

Northwest Austin News

SERVING THE NORTHWEST AUSTIN CIVIC ASSOCIATION COMMUNITY

Volume 17, Issue 1

January 2026



By NWACA Board
Northwest Austin Civic Association

Holiday Decorating Contest

First, hats off to the winners in our December Holiday Decorating Contest! There was great competition, as homes and yards were vibrantly decorated across the neighborhood. For the first time this year, we're giving cash prizes as well as yard signs

Happy New Year!

to celebrate the winners.

- First Place \$150 - Terri and Michael Loeffler, 4304 Walhill Lane
- Second Place \$100 - Suzanne and Chris Blackburn, 4303 Greystone Dr
- Third Place \$50 - Barbara and Pat Heyl, 4015 Sierra Drive

See the accompanying photos for what

the judges found most worthy! Several other homes were outstanding and deserve Honorable Mentions:

- Marsha and Garland Gray, 3901 Amy Circle
- Kristin and Kirk Ashy, 7210 Montana Norte

Recipe Column Debuts this Month

Going into the new year, we have a new



NWACA BOARD, 2

Shalom Austin's Inspired Aging Hanukkah Luncheon Brings Community Together



By Wendy Goodman Shalom Austin

On December 10, approximately 130 people gathered together for a festive Hanukkah celebration at the Dell Jewish Community Center. The event, hosted every year by Shalom Austin Inspired Aging, offers adults ages 60 and better an opportunity to celebrate the holiday as a community. The event is provided at no cost though donations are welcomed. Decorations and lunch service are provided by volunteers through Shalom Austin Women's Philanthropy, a dedicated group of women invested in building a strong Jewish community.

HANUKKAH LUNCH, 4

Holiday Decorating Contest Winners



Photos by Lynette Haaland & Erin Seitzler, Northwest Austin News



After some intense judging, Michael and Terri Loeffler won first place in the Northwest Austin Civic Association Holiday Decorating Contest. Their home at 4304 Walhill Lane is a must see.

Chris and Suzanne Blackburn, along with their pup Lady, showcase many Santas at their home at 4303 Greystone Dr. They won second place this year (photos left).

Patrick and Barbara Heyl at 4015 Sierra Dr. won third place with their 20 year old Nativity (above) and lots of lights on their oak trees and house.

Marsha and Garland Gray at 3901 Amy Circle received honorable mention. Their large Nativity includes camels, angels, Mary, Joseph and Jesus.

Kirk, Kristin, Olivia and Thomas Ashy at 7210 Montana Norte also received honorable mention with their blowup collection of penguins vs dinosaurs playing soccer and lots of lights.



HOLIDAY DECORATING, 7

**ADAM
LOEWY**

ACCIDENT
AND
INJURY LAW

20
YEARS

LOEWY LAW FIRM
HELPING INJURED TEXANS



NWACA Area Road Construction Report

By RUVEN BROOKS, Northwest Austin Civic Association

Construction is underway on several existing projects, and people living in the Northwest Austin Civic Association area now may encounter continued disruption on major highways, including Spicewood Springs Road, Loop 360, Highway 183, and I-35. Each of these projects has its own website, which provides frequent updates on project activities. Links to these websites have been placed on the NWACA home page, www.nwaca.org.

The NWACA Congestion Problem

Residents of NWACA should expect congestion when traveling on Spicewood Springs Road between Mesa and Loop 360 at least over the next five years and, possibly, indefinitely.

Spicewood Springs Road

The City of Austin project to widen this road to two lanes in each direction and to add water supply infrastructure from Mesa to Loop 360 is still anticipated to be completed in winter, 2026-2027. The completion of construction will have little impact on congestion since vehicles must still go through a traffic light at the intersection of Spicewood Springs Road and Loop 360.

Loop 360 Projects

In their 2016 feasibility study, TxDOT presented plans to replace the light at the Spicewood Springs Road/Loop 360 intersection with an overpass on Loop 360; however, the starting date for this work has been repeatedly delayed. The date for the beginning of construction is now delayed until 2029, contingent on funding becoming available. Construction would take two to three years, so the earliest date for

possible congestion relief would be 2032.

Unfortunately, the reduction of congestion by the completion of this overpass will probably be short-lived. The City of Austin demographer released an improved population growth model in August 2025. Although Northwest Hills is expected to be one of the slower growing areas of the city, it is still projected to grow by approximately 1,800 people by 2040. Not all these people will use Spicewood Springs Road to get to Loop 360, but other people who do not live in Northwest Hills will use the road to get from Loop 360 to locations within NWACA or to cross NWACA. Again, these areas are likely to grow, resulting in more traffic through the Loop 360/ Spicewood Springs intersection. To date, neither the City of Austin nor TxDOT have announced plans to increase the capacity of this intersection beyond what was released in 2016 and not yet constructed.

Google Fiber Project Update in Northwest Austin Civic Association Area

Google Fiber is a fiber broadband Internet service operated by Alphabet Inc. Google Fiber announced expansion to Austin in April 2013 and is now servicing cities in 19 states. Google Fiber construction in the Northwest Austin Civic Association footprint has been going on for months. The most destructive part was where streets were blocked and pavement dug up to lay down fiber. That is finished but it seems to be taking a very long time to complete the project. There is still orange netting around holes in the ground.

Here is a Q&A from editors Joyce Statz and Lynette Haaland with Google Fiber officials from December 11. It answers questions regarding the local project:

Q. Why are there still holes in the pavement that are covered by metal plates, though the cable seems to be completely in place?

Safety is our top priority. During construction, we have come across portions of Northwest Hills with underground infrastructure (water, gas, electric) that is not located accurately in existing records and plans.

During our construction, when we find a complex conflict, we have to pause work at that specific location to coordinate with the City of Austin and other utility providers. This ensures we can dig safely without impacting residents' utility

services. The metal plates keep the road open and safe while we work through the necessary coordination and approvals.

Q. Why do the crews complete a few of the marked holes on a given street (places where there is fiber and orange netting), then go one to another street before finishing the first one?

Because of the utility conflicts mentioned above, we sometimes have to pause work on a specific section of a street while waiting for a permit revision.

Rather than stopping all work in the neighborhood while waiting for that one approval, our crews move to the next cleared section. This allows us to keep the overall project moving quickly, even if it requires us to circle back to finish the difficult spots later.

Q. Why are the boxes that are installed on the ground not put at ground level? Often, they are inches below ground level, which is a big nuisance for homeowners and lawn care workers who need to mow near them.

Our standard is for all vaults to be installed flush with the ground.

If a box is currently uneven, it may be due to the ground settling or because we are waiting on final restoration. We are required to fix these grading issues before the City of Austin

will close out our permits, and we fully intend to do so.

If a resident sees a vault creating a hazard, they can call our 24/7 construction support line (877-454-6959) so we can address that specific location.

Q. How long will it take to complete the construction in Northwest Hills?

The majority of civil construction in the Northwest Hills area is complete.

The remaining areas include those "complex" spots requiring permit revisions due to unforeseen utility conflicts. Because the timeline for these specific approvals from the City varies, we can't give an exact end date, but we are working to close them as fast as the City approves the work.

In other areas, we are still working on restoration work to ensure we are leaving areas in as good or better condition than we found them, and splicing and testing of our network before making service available to neighbors.

Q. Will we be notified when it's possible to get Google Fiber active in our neighborhood?

Yes. The best way to get an immediate alert is to sign up for email updates at GFiber.com. Residents can enter their address now, and they will receive an automated email the moment sign-ups open for their specific location.

New Year Opportunity

In March 2025, the NWACA Board approved funding for a Styrofoam® recycling bin, now located in the Anderson High School parking lot. It's been a tremendous success! We thank the neighborhood for using it, rather than tossing the foam into the trash. There's a need, though, for a few more people to volunteer to take the recycled material to the City of Austin Recycling and Reuse Center. As you think about your new year's resolutions, perhaps you'd like to do a bit of volunteering! Please let us know if you can help by sending an email to info@nwaca.org. Thanks!

