                 | Jackson Alexander Kercheville | Phillip Joseph Melgar         | Audrey Kay Pedersen             | Bruno Salinas                | William Edward Truitt              |
| Moises Eloy Abreu Pichardo       | Maxim Borisovich Bulyga       | Kaveh Christopher Dunkin      | Joshua Anthony Griffin          | Sarah Harpham Kester          | Callum Matthew Meroney        | Cesar Alejandro Perez Salgado   | Anwen Irene Salisbury        | Daniel Trujillo Zaragoza           |
| Angelina Marie Adame             | Samson Walton Buras           | Troy Quoc Vinh Duong          | Evelyn Pearl Grossman           | Thomas Hall Kester            | Patricio Michel               | Kristian Allen Ward Petersen    | Isabella Victoria Salva      | Diego Trujillo Zaragoza            |
| William Dane Adkinson            | Olivia Kusum Bushore          | Joaquin Diedrick Dutchover    | Hope June Elaine Guerra         | Davit Khachatryan             | Sol Rey Mierzwa               | Viviana Florini Pettiss         | William Daniel Sanders       | Andy Truong                        |
| Yamen Bassam Alabbas             | Lucas Gabriel Bustardo        | <b>E</b> Lena Ebadpour        | Sebastian Guerrero Nodarse      | Bridget Kinsey                | Audrey Clare Millard          | Anhthu Pham                     | Julissa Analyse Santillan    | Jessie Truong                      |
| Eniola Candice Alabi             | Nathan Antonio Butchko        | Victoria Lynn Ebert           | Kesh Ashish Gupta               | Kayden Edwin Kitchens         | Cooper Xavier Mills           | Ian Cole Pham                   | Byrne Rafael Santos          | Sophia Truong                      |
| Claire Ruth Albright             | Mia Butterfield               | Aaliyah Alexandria Ed-        | Zachary Isaac Gutierrez         | Maksym Klimov                 | Diana Crystal Mireles         | Gavin Timothy Phillips          | Max Ellington Scheindlin     | Tony Huy Truong                    |
| Ava Farah Alfaro                 | <b>C</b> Conner Robert Calder | mondson                       | <b>H</b> Colin Reed Haines      | Natalie Michelle Koeller      | Hernandez                     | Miles James Pieper              | Elena Alexandra Schock       | Grayson Carter Truss               |
| Avery Khalil Allen               | Simon Cameron                 | Jack Brooks Ellis             | Beck Hakes                      | Lana Kornblith                | Anyibel Chiquinquirá Mogol-   | Ava Rose Pippins                | Jack Tyler Schocket          | Bonden Wong Tucker                 |
| Jackson Thomas Allen             | Gabi Camilo                   | Alana Meagan Ely              | Mara Kathryn Hall               | Lillian Elizabeth Kost        | Ion Rodriguez                 | Ryan Scott Plowman              | Luke Ryan Schooler           | Reo Michelle Turner                |
| Ahmed Hayder Jasim               | Andrew Carson Campbell        | Dylan Luc Engle               | Lauren Elizabeth Hanley         | <b>L</b> Jake Murphy Laibo    | Mohammad Ullah Mo-            | Zachary Vaughn Poe              | Claire Ruth Sciba            | Maya Madeline Turner               |
| Alshaloosh                       | Brenda Edith Catalan          | Joakuin Tzakol Avalos         | Cheryl Renae Har-               | Omar Labra-Antunez            | hammad                        | Sage Margot Powell              | Taqwan Nathaniel Seals       | Erika Marie Tuttle                 |
| Hunter Ryland Alvarado           | Sofyana Aleksandra "Lucky"    | Espinosa                      | rington-Wrencher                | Kailey Le                     | Romina Molina                 | Samuel Scott Prather            | Alfred Sedillo III           | Milo Lee Tyler                     |
| Luis Antonio Alvarez Molina      | Cantu                         | Roy Justin Espinoza III       | Zaiden Elijah Harris            | Vinh Quoc Le                  | Emiliano Monjardin Valdez     | Kate Simone Price               | Samuel Grayson Selberg       | <b>U</b> Jose Octavio Unzueta      |
| Abdullah Nabeel Alzaidy          | Kensley Sophia Cardoso        | Emily Iris Estabrook          | Katharine Marie Hay             | Nayeli Garcia Leal            | Wilma Mailan Moreira Artilles | Daryna Prymak                   | Uriah Dorian Small Shaffer   | Eli Lucian Uribe                   |
| Zachary Rafal Anderson           | Kylie Payton Cash             | Janzen Ollie Estrada          | Leah Kelly Heckmann             | Estefania Leon-Arzate         | Presley Wynne Morgan          | Carl Lewis Puckett Jr.          | Sarina Shah                  | Jazmin Uribe Santos                |