January is Membership Renewal Time

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

To join, renew, or check if you've already renewed for this year, go to www.nwaca.org, use the green Membership button at the top of the home page, then select the "Make a Payment (Join or Renew)" option. When you specify your email address, you'll be sent a login link in your email. Use that link to sign in and review the date on which your membership expires; then proceed accordingly.

More details can be found in the article about membership in this issue.

Thank you very much.

NWACA BOARD, FROM 1

column included in our newsletter. Jerry Mankovsky, whom many of our neighbors know as an OB/GYN who delivered more than 1,000 babies in his career, is also a great cook! He'll be featuring a favorite recipe each month, enticing you to give them a try. Warning: the cream cheese dip he describes this month can be addictive!

Annual Calendar for 2026

You may have noticed that throughout 2025, we maintained a high-level calendar of NWACA activities in the newsletter, near the membership form along with other essentials. The calendar for 2026 appears there now. We look forward to seeing you at these major events throughout the year:

- March 25 - Annual Neighborhood Meeting (St. Matthew's)
- April 19 - Mick Koffend Earth Day Festival (Hill Elementary)
- May 2 (tentative) - Spring BOPA Recycling Event (for NWACA Members)
- June TBD - Murchison Pool Opening Ice Cream Event
- July 4 - Parade and Freedom Fest - huge for nation's 250th birthday
- August 15 (tentative) - Shred Day (for NWACA members)
- September 26 (tentative) - Neighborhood Garage Sales
- October 17 (tentative) Electronics Recycling (for NWACA members)
- Quarterly - Steck Valley Greenbelt Trail work (Feb, May, Sept, Nov)
- Monthly March through October - Bull Creek District Park or Allen Park cleanups

Please mark your calendars, and plan to join us!



**DOCHEN
REALTY GROUP**
BRAMLETT PARTNERS

Dochen 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 spring? Let's make it happen! We'd love to hear from you.



Katie Dochen
REALTOR®

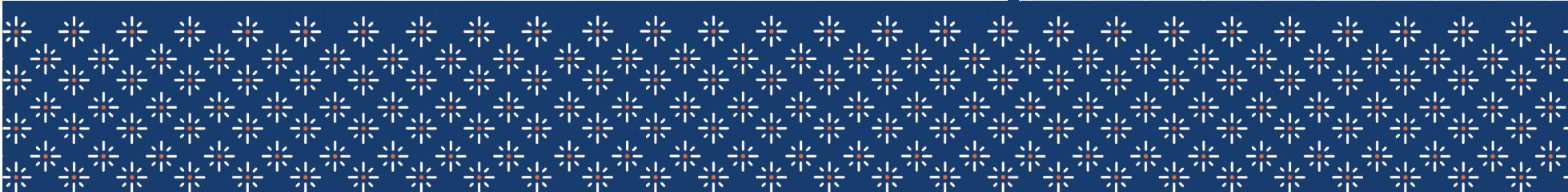
Arlene Maze
Broker Associate
REALTOR®

Carol Dochen
Broker
REALTOR®

Patti Tauber
REALTOR®

Melanie Waters
REALTOR®

Victoria Pearson
REALTOR®



dochenrealtors.com



Rabbi Septimus Accepts New N. American Role



Rabbi Daniel Septimus, who has served as CEO at Shalom Austin for the past ten years, will be transitioning from the organization to pursue a new professional opportunity as the first executive director of the newly established Center for Jewish Peoplehood with the JCC Association of North America beginning July 1, 2026.

Rabbi Septimus will continue in the CEO role for the next seven months to ensure a thoughtful, seamless transition

for staff, partners and the community.

Shalom Austin Board Chair Phil Loewy shared heartfelt recognition of Rabbi Septimus' impact. "Rabbi Septimus has been a transformative leader for the past decade," Loewy said. "His ability to bring people together, inspire collaboration and remain committed to our mission and values has left a lasting mark. We are thankful for all he has built, for the energy and dedication he has brought to Shalom Austin and this role, and for the meaningful impact he has made on our community."

Rabbi Septimus has served as a congregational rabbi, Hillel director, and, most recently, CEO of Shalom Austin.

At Shalom Austin, Rabbi Septimus guided the organization through a transformative era of growth, resilience, and community leadership. He oversaw a \$40 million capital campaign to expand and renovate the Dell JCC facilities and move the Shalom Austin Jewish Family Service headquarters to the Dell Jewish Community Campus. He grew annual revenue from \$12 million to more than \$28 million — at which time membership more than doubled.

He launched a strategic plan focused on forming a stronger connection to Israel and the Jewish people and recognized the need to build infrastructure to address Greater Austin's growing geographical diversity. Those efforts resulted in strengthened engagement and philanthropy and expanded Israel and Jewish peoplehood

initiatives, including inaugurating Austin's Z3 conference.

Rabbi Septimus also led the community through rising antisemitism, convening major public gatherings, launching the "No Hate in the Lone Star State" campaign, mobilizing over 1,500 faith and civic leaders, and coordinating the local response following the October 7 attacks. Under his leadership, the community raised \$2.8 million for the Israel Emergency Campaign. More recently, he led a national community effort raising more than \$840,000 to support families and individuals affected by the Central Texas floods.

Rabbi Septimus reflected on the decision. "Serving Shalom Austin and the Greater Austin Jewish community for the past decade has been one of the greatest honors of my life," Rabbi Septimus said. "This community has shaped me in ways I will carry forever. While it is bittersweet to bring this chapter to a close, I am filled with gratitude — for our staff, our volunteers, our leadership, our partners, and the many individuals who make this place so special. I remain fully committed to a smooth transition and will continue working alongside our team in the months ahead."

In his new role at the JCC Association, Rabbi Septimus will oversee a broad portfolio of Jewish identity, education, and community-building programs across North America, Israel, and beyond. He will provide strategic leadership, strengthen partnerships with JCC executives, staff, and boards, and engage with funders and community leaders.



HANUKKAH LUNCH, FROM 1 The program featured performances by children from the Zeifman Family Early Childhood Program and Austin Jewish Academy. Temple Beth Shalom Assistant Rabbi Will Hall and Temple Beth Shalom Music Assistant Sara Kaye led a meaningful and celebratory Hanukkah service including festive singing and prayers.

The next Inspired Aging holiday luncheon will take place around Passover 2026. Want to get involved with this vibrant community, visit shalomaustin.org.

Advanced HEALING STARTS HERE.

Massage • Skincare • Chiropractic

 **mantra**
WELLNESS

Located in Northwest Hills
mantrawellness.co | 512-960-4660
Individual & Family Memberships!

Therapists avg. 20 years experience.
 100% 5-star reviews.

New!
 HSA/FSA/
 INSURANCE
 ACCEPTABLE



Austin's Light-Rail May Clear Major Hurdle with Trump Administration

By NATHAN BERNIER

KUT News

Austin's long-promised light-rail line is poised to clear a major bureaucratic hurdle within days, giving new momentum to a project that has pushed through years of political and legal resistance.

Federal transportation officials are expected to issue a final environmental ruling by the end of the month, a sign that Washington still views Austin's plan as viable after years of uncertainty.

The decision won't settle the project's fate or lock in the billions of federal dollars it depends on. Those grants would come only after the Austin Transit Partnership (ATP) completes the most detailed designs of the system and the Federal Transit Administration (FTA) scrutinizes them.

That process is expected to take about 18 months. ATP is hoping for more than \$4 billion in grants to cover almost half the project's price tag: \$7.1 billion in construction costs plus more than \$1 billion in interest payments.

The sprawling document — known in government-speak as a Final Environmental Impact Statement and Record of Decision — would move Austin's light-rail line into its most consequential phase since 2020, when voters approved the city's largest ever transit expansion by authorizing a similarly historic property tax increase.

Clearing the environmental review would allow ATP to award three major contracts that will define how the system is built.

The biggest of those contracts is a multibillion-dollar deal to design and build the 9.8-mile light rail line, including everything from the tracks and stations to the bridges and new sidewalks.

The second contract is to build a 62-acre operations and maintenance facility near Austin-Bergstrom International Airport. The third is to procure the first light-rail vehicles, expected to run as often as every five minutes.

ATP could also begin expropriating real estate once it receives environmental clearance, using eminent domain to acquire dozens of businesses and up to three single-family homes. The estimated costs for property acquisition top \$1 billion.

Since 2020, ATP has amassed more than \$400 million in cash reserves from tax collections and investment income. The Project Connect property tax rate is expected to rake in another \$185 million in 2026, money the agency said it will use for early design, utility relocations and property purchases while the federal grant process continues.



Austin Transit Partnership

Austin's light-rail vehicles would be up to 130-feet long and have a maximum capacity of 200 to 270 people, ATP said. This rendering includes a cross-section to show what a vehicle might look inside. ATP has not decided which light-rail vehicles to buy.

Austin ranks high in federal review of transit proposals

Among the rail projects now moving through federal review, Austin's light-rail has one of the highest costs-per-mile: \$840 million, according to an FTA report released in November.

Despite that hefty price tag, the FTA gave Austin's project the second-highest possible score in its annual review of transit proposals. Austin might have scored even higher if its cost effectiveness metric had not been dinged.

Much of those costs come from the additional infrastructure being packed into fewer than 10 miles. The starter line includes a new bridge over Lady Bird Lake, elevated sections along Riverside Drive and full street reconstruction on some of Austin's busiest roads.

Beneath those streets are dense layers of water, wastewater, electric and telecommunications utilities that must be relocated or upgraded.

The project also includes the billion dollar maintenance yard, three park-and-ride facilities at each end and miles of new sidewalks, bikeways and streetscape amenities.

Even with the federal momentum, major uncertainties remain

A lawsuit is set for a hearing before the Texas Supreme Court on Jan. 14. That case combined ATP's lawsuit seeking court permission to issue bonds with a separate challenge

of the Project Connect tax.

The January hearing centers on a procedural dispute that has slowed the cases but could eventually determine if ATP can borrow the money it needs to fund the large upfront costs of such an intensive infrastructure project.

State lawmakers might take another crack at severing the cash pipeline funding the project after failed attempts in 2023 and 2025. Republican legislators have argued that because Texas cities can't use money from their maintenance and operations property taxes to pay back big debts, local government corporations like ATP shouldn't be able to either.

But the Texas legislature is not scheduled to reconvene until January 2027. By then, construction of the light-rail system could be underway.

ATP officials acknowledged the risks but said the pending environmental decision could be a major

boost.

After five years of political battles, cost escalations and downsizing the initial plan from a 20-mile system with a downtown subway to a 9.8-mile surface line, they believe an FTA stamp of approval would give the strongest footing yet to Austin's light-rail ambitions.

LET ME BE YOUR DRIVER

AIRPORT * DAY TRIPS * OUT OF TOWN * DATE NIGHT * PET TRIPS

*35 year Austin Resident

*30 year Northwest Hills Resident

*Clean record

*Car seat available upon request



STAN SHAW

Your Driver

512-751-7606 stan0857@yahoo.com

FLAT FEE CASH OR VENMO (no taxes, no toll fees, no airport fees)

Travis County DA Moves to Exonerate Wrongfully Accused Yogurt Shop Murder Suspects

By ANDREW WEBER, KUT News

Travis County will formally undo charges leveled against four young men for Austin's infamous yogurt shop murders after police found the man they believe responsible for the 1991 case earlier this year.

Travis County District Attorney José Garza said he has filed the paperwork to exonerate the four men initially accused of the murders of Amy Ayers, Eliza Thomas, and Jennifer and Sarah Harbison at an I Can't Believe It's Yogurt shop in December 1991.

Michael Scott, Robert Springsteen, Maurice Pierce, and Forrest Welborn were all tied to the murders in 1991 and charged in 1999.

Austin Police said in September they believe Robert Eu-

gene Brashers was responsible for the murders, ending a decades-long search for answers in the case that shocked Austin, drew national headlines and was the subject of an HBO docuseries.

Garza said his office filed paperwork Thursday for the surviving men to formally clear their records.

"Thirty-four years is too long for anyone to have to wait for the criminal legal process to be over," Garza said. "And it is our hope that [this filing] ... will be the first step in finally closing this case so that all involved can move forward."

While the charges were previously dropped against the former suspects, they were still on the record. Garza said the filing will allow their records to be formally cleared in Travis County.

Springsteen and Scott were convicted in 1999. Springsteen

was sentenced to death, while Scott was given a life sentence. Both of those cases were tossed out in 2006 by the state's highest criminal court.

Pierce spent more than three years in a Travis County jail awaiting trial until the case was dismissed in 2003. Pierce later stabbed an Austin police officer and was fatally shot in 2010. Wellborn's charges were dropped in 2000.

Both Springsteen and Scott maintained for decades that their confessions were coerced by police.

After APD's announcement in September, Scott, who was incarcerated for nearly 10 years, said he was glad the real suspect was finally identified.

"This case stole decades of my life, but the truth has finally come to light," Scott said.

KUT reached out to Scott's attorney for a comment but did not hear back before publishing time.

Austin is Prepared for Potential Winter Storm Outages

By LUZ MORENO-LOZANO, KUT News

The National Weather Service is forecasting warmer and drier-than-normal conditions for the Austin area this winter. But meteorologist Jason Runyan said high-impact storms are still possible. Historically, these winter storms tend to occur in January and February.

"So pay attention and stay aware as we move into the peak of our winter season," Runyan said.

In a joint news conference on December 15, Austin Mayor Kirk Watson, Travis County Judge Andy Brown and other city and county leaders said they are ready for when another round of severe cold weather hits, making preparations to keep roads clear, utilities functioning and people safe. But Watson said despite these efforts, the response will not be flawless.

"How we prepare and how we react will never be perfect," Watson said. "Some things just aren't anticipated, but we are

going to be prepared to react as fast as humanly possible."

Watson said Austin Energy crews are working to keep power outages minimal by trimming trees and weather-proofing equipment. But outages are likely to happen during an ice storm or another severe weather event.

"It is inevitable," he said. "But we are preparing to make sure there are as few as humanly possible. And when there are outages, we can restore power as fast as humanly possible."

Providing a warm place for people to sleep overnight is also part of the winter preparedness plan. Chris Anderson, deputy director for the city's Homeless Strategy Office, said the city will continue to provide shelter and warming centers to those in need.

Officials also encouraged residents to prepare emergency kits with items like flashlights, extra blankets, batteries and medications, and to stay informed on weather threats and local response. You can sign up for alerts at warncentraltx.org.



Marsha and Garland Gray at 3901 Amy Circle received honorable mention in the NWACA Holiday Decorating Contest. They have a large Nativity as well as Christmas carolers.