| Olivia Kate Andrus               | Aiden Valiant Castro          | Anyelina Esbrit Estrada       | Quinn Eowyn Hedge               | Benjamin Samuel Lewis         | Denyah Sharae Mosley          | Rivers B Putnam                 | Nicholas Estrada Sharma      | <b>V</b> Alyssa Sophia Valdez      |
| Emili Christine Angel-Zam-       | Lee Jerome Celis              | Bonifacio                     | Fitch Heiges                    | Joshua David Liberman         | Elijah Kalil Mowad            | <b>Q</b> Brandon Michael        | Zayden Ray Sharp             | Katerine Arelis Valdez Medina      |
| brano                            | Aldo Chalambaga Jr.           | Lucy B Etheredge              | Cohen Sumner Heinzke            | Bill Richman Lien             | Nonye Muoneme                 | Quintero                        | Grigory Shatsman             | Rasa Irina Vardys                  |
| Mathias Julian Angulo            | Paul Thomas Chapa             | Jayden Vonrae Evans           | Pierce Michael Hennessey        | Mary Gail Ligarde             | Faith Anne Murphy             | <b>R</b> Phoenix Liam Radabaugh | Elan Yona Sidel              | Katya Polina Veazey                |
| Barquero                         | Aidan John Paul Chartier      | <b>F</b> Emma Sofia Fiebig    | Alexandra Marie Hernandez       | Chonghua Lin                  | Jett Farmer Murphy            | Brianna Lauren Ramirez          | Carly Elizabeth Siegel       | Danika Merren Vedder               |
| Omri Argaman                     | Jonathan Alberto Chavez-Es-   | Brayden Gregory Fleming       | Estefania Hernandez             | Jackson Taylor Liner          | Christopher Warren Musgrave   | Asaf Ramirez Banuelos           | Sofia Toalson Sierra         | Ethan Sean Serna Vergara           |
| Raven Adair Armour               | cobedo                        | Joshua Christopher Florey     | Priscilla Ava Jacqueline        | Anthony Darren Lones III      | Asraa Mohamed Muslim          | Maria Guadalupe Ramirez         | Matan Elad Silberstein       | Kyleigh Haven Vest                 |
| Nevaeh Briyanna Arnold           | Greta Hy Chen                 | Victor Ketkorn Fortes         | Hernandez                       | Blake Marie Myers             | Blake Marie Myers             | Preza                           | Panayawat Sitthorn           | Miles Claude Vivens                |
| Kalvin Robert Arteaga            | Milo Cash Chrane              | Tia Gizella Fountain          | Valeria Hernandez               | Jose Emmanuel Lopez           | <b>N</b> Dalia Sara Naiditch  | Aldair Ramirez-Reyes            | Edward Clinton Small III     | Mary Alicia Vrana                  |
| Sofia Lisette Ashley             | Stella Lee Christie           | Evin Marcus Fox               | Hannah Ruby Highsmith           | Cardenas                      | Krish Sanjay Nasta            | Malik Ramirez-Reyes             | Jason Donovan Smith          | Sophia Anhthu Vu                   |
| William Hayes Atkins             | David Alejandro Cita Jr.      | William Lawrence French       | Macey Madelon Highsmith         | Kelvin Joseph Lopez Galvez    | Claire Janelle Navarro        | Elijah Walter Range             | Kirin Eric Smith             | <b>W</b> Amadea Lela Bernice       |
| Olivia Susanne Aurelius          | Noah Andrew Clawson           | Kaeden Nicole Fritz           | Joshua Adam Hiller              | Morgen Riley Lovaas           | Gianna Lee Navarro            | Carolina Estrella Rangel        | Aabry Sarai Smith-White      | Wagner                             |
| Gabriella Avramova               | Zacariah Ethan Cochran        | Luis Angel Fuentes            | Asher Samuel Hoffman            | Sophia Dolores Love           | Jack Ellison Neff             | Amanda Michelle Read            | Aayana Vonshai Smith-White   | Tristan Scott Waidelich            |
| <b>B</b> Lukas Karolis Baber     | Julia Taylor Coffman          | Brooke Elizabeth Fuller       | Aria Mechelle Holloman          | Robert Lucas-Hernandez        | Sydney Elizabeth Neff         | Sofia Rebollar-Benitez          | Breylinn Dorothea Snyder     | Benjamin F. Waisman                |
| Makaila Arrian Bacon-Batts       | Aviv Golan Cohen              | Logan Wade Fuller             | Christian Barrett Holmes        | Ron Lurie                     | Ruby Aldrich Nelson           | Nash Owen Reed                  | Megan Noelle Sommerdorf      | Alan Brice Walker                  |
| Annabelle Baker                  | Claire Lee Cohen              | Maya Jade Fuller              | Emiliano Brian Holubetz         | Tiffany Thao-Vi Luu           | Reed Ellis Newson             | Kieran Jack Reilly              | Ariana Madeliene Soto        | Jonas Michael Walker               |
| Amelia Victoria Ballard          | Taryn Eve Cohen               | Austin Zoltan Funk            | Victoria Adeline Hord           | Riley Jane Walker Lynch       | Bao Quoc Nguyen               | Luke Hudson Reuter              | Christian James Soto         | Kathleen Margaret Wallace          |
| Vivian Carpenter Bamberg         | Hannah Madison Cohn           | Sofia Galvan-Barbosa          | Nikoli Abrera Hu                | <b>M</b> James Ziyao Ma       | Christina Minh Nguyen         | Addison Ellen Richards          | Darian Sous                  | Benjamin August Walther            |
| Hailey Elizabeth Bankester       | Mavis Collins                 | <b>G</b> Isabel Liddie Garaña | Maddox Scott Hunt               | Calvin Philip MacDougal       | Henry Doan Nguyen             | Biali Joan Rios Rodriguez       | Aidan Paul Southerland       | Abigail Lea Ward                   |
| Caleb Aarik Bari                 | KiKi Cherry Coppedge          | Sebastian Garavito            | Tiernan Duganne Hunt            | Hanner Camilo Machado         | Khanh Nguyen                  | Zachary Edward Rivas            | Dakota Daniel Spellman       | Caitlin Janelle Watkins            |
| Jackeline Barraza-Rodriguez      | Avien Alijah Cottrell         | Nathan Isaiah Garcia          | Mustafa Osamah Hussein          | Castilla                      | Long Tran Bao Nguyen          | Nahomy Julieth Rivera           | Tanner Jackson Spencer       | Nathaniel Zachary Baines           |
| Sarah Kate Barta                 | Judaya Domingo Coulson        | Gabriel Garcia Castillo       | Lilly Winn Hutchison            | Joselynnne Macias-Reyes       | Thomas Hoang Nguyen           | Gavarrete                       | Isabelle Heidemarie Staecker | Watkins                            |
| Benjamin Jamison Bartell         | Aidan Scott Crandall          | Grecia Garza Soto             | Lindsay Huynh                   | Xavion Lawrence Mackey        | Sydney Nguyen                 | Clara Elizabeth Roberts         | Skye Chrissy Stanford        | Gage Brooks Webb                   |
| Madeline Michele Beasley         | Beck Christopher Crickmer     | David Benjamin George         | Nancy Tat Huynh                 | Anna Patricia Makowski        | Tu Anh Nguyen                 | Julieth Sofia Rodas Rodriguez   | Lily Grace Steinhauser       | Alijah Charod Webber               |
| Tabitha Jane Beck                | Norah Jane Crosier            | Rachel Elizabeth George       | Quy Ngoc Huynh                  | Jasmine Belle Mangubat        | Chuong Nhat Nhan              | William Jerome Rodgers Price    | Elise Stephenson             | Maren Abigail Weinstein            |
| Oscar Daniel Bednar              | Ella Caroline Crowe           | Sadie Jae George              | <b>I</b> Niah Nicole Irvin      | Melinda Ann Manning           | Isabella Anais Nichols        | Ramon Diego Rodriguez           | Mia Alex Stern               | Jacob Henry Wheatley               |
| Julia Eloise Beevers             | Sebastian Ricardo Nader Cruz  | Max Alexander Gerlich         | <b>J</b> Vivaan Jain            | Miles Christian Manning       | Rowan Ann Niemeyer            | Alison Rodriguez Castuera       | Ivy Evelyn Stevens           | Harper Jane White                  |
| Augustus Franklin Begert         | Anthony Cuevas Abarca         | Treyviona Nichelle Gib-       | Claire Elizabeth Jansson        | Ayla Kjerstine Marchman       | Claire Elaine Nix             | Katherine Rodriguez             | Keith James Story            | Lucy Virginia White                |
| Lorine Bell                      | <b>D</b> Rehan George D'Souza | son-Hughes                    | Alicia Grace Jaramillo          | Victoria Mariano-Macedonio    | John Davis Novinger           | Regalado                        | Finn William Strittmatter    | Roman White                        |
| Dominic Luciano Bellavia         | Christopher Noel Dai          | Ethan Lewis Gilkey            | Gerardo Yael Jaramillo          | Luis Mateo Marquez            | Collin Michael O'Desky        | Brodyn Jack Rogers              | Wilson Chan Su               | Marlee Kate Whitford               |
| JoJo Berry                       | Mark Anthony Daniels Jr.      | Matias Arturo Gil Pozo        | Mercado                         | Orianna Marquez Boulton       | Brianna Marie O'Neal          | Jayden Bailey Rogers            | <b>T</b> Avery Lauren Taylor | Ava Elizabeth Wilkins              |
| Bruno Wilhelm Biddle             | Tam Ngoc Dao                  | William Bryant Gitcho         | Zain Muhammad Firoze            | Rowan Aengus Martin           | Meryem Elif Okur              | Lucas Armstead Rogers           | Samuel Patrick Tenney        | Cayden Elijah Williams             |