SpotCrimes Northwest Austin Area Include DWI, Burglary, Disturbances

| | | | | | | | |
|---|--|---|---|--|--|---|--|
| 11/09/2025 3:28 PM BURGLARY/AUTO 70XX LAKEWOOD | BURGLARY 38XX DRY CREEK | EAST HILL Dr. | 11/26/2025 12:50 PM FAMILY DISTURBANCE 35XX NORTH HILLS | 12/03/2025 7:51 PM CHILD CUST INTFR 41XX TABLEROCK | BURGLARY/HOME 87XX MT. RIDGE | PUBLIC SERVANT 67XX OLD QUARRY LN | 89XX CURRYWOOD |
| 11/17/2025 10:02 AM HARASSMENT 81XX BAYWOOD DR | HARASSMENT 36XX SERENA WOODS | 53XX WESTERN HILLS | 11/28/2025 2:43 PM AUTO THEFT 84XX BENT TREE | 12/03/2025 10:26 PM FRAUD 59XX BALCONES | 12/06/2025 1:02 PM THEFT 60XX MT. CLIMB | 12/11/2025 7:30 PM TERRORISTIC THREAT 35XX NORTH HILLS DR | 12/14/2025 12:45 PM BURGLARY/AUTO 54XX RIDGE OAK |
| 11/17/2025 1:58 PM BURGLARY/AUTO 67XX LAKEWOOD | THEFT 89XX BUSINESS PARK | 70XX VILLAGE CENTER | 11/28/2025 5:42 PM AGG ASLT STRANGLE 84XX BENT TREE | 12/03/2025 11:48 PM FRAUD 59XX BALCONES | 12/08/2025 3:39 PM CONTRL SUB/FRAUD 36XX FAR WEST | 12/11/2025 10:38 PM AUTO THEFT 71XX WOOD HOLLOW | 12/14/2025 4:48 PM COUNTERFEITING 70XX VILLAGE CENTER |
| 11/17/2025 4:43 PM ASSAULT BY THREAT 65XX SHADOW VALLEY | HARASSMENT 36XX SERENA WOODS | 11/20/2025 12:39 PM SUSPICIOUS PERSON 70XX VILLAGE CENTER | 11/24/2025 11:57 AM 34XX EXECUTIVE CENTER | 12/04/2025 10:47 AM ROBBERY/ASSAULT 34XX GREYSTONE | 12/08/2025 5:38 PM AGG ROBBERY/DEADLY WEAPON 59XX HIGHLAND HILLS | 12/13/2025 5:05 PM DISTURBANCE 36XX NORTH HILLS DR | 12/15/2025 6:27 AM HARASSMENT 72XX HART LN |
| 11/18/2025 11:15 AM THEFT 68XX AUSTIN CENTER | FAMILY DISTURBANCE 81XX MOPAC | 11/21/2025 6:44 AM THEFT/AUTO PARTS 71XX HART LN | 11/24/2025 12:15 PM 71XX GREYSTONE | 12/04/2025 2:16 PM THEFT/BICYCLE 71XX GREYSTONE | 12/08/2025 10:40 AM TERRORISTIC THREAT 57XX BALCONES | 12/13/2025 9:53 PM INJ TO ELDERLY 34XX NORTH HILLS DR | 12/15/2025 8:33 AM BURGLARY/AUTO 41XX STECK |
| 11/18/2025 11:53 AM THEFT/LICENSE PLT 71XX WOOD HOLLOW | FRAUD 95XX JOLLYVILLE | 11/21/2025 9:43 AM HARASSMENT 35XX GREYSTONE | 11/25/2025 8:24 AM 39XX STECK | 12/04/2025 8:22 PM THEFT 55XX MOPAC | 12/11/2025 10:47 AM HARASSMENT 56XX CAPRICE DR | 12/14/2025 8:22 AM AUTO THEFT 82XX BENT TREE | 12/15/2025 8:54 AM DEBIT CARD ABUSE 87XX WESTOVER CLUB |
| 11/19/2025 9:35 AM BURGLARY/AUTO 86XX ALVERSTONE WY | ASSAULT W/INJ 41XX GREYSTONE | 11/21/2025 11:57 AM BURGLARY/AUTO 76XX WOOD HOLLOW | 11/25/2025 7:24 PM 62XX LEDGE MOUNT. | 12/03/2025 8:57 AM BURGLARY/AUTO 62XX LEDGE MOUNT. | 12/05/2025 8:06 AM CRIMINAL MISCHIEF 36XX GREYSTONE | 12/11/2025 11:03 AM BURGLARY/HOME 47XX SPICEWOOD SPGS | 12/14/2025 9:13 AM AUTO THEFT 69XX OLD QUARRY |
| 11/19/2025 4:58 PM AUTO THEFT 94XX RESEARCH | HARASSMENT 60XX MOPAC | 11/26/2025 6:02 AM 41XX FIRSTVIEW | 11/26/2025 10:57 AM 76XX WOOD HOLLOW | 12/03/2025 5:09 PM AUTO THEFT 76XX WOOD HOLLOW | 12/05/2025 7:54 PM CRIMINAL MISCHIEF 35XX NORTH HILLS DR | 12/11/2025 12:28 AM FAMILY DISTURBANCE 40XX STECK | 12/15/2025 12:28 PM ASSAULT W/INJURY 52XX OLD SPICEWOOD SPRINGS |
| 11/20/2025 4:32 AM Marijuana Paraphernalia | 11/23/2025 11:09 AM Marijuana Paraphernalia | 11/26/2025 10:57 AM BURGLARY/AUTO 61XX SHADOW VALLEY | 11/26/2025 12:39 PM 61XX SHADOW VALLEY | 12/03/2025 6:11 PM AUTO THEFT 71XX WOOD HOLLOW | 12/06/2025 4:20 PM IMPERSONATING 12/06/2025 12:39 PM FAMILY DISTURBANCE | 12/11/2025 10:56 AM FAMILY DISTURBANCE | 12/14/2025 10:56 AM FAMILY DISTURBANCE |

HOLIDAY DECORATING, FROM 1



Upper Right: Patrick and Barbara Heyl at 4015 Sierra Dr. won third place.
Above: Kirk, Kristin, Olivia and Thomas Ashy at 7210 Montana Norte also received honorable mention with the penguins vs dinosaurs in a soccer match.
Top Middle: Mike and Lauren Hanschen with sons Jack and Wes with their collection of lights and blowups covering every inch of their yard at 4300 Walhill Ln.



gracia

mediterranean

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



gracia
mediterranean

gina's
on congress

Flavor
CATERING + EVENTS



delysia.com

Delysia
CHOCOLATIER®

MARKET UPDATE

YEAR IN REVIEW

NORTHWEST HILLS AND WESTOVER HILLS

| | |
|---|---------------|
|  | \$1,162,500 |
|  | \$206,666,470 |
|  | \$439 |
|  | \$421 |
|  | \$1,195,000 |
|  | 50 |
|  | 166 |

| | |
|---|--------|
|  | 2.42% |
|  | 16.39% |
|  | 1.57% |
|  | 1.20% |
|  | 4.39% |
|  | 10.71% |
|  | 15.74% |



nest
PROPERTIES AUSTIN



YOUR NEIGHBOR. YOUR FRIEND. YOUR REALTOR.

JULIE WAIDELICH

NEW YEAR | NEW HOME

Thank you for your trust, support, and referrals! As we head into 2026, we anticipate a more balanced Austin real estate market with steady demand, improving inventory, and opportunity for both buyers and sellers. We look forward to helping our clients, friends, and referrals achieve their real estate goals.

Wishing you a prosperous, joy-filled, and transformative 2026. May your homes be filled with laughter, your goals met with resounding success, and may you create new memories in a home you love!

If you're planning a move or need real estate advice in 2026, feel free to reach out! I'd love to help!

JULIE WAIDELICH
BROKER | OWNER, REALTOR®
512.784.1990
julie@nestpropertiesaustin.com



Austin Home Prices Level Off in 2025, They Could Drop in 2026

By LUZ MORENO-LOZANO, KUT News

If you were trying to purchase a home in Austin in 2025, it might have been a tad less painful on your pocketbook than it was two years ago. That is because home prices have dipped slightly, and there are more homes on the market for sale.

Buyers and sellers should expect more of the same heading into 2026, according to market research shared by the Austin Board of Realtors.

Vaile O'Grady, a market research advisor with the Austin Board of Realtors, said the market has started to cool a bit, meaning prices are continuing to drop. That comes after years of volatility that included high mortgage interest rates and swings in home prices.

"Overall the market didn't really suffer on the pricing side, which is good and bad," she said. "Sellers are happy that they are getting what they are asking for if they are pricing it correctly, but it doesn't make it easier for buyers. However, inventory is up and that signals to me that we probably will see pricing softening as we enter the first part of 2026."

A steady market

The market's steadiness is defined by a few things: mortgage rates, home prices and how many homes are for sale.

Mortgage interest rates, which help determine monthly payments, are hovering around 6%. O'Grady said researchers expect those rates to remain around the same and possibly even continue to dip in 2026. While rates are relatively high compared to pandemic-era numbers, they have been coming down. If the rates stay level or even drop a little more in 2026,

it will be good news for buyers. The lower the rate, the less it will cost to buy a home.

Meanwhile, home pricing remained relatively flat. The median home price in the Austin-Round-San Marcos Metropolitan Statistical Area hit \$439,000 in October, which is about a 1% increase year over year. That is down from the peak of \$480,000 in June 2023, according to data from the Austin Board of Realtors.

"We've been fluctuating between \$420,000 and \$480,000 as a median sales price for a couple of years now," O'Grady said. "We've kind of settled into that price band market-wide."

But she said home prices in suburban areas are not as high and should stay lower than in Austin's core as more homes are built there.