| Beau Hudson Biddle               | Hunter Allen Davis            | Nadav Glazer                  | Javaid                          | Samantha Saleen Martin        | Josephine May Ostryniec       | Noah Rafael Rojas               | Hudson Farrell Thacker       | Eliza Gatlin Wilson                |
| Max Christopher Bisang           | Jack Hayden Davis             | Kathleen Larkin Golby         | Jace Ryder Jenkins              | Sophia Bianca Martinez        | Allyson Sinclair Owens        | James William Romberg           | Carlie Ray Thomas            | Samantha June Witt                 |
| Lily Grace Blanton               | Adeline Grace Day             | Lilianna Ellese Goldrick      | Malachi James Jensen            | Syanna Nicole Martinez        | McClane Elizabeth Owens       | Cruz Guadalupe Romero-Ca-       | Owen Francis Thomas          | Mason Wardell Woodard              |
| Eliana Bryce Blate               | Aurora Jane Deister           | Joel Gomez Moreno             | Carlos Ariel Jerezano Benitez   | Jolena Ann Martinez-Guzman    | <b>P</b> Ava Jay Pandya       | petillo                         | Curtis Antonio Torsten       | Ronan Panza Woodruff               |
| Sophia Grace Blate               | Ayanna Alyia De Luna          | Robert David Gonzales         | Victoria Golitz Jofre           | Kennedy Joy Matthys           | Marisol Jane Paniagua         | Ava Savyne Zea Rubio            | Thompson                     | Titus Adrian Woods                 |
| Sloan Estella Blazek             | Dax William DeRouen           | Anaya Gonzalez-Balaji         | Makayla Grace Johnson           | Inara Mavani                  | Sanayah Panicker              | Audrey Susan Rucker             | Luke Emerson Tillett         | Luke Dawson Wootan                 |
| Sylvan Robert Readoaux Block     | Heidy Diaz Garcia             | Matthew Salvador Gonza-       | Audrey Violet Jones             | Benjamin Daniel Maxwell       | Dylan Hiroshi Pascoe          | Ainsley Olivia Rudd             | Lily Ruth Tisdale            | Anna Grace Wright                  |
| Erin Kate Blumentritt            | Milena Diaz-Garcia            | lez-Mondragon                 | Natalie Marie Jones             | Averett Isis McBride          | Julian Hernan Patino          | Aarav Ruia                      | Abner Obdulio Tobar Chacon   | Robert Weldon Wright               |
| Melany Borrell Lores             | Henry Francis Dieringer       | Ethan Gorn                    | Harper Mervin Jordan            | Liam Letton McCabe            | Jacob Paul Patterson          | Genesis Analiyah Ruiz           | Emily Joanna Tolentino-Cas-  | Adin Gregory Wyndham               |
| Kameel Dee Bowen                 | Jhaxson Antwan-Martez         | Simon Gorn                    | <b>K</b> Gabriella Pardo Kaplan | Charlie Louise McCreery       | Spencer Barrett Patterson     | Gracie Page Ruthven             | tillo                        | <b>Y</b> Lana Apollonia Yarborough |
| Pablo Emilio Boyd                | Divine                        | Kylie Anne Grahmann           | Kai Linus Kawakami-Lynd         | Geneva Rosemary McDaniel      | Alexey Daniel Paulino         | Leah Rose Rutman                | Maia Ruth Tomada Browning    | <b>Z</b> Syed Ryan Ali Zaidi       |
| Beau Kolter Bradley              | Hadley Elizabeth Dodson       | Fletcher Grey Grantham        | Rowan Joseph Keenan             | Rachel Blue McDaniel          | Jaden Les Paul                | <b>S</b> Lillian Jean Sablatura | Grace Holley Torgerson       |                                    |
| Emilia Leilani Brenner           | Drew Samuel Donahue           | Violet Audrey Greenall        | Sloan McKavett Keller           | Colin Patrick McGowan         | Danny Simone Pavkovic         | Shughla Saeedzoy                | Tyler Matthew Tracy          | Maria Elydia Dominga Zavala        |
| Marin Louise Briggs Beard        | Tyson Lane Donelson           | Nettleton                     | Syd Gail Kendrick               | Ronald Clark McPherson II     | Austin Timothy Pawlik         | Maya Isabelle Saezn-Carter      | Anderson Nguyen Tran         | Caela Maria Zeddies                |
| Matthew Izaak Brock              | Ayanna Rene Doolittle         | Sydney Joy Greenberger        | Zaniyah Latrice Kennon          | Samuel Ronin Meeker           | Jadie Ann Paz                 | Katherine Isabel Salcedo        | Tavin Thai-Huy Tran          | Iryna Zhyvotova                    |
| Alexa Lindsay Bronson            | Blake Scott Dossey            | Kathryn Isabelle Gresser      | Amelie Noor Kentor              | Gabriel Anthony Melendez      | Lucia Bella Pedemonte         | Noah Sebastian Saldivar         | Aidan Gabriel Trevino        | Owen Mitchell Zimmerman            |



# Kudos to Dawn Lanier –Round Two!

"Because of the great experience working with Dawn when selling my own home a few years ago, I naturally turned to her when it came time to sell my parents' Northwest Hills home.

Once again Dawn's expertise proved invaluable. She recommended appropriate updates that would appeal to potential buyers and provided trade professionals who could achieve the best results.

She was a great support throughout the process of selling our home which had been in the family for 53 years.

Dawn exhibits all the qualities required in a real estate professional - ethics, intelligence, ability to strategize and provide solutions while at the same time being kind and patient. She understands the emotions involved in selling or buying a home and guides you through the process as if it is her own home.

Our family was so pleased to have a Realtor of Dawn's caliber handling the home sale and achieving a great sales result. We will continue to recommend Dawn as a trusted real estate professional." - Andrea Novak



**DAWN LANIER**  
**BBA, ABR, GRI REALTOR®**

9442 N Capital of TX Hwy, Plaza  
1-625, Austin, TX 78759



**COLDWELL BANKER | REALTY**

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

**JOE BOB EVERETT**

President, Advantage One Mortgage

**NMLS# 1817886**  
**RML0#305373**

1907 Cypress Creek RD Ste 103  
Cedar Park, TX 78613



(O) 512-219-7746 (C) 512-657-3615  
aomaustin.com • joebob@aomaustin.com