She said that is likely due to the number of homes available to sell being up in areas outside of Austin, including Williamson, Hays and Bastrop counties and in San Antonio. As the law of supply and demand dictates, more homes for sale can mean lower prices.

"People want to stay in Texas but they are looking a little further out," O'Grady said. "Builders are going into ex-urban locations that they wouldn't have considered a few years back, because they want to be able to provide housing that people can actually afford."

What's ahead in 2026?

Tommy Tucker, a local home builder and president with the Home Builders Association of Greater Austin, said it was a tough year for new home construction considering the shock value of tariffs on the cost to materials and labor. But

things have started to normalize in the last several months.

"It's better than it was in the spring when it was chaotic with lumber, concrete and steel going up [in price]," Tucker said. "Those have seemed to have stabilized ... These are commodities that we are dealing with so they do fluctuate."

Heading into 2026, Tucker expects things to continue to improve and balance out.

"We are starting to see a bit more of an equilibrium in terms of supply," he said. "The market is not great, but it seems to be stabilizing and getting to more of a middle ground."

As the prices of homes stayed flat in 2025, Austin city leaders have said they hope changes to its home construction rules will help bring down housing costs.

Austin's Home Options for Mobility and Equity, or HOME initiative, aims to create more housing and different types of housing to make home buying more affordable.

A recent report found that the city's efforts are moving in the right direction with hundreds of permits already approved to create more dense housing in single-family neighborhoods with little negative impacts such as displacement. Stevie Greathouse, a division manager with Austin's planning department, said she is optimistic of a gradual uptick of the program next year.

"The goal of the HOME initiative is to create smaller housing units that could be more affordable because they are putting smaller buildings on smaller lots," Greathouse said. "But in general, there is no one silver bullet in a regulation that will create opportunities we want for Austinites, and [HOME] is just one of many tools."

Recipe of the Month

Cream Cheese Dip

By JERRY MANKOVSKY

Northwest Austin Civic Association

As Christmas approaches, nostalgia takes me back to childhood memories of big family dinners with grandparents, parents, aunts, uncles, cousins, and friends. We were blessed with fantastic cooks/bakers in my grandmother, my aunts, and my mother. One appetizer that sticks out in my memory from 70 years ago was my father's youngest sister's recipe, Aunt Marie's Cream Cheese Dip.

If you do not like garlic, do not make this recipe, as there is enough garlic in it to keep away the fiercest vampire. If you do like garlic, be careful as this dip is like "Crack."

INGREDIENTS:

1 large block of cream cheese (room temperature)
2 small (8oz.) chive/onion flavored cream cheese spread (room temperature)
4-5 crushed garlic cloves, using a garlic press
Lemon juice, approximately 3 tablespoons
Sour cream to thin the mixture, at least 1 cup to start

Once cream cheese and cream cheese spread are room temperature, place them in a large mixing bowl. Add crushed garlic, lemon juice, and sour cream. Mix with a hand mixer until smooth and creamy, adding sour cream, as needed, to thin. Best made at least 4 hours before serving and refrigerated.

Serve with large corn chips. This recipe serves 10-12 people.

It is great for holidays, football watching, any gathering of family and friends. I hope you enjoy Aunt Marie's Cream Cheese Dip as much as I have.

Wishing you all a happy, healthy, and prosperous holiday season.

New Year, New You - Not So Fast

By REENA KAVEN, Mantra Wellness Owner
Northwest Austin News Contributor

The New Year always arrives, laden with two things: hope ... and a long list of things we're absolutely certain we have to "fix." But here's the truth no one says loudly enough: you're not a renovation project. You are a living, breathing, beautifully complicated human being, and accepting who you are isn't a resignation; it's a radical act of wellness.

This year, instead of rushing toward a "new you," focus on the you who's been quietly seeking a bit of compassion. The one who put in her best work on the days that everything felt heavy. The one who laughed too loudly, cried unexpectedly, forgot the to-do list, or crushed it, sometimes all in the same week. You deserve that version of you a standing ovation, not a

makeover.

Self-acceptance doesn't mean you stop growing; it means you stop waging war with yourself. It's trading perfectionism for presence, judgment for curiosity, pressure for breath. It's saying, "I'm allowed to evolve, but I'm also allowed to rest." So welcome this New Year as a gentle one.

Celebrate the soft victories: the boundaries you honored, the grace you gave yourself, the moments you didn't abandon your own needs. Allow yourself to be both a work in progress and a masterpiece - you already are. And if you need a mantra for the next year, try: I choose to meet myself with kindness before goals, compassion before comparison, and acceptance before ambition. A new you isn't necessary in the year ahead. It needs a kinder you. And she's already here.

We  Northwest Austin news!
We want to feature news from all ages and stages.
Share story tips anytime!
512-483-1708
Lynette@FourPointsNews.com
Need to reach 7,000+ homes in print?
We have excellent advertising opportunities!





A DIFFERENT KIND OF UPDATE

No Unsolicited Data. Just Dog Pics...

Rather than another year-end real estate market report, we're sharing something a little more fun. Scan the QR code for our favorite photos of Scout, our six-year-old Vizsla, from the past year.



When you're ready for market insights tailored to your home, just reach out. And if you see us around the neighborhood, stop us and say hi.

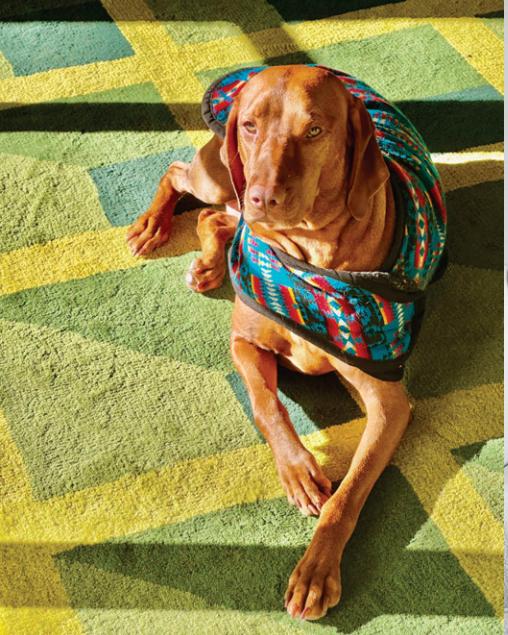


COMPASS

Joe & Cara Keenan

Keenan Group at Compass
#1 Team | Austin Board of Realtors®

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



COMPASS

K KEENAN
GROUP

NWACA Block Parties Bring Neighbors Together

By KEVIN KOTT, Northwest Austin Civic Association

Over the past few months, our neighborhood was buzzing with laughter, music, and the positive energy that comes from neighbors spending time together. Sponsored by NWACA, numerous block parties popped up across the community, turning ordinary streets into welcoming gathering places and reminding us why we love living here. These were parties to celebrate National Night Out, though they were held on dates that vary widely.

From shared meals to sidewalk games, each block party had its own unique flavor while reflecting the same spirit of connection. Long-time residents caught up with familiar faces, new neighbors were warmly welcomed, and children enjoyed the freedom of playing safely in the street while adults looked on and chatted. These simple moments - introductions, shared stories, and spontaneous conversations - are the building blocks of a strong neighborhood.

NWACA worked behind the scenes to recruit block party hosts and provided modest cash incentives to prime the festive pumps. The block party hosts organized a variety of themed events from potluck-style meals to catered dishes. Others brought out grills, coolers, or margarita machines. Music playlists drifted through the air, lawn chairs lined the sidewalks, and chalk art transformed pavement into colorful murals. For newer residents, the block parties were an easy and welcoming way to get involved. For old timers, they were a reminder of traditions that have long made our neighborhood special.

Right: Lost Ridge Partiers



Here are some examples of party themes.

- Rockledge Drive block partiers were treated to a tour of the Raben's awesome Retro Garage/Museum featuring memorabilia like their convertible 1957 Chevrolet.
- Williams Ridge Way partygoers enjoyed margarita machine drinks and pickleball matches courtesy of Barry and Beth Rinke's pickleball court.
- Many of Walnut Clay Drive's 140 partiers came in full Halloween regalia.

Beyond the fun, these block parties serve an important purpose. They strengthen relationships, increase familiarity among neighbors, and foster a greater sense of safety and belonging. When we know one another, we're more likely to look out for each other, share resources, and work together to address neighborhood concerns. Events like these help turn a collection of houses into a true community.

NWACA extends a heartfelt thank-you to everyone who helped organize, hosted their block, brought food, set up tables, supervised games, or simply showed up with a smile. Your participation made these events a success. If you're interested in helping plan future gatherings or have ideas for other community-building activities, we encourage you to reach out to NWACA.

As we move into the new year, let's carry forward the connections made at these block parties—waving hello on our walks, checking in on neighbors, and continuing to build the friendly, engaged neighborhood we all value.

NWACA BLOCK PARTIES, 16-17

Dochen Realty Donates 108 Coats for Kids

Demonstrating the power of community, Dochen Realty Group delivered 108 coats on December 1 to The Junior League of Austin's annual Coats for Kids donation drive partner, Jack Brown Cleaners. The group collected the coats Thanksgiving week through the generosity of their clients.

Each year The Junior League of Austin and its partners collect and distribute over 30,000 warm winter coats to Central Texas children. This year's contribution from Dochen Realty Group represents a heartfelt effort to keep Austin children warm as temperatures drop. Coats for Kids has distributed more than one million coats since The Junior League of Austin rolled-out the program 39 years ago.

Dochen Realty Group founder, Carol Dochen, emphasized the large donation was a joint effort. "We are grateful to our thoughtful clients who generously supported this cause. They want to see their Austin neighbors taken care of just as much as we do. We're honored to support The Junior League of Austin. Service, community, and connection are at the heart of what we do as a small local business."

For more information about Coats for Kids and ways to get involved, visit the Junior League of Austin's website.



Shoe Repair



- Boot Experts
- Purse Repair
- Belt Repair
- Luggage Repair
- Shoe Care Products

AustinShoeHospital.com

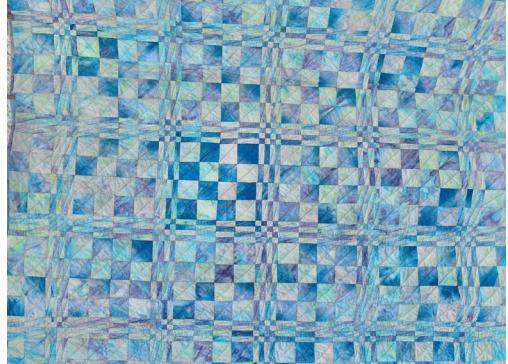
Central Texas locations including:

Lakeway 3932 RM 620 S. 512-263-4630

Westlake 3300 Bee Caves Rd. 512-329-8104

North Austin 8211 Burnet Rd. 512-453-1961





By JANICE GREEN
Northwest Austin Civic Association

Max Wallace, Northwest Hills resident, designs and constructs tie-dyed quilts that are works of art. His creative eye was sharpened during his earlier studies and work while majoring in lighting and projection design for stage productions. When intervening health issues interrupted his graduate studies and required his return to Austin, he gravitated toward another artistic medium – tie-dyeing.

Max began experimenting with dying gently used clothes, then with quilt construction. "I like to revisit things in new ways." The splitting of color pigments fascinates him, along with the inconsistent dye saturation of fiber. He enjoys experimenting with the unpredictability of the multiple techniques: binding, ice-melt that manipulates dyes, and batik which uses wax to block the dyes. Through stitching and dying he creates movement in his magical images - optical illusions that are 50% planned and 50% arising from chaos.

Max indulged my inquiry about the history of this form of expression. Is tie-dyeing an art or craft? He answered with a deep dive into its history: An art, due to the uniqueness of the final object, whereas crafts involve the repeated production of an object. Max reminded me that fiber arts were initially undervalued due to their characterization as "women's work," or viewed as a communal activity as with the Amish quilters and notably the Black quilters of Gee's Bend, Alabama. One glimpse at the Gee's Bend quilts, found in museums all over the world, is like a foreshadowing of modern abstract art. Plus the

Spotlight: Max Wallace, Fiber Artist

arts and crafts movement, extending from the 1890's through the 1930's advocated for simple and functional design, often inspired by nature, as a response to industrialization. But dying fabric as an art form reaches back even further ... 4,000 years ago in South Asian communities.

In response to the current renaissance of tie-dyed clothing, Max has also created a line of clothing that is one-of-a-kind in design coloration. He plays with overlaying texture designs, marbling texture, and even adding tie-dyeing on clothing with graphics. His collection includes jeans, pants, shirts that range from t-shirts to buttoned down styles, jackets, sweatshirts, scarves, even underwear.

Max finds a lot of his quilting fabrics at the Austin Creative Reuse Center where gently used material for many arts/crafts are donated and repurposed. He is a stickler for recirculating his medium. He transforms these materials through dying and stitching that reflect movement in the flowing abstraction of his images. His custom quilts range in size from small throws to king-size, and commissioned projects are invited. His works are singular designs and defy replication.

Max's creative designs reflect the qualities of light through segmentation and saturation of color and are expressed in objects that are both utilitarian and decorative. He organizes and navigates the unpredictable tie-dyeing process just as he has navigated his physical limitations. Max Wallace's ability to overcome obstacles is inspiring.

CONTACT:
mwupcycle@gmail.com



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

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



Peggy Little
REALTOR®



- Northwest Austin Specialist
- 33 + Years of Experience
- Proven Track Record
- Social Media Marketing
- Expert Photography



www.atxagent.com
512.970.7349
peggy@atxagent.com

Adopt a Storm Drain for the New Year!

By MERRIESA ANTON, Northwest Austin Civic Association

Our Northwest Austin streets provide us with a wonderful opportunity to walk, and many of us take advantage of this. While you are walking or running, did you know you can also adopt a storm drain to help protect Austin's water quality and minimize flooding? Pick out a storm drain or drains along your exercise route and just check them out as you pass. For example, while walking my dog, I found a drain in my neighborhood with wooden shutters thrown into the first underground level. I took a picture of the inside of the storm drain and sent it to the City's 311 app <https://311.austintexas.gov/> that I have loaded on my phone. Within the next week the shutters were removed from the storm drain.

Austin has more than 1,100 miles of storm drainpipes that carry rainwater from the streets to our creeks and rivers. City workers have more than 30,000 storm drains in our city, and they can't maintain them as often as needed. You can volunteer to adopt a drain or just pick one on your walking route and keep an eye on it.

The City of Austin has a few suggestions for how to adopt a storm drain:

- Clear the opening of the drain and the curbside area (about 10 feet on both sides) before and after rain. Be sure to sweep away from the drain and not into the drain.

- Separate the leaves and grasses and place these in your green compost bin. Separate recyclables and trash into the proper bins.
- Do not use weed killer or herbicides to get rid of grass or plants from your drains.
- Never remove the grate or try to grab items inside the storm drain.
- Be careful when cleaning the storm drain. Stand in a safe area and not in the street or bike lane.
- Use a rake or shovel (not your hands) to sweep away from the drain.
- Never touch hazardous or medical waste. Call 3-1-1 to report hazardous materials. Report any pollution concerns to 3-1-1.

If you want to officially adopt a storm drain, go to austintexas.gov and search for Adopt or Mark a Storm Drain. You will pick your storm drain from a city map. Decaying leaves and grass can clog the storm drains and release nutrients that feed the growth of algae. Algae can sometimes make water green and murky, blocking sunlight and oxygen to native plants, fish and wildlife. By adopting a drain, you are protecting local creeks, lakes, and the river by preventing pollutants like yard waste, pet waste, chemicals, and fertilizers from entering our waterways.

January Library Events in the NWACA Area

By MARTHA MILLER, NWACA

All locations will be closed on January 1st in celebration of the New Year!

Stay tuned to library.austintexas.gov for updates regarding the reopening of the Old Quarry branch, currently targeted for January 2026.

Events at the Yarborough Branch

Monday, January 12 - Fiber Arts Social (6 - 7:30pm)
Bring your current project and join us for an hour and half of creative work and conversation!

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

Wednesday, January 23 - Bilingual Chair Yoga with Sana Yoga (10 - 11 am) Enjoy a gentle form of yoga that can be done seated in a chair. Ages 18 and up
Saturday, January 24 - Crafty Adult: Needlepoint Bags & 2026 Intention Pouches (2 - 4pm) Do you enjoy crafting or wish to learn? Come and learn with us!

Monday, January 26 - Mending Circle at Yarborough (6 - 7:30 pm) Bring your favorite garments that need some tender loving care. Intended for ages 18 and up

Events at the Spicewood Springs Branch

Monday, January 5 - Yarn and Yammer (6 - 7:30pm)
Bring your latest project and join our social group while we all work on our projects and chat!

Thursday, January 8 & 22 - Yoga with Tracy (9:30 - 10:30 am) Please bring a thin yoga mat if you have one and wear comfortable clothes. Ages 18 and up.

Sunday, January 11 - Mending Circle at Spicewood Springs (noon - 2 pm) Bring your favorite garments that need some tender loving care. Intended for ages 18+

Monday, January 12 & 26 - Memoir Writing Adult Workshop featuring Aubrey Cofield (6:15-7:45pm)
Friday, January 16, 23 & 30 - Qigong Meditation (2-3:15pm)

Tuesday, January 20 - Fraud & Scam Prevention for Older Adults featuring the Area Agency on Aging (10-11am)
Saturday, January 24 - APL Film Festival (10 - 4pm)

Events at the Howson Branch

Tuesday, January 6 The Crafty Adult: Spa Night! (6:15-7:45pm) Join us to make bath salts and scrub for the New Year!

Thursday, January 8 - Stress Management and Sleep Wellness Workshop (10 - 11am)

Tuesday, January 20 - Dig It! Seed Starting New Growth for the New Year (6 - 7:45pm)

Wednesday, January 14 & 28 - Gentle Yoga and Sound Bath Meditation with Collette Ouseley-Moyan (4:30 - 4:30pm)

Friday, January 2, 16 & 23 - Prime Timers: Friday Morning Mah Jong! (10 am- noon) Join us for a fun and friendly gathering for older adults who enjoy games, conversation, and community! Come play, learn, and connect

Saturday, January 24 & 31 - Sound Bath Meditation: Relax and Restore with Yvonne Stull (11am - noon)

SHOAL CREEK DENTAL CARE

Don't let the winter blues steal your smile!

 Pain Free Laser Dentistry

 Digital Impressions

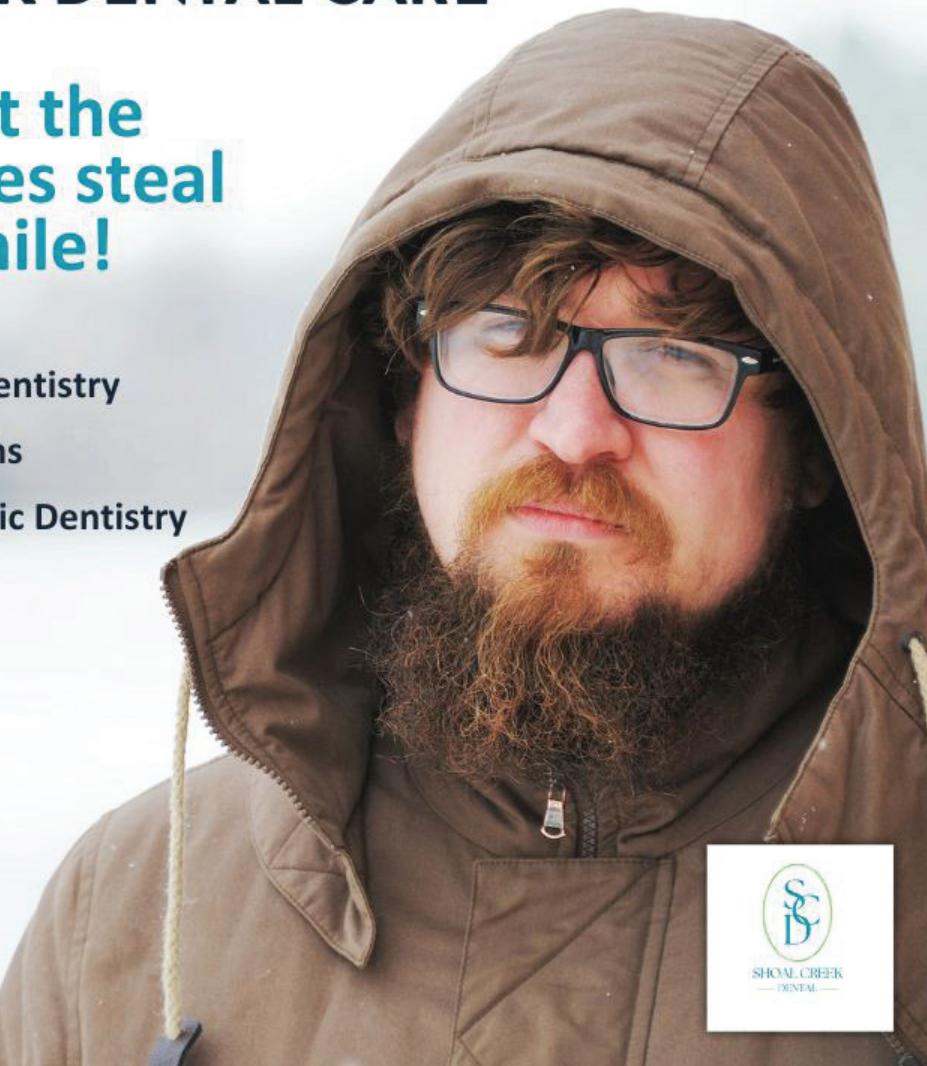
 Invisalign Cosmetic Dentistry

 Cleanings

 X-Rays Implants

Book your
Appointment Today!

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



2024 – 2026 NWACA Board of Directors

President – Joyce Statz

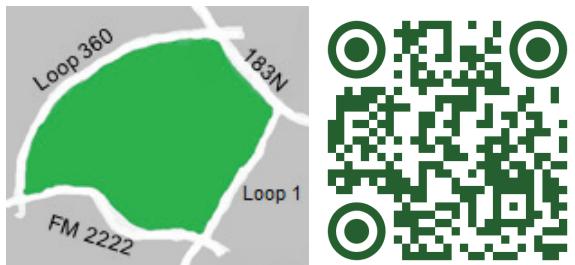
Vice President – Vicki DeWeese

Treasurer – Joyce Statz

Co-Secretaries – Julie Waidelich and Dana Winer

- Bart Arnold
- Chris Bove
- Carol Dochen
- Jonathan Friedman
- Mike Harrelle
- Megan Helmbrecht
- Kevin Kott
- Naresh Kumar
- Mae Levitan
- Ben Luckens
- Jerry Mankovsky
- Teri Schock
- Lori Steinberg
- Emmy Ward

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



Time to Renew your NWACA Membership

By NWACA Board

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

NWACA membership fees enable:

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

NWACA has two types of members: business members and household members. Business members join at one of three levels – platinum, gold, or silver – with benefits that vary by those levels. Household members pay dues of \$25, and those dues cover membership for all adults in the household. Each household and each business member has one vote in Board elections or members-only surveys. Any adult in a member household may join the NWACA Facebook group and may also sign up for the NWACA Notes



ARE YOU A NWACA MEMBER?

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

HERE ARE 5 GREAT REASONS TO JOIN TODAY!

GREAT NEIGHBORS = GREAT NEIGHBORHOOD

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

STAY INFORMED ABOUT ISSUES THAT AFFECT YOU

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

GET TO KNOW YOUR NEIGHBORS

We encourage friendships among residents through our events – 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

MEMBERSHIP FORM

Name: _____ Phone: () _____

Address: _____ Zip: _____

Email (confidential): _____



Annual dues \$25

Optional Contributions:

| | | | |
|-----------------------------|------|------|-------------|
| Fourth of July Parade | \$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"/> Wildfire Prevention |
| <input type="checkbox"/> History | <input type="checkbox"/> Zoning and Transportation |
| <input type="checkbox"/> Neighborhood Watch | |
| <input type="checkbox"/> Parks | |

Members, please request to join our Facebook Group and sign up for NWACA Notes, our weekly email. For more info email us at: info@nwaca.org

weekly email news.

Members who have auto-renewal enabled online are automatically renewed on January 1st – Thank you! Renewal notices are sent to all others during January, either by email (to those for whom we have current email addresses in the membership database) or via U.S. mail (to those without current email addresses). To join, renew, or check if you've already renewed for this year, go to www.nwaca.org, use the green Membership button at the top of the home page, then select the "Make a Payment (Join or Renew)" option. When you specify your email address, you'll be sent a login link in your email. Use that link to sign in and review the date on which your membership expires; then proceed accordingly.

While you can join or renew by U.S. mail, we prefer that you do it online. That minimizes the chance of postal issues, and the online system provides a way to request automatic renewal. To join via U.S. mail, use the membership form above or send to you with a renewal letter.

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

NWACA 2026 Calendar of Events

These events are as planned as of December 16. As you consider participating, please check first with the organizer.

January 6, 6:30 - 8:30 p.m.
NWACA Board Meeting

Dell Jewish Community Center Friedel Board Room

January 20, 7 p.m.
Parks Committee – virtual

January 27, 5 p.m.
NWACA Zoning & Transportation Committee virtual

February 4, 6:30 - 8:30 p.m.
NWACA Board Meeting

Dell Jewish Community Center Friedel Board Room

February 17, 7 p.m.
Parks Committee – virtual

February 24, 5 p.m.
NWACA Zoning & Transportation Committee virtual

Mark Your Calendars

March 25 - Annual Neighborhood Meeting
(St. Matthew's)

April 19 – Mick Koffend Earth Day Festival
(Hill Elementary)

May 2 (tentative) – Spring BOPA Recycling Event*
June TBD – Murchison Pool Opening Ice Cream Event
July 4 – Parade and Freedom Fest – huge one for nation's 250th birthday

August 15 (tentative) – Shred Day*

September 26 (tentative) – Neighborhood Garage Sales
October 17 (tentative) Electronics Recycling*
Quarterly – Steck Valley Greenbelt Trail work

(Feb, May, Sept, Nov)
Monthly March through October –

Bull Creek District Park and Allen Park cleanups
*for NWACA Members

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 October 21, 2025 and December 16, 2025.

- Valerie Laubacher
- (and, apologies to anyone whose donation we might have missed!)

Key Contacts

Austin Citywide Information Center
512-974-2000 or 311

Emergency, Austin Police Department
911

Non-emergency (coyote sightings, compliance)
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

NWACA Block Parties Bring Neighbors Together

NWACA BLOCK PARTIES, FROM 12



Williams Ridge Way and Ledge Mountain Drive Partiers



02 Cima Oaks Partiers



Above: Chimney Corners Townhouses Partiers
Below: Rockledge Drive Partiers



Cima Oaks Partiers



Valburn Circle Partiers



Shadow Mountain Partiers



Alverstone Way Partiers

NWACA Block Parties Bring Neighbors Together



Above: Walnut Clay Partiers.

Left: Emerald Hill Drive Partiers

We've been taking care of our Northwest Hills neighbors for more than 28 years!



Call or Visit us Online today!

512-559-1478

<https://matthewlorandroofing.com>



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



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

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, 2026.

Angi



TACL B5235C

Kaidance
Glenn
Anderson
Girls
Basketball
Head Coach

"With the transition to a new coaching staff, we knew this would be a year of growth. We are reestablishing what Anderson girls' basketball is all about, rebuilding, and setting new standards. Our goal goes beyond basketball—we're striving to develop strong, confident young ladies. The girls have truly committed to our culture of unity and consistency, accepted the adjustments, and trusted the process."



erin arnold
ORTHODONTICS
FAR WEST BOULEVARD

2026
New Year,
New
Smile!



Dr. Erin Arnold
Board-Certified Orthodontist

Orthodontic Treatment for the entire family!



Lady Trojans Roster 2025-2026

| No. | Player | Position | Height | Class |
|-----|-------------------|----------|--------|-----------|
| #1 | Gabriela Dietrich | Guard | 5'6" | Junior |
| #4 | Tehila Alabi | Guard | 5'5" | Junior |
| #11 | Lucy Swanson | PG | 5'7" | Sophomore |
| #14 | Ifu Muoneme | Post | 5'5" | Junior |
| #20 | Mei Space | Guard | 5'4" | Sophomore |
| #22 | Caroline Castaldi | Guard | 5'5" | Junior |
| #23 | Willa Glover | Guard | 5'5" | Senior |
| #24 | Gabriella Flores | Guard | 5'2" | Senior |
| #30 | Cayla Mosby | Post | 5'9" | Senior |
| #32 | Lydia El Idrissi | Post | 5'5" | Junior |

Head Coach- Kaidance Glenn

Assisted by Mack Oliphant, Ian Anderson & Heidi Navarro



Photo Texas
PHOTOGRAPHY

◆ SCHOOL PORTRAITS
◆ SENIORS
◆ SPORTS/LEAGUES
◆ YEARBOOKS

www.phototexashphotography.com
512-617-7780

Anderson Band at UIL Regional Contest

Northwest Austin News, January 2026 • Page 19



Symphonic band

Starting top left, going left to right: Eli Nyugen (sax), Emilio Sarabia (euphonium), Nathan Salsbury (trumpet), Miles Doerr (tenor sax), Dylan Rudolph (trumpet), Cody Vela (clarinet), Johathan Luk (french horn), Henry Hoffacker (baritone sax), Sebastian Tamblin (flute), Maryanne Wu (trombone)



Above: Starting back row going down, left to right: Eli Nyugen (alto sax), Emilio Sarabia (euphonium), Nathan Salsbury (trumpet), Caleb Thomas (bass trombone), Eli Law (trumpet), Miles Doerr (tenor sax - holding pineapple), Dylan Rudolph (trumpet), Larry Mok (bass clarinet), Cody Vela (clarinet), Johathan Luk (french horn), Desmond Sullivan (contra clarinet), Henry Hoffacker (baritone sax), Sebastian Tamblin (flute), Maryanne Wu (trombone), Nathan Sanchez (percussion), Jude Humble (bassoon)

Congratulations to our Anderson Band students. They had a stunning showing in this year's Regional UIL contest, including four 1st chair placements and five musicians moving on to state competition.

5A WIND ENSEMBLE

JUDE HUMBLE- BASSOON *^

LARRY MOK- BASS CLARINET *^

DESMOND SULLIVAN- CONTRA CLARINET *^

ELI LAW- TRUMPET*

CALEB THOMAS- BASS TROMBONE*^

NATHAN SANCHEZ- PERCUSSION

5A SYMPHONIC BAND

SEBASTIAN TAMBLIN- FLUTE

CODY VELA- CLARINET

ELI NGUYEN- ALTO SAX

MILES DOERR- TENOR SAX

HENRY HOFFACKER- BARITONE SAX

NATHAN SALISBURY- TRUMPET

DYLAN RUDOLPH- TRUMPET

JONATHAN LUK- FRENCH HORN

MARIANNE WU- TENOR TROMBONE

EMILIO SARABIA- EUPHONIUM

5A DISTRICT BAND

SEBASTIEN HU- ALTO SAX

ZIV SIDEL- ALTO SAX

ETHAN COFFMAN- TENOR SAX

BENNETT OWENS- EUPHONIUM



Above: Going on to Area competition

Starting at top, going left to right: Caleb Thomas (bass trombone), Larry Mok (bass clarinet), Eli Law (trumpet), Desmond Sullivan (contra clarinet), Jude Humble (bassoon)



Right: Wind Ensemble

Starting back row going down, left to right: Caleb Thomas (bass trombone), Eli Law (trumpet), Larry Mok (bass clarinet), Desmond Sullivan (contra clarinet), Nathan Sanchez (percussion), Jude Humble (bassoon)

*DENOTES ADVANCEMENT TO 5A AREA

^ DENOTES 1st CHAIR IN THE ROOM

Submitted by Anderson Band Boosters

Happy New Year, Austin!

"On behalf of my mom (and the rest of our family) thank you, Dawn, for your expertise and assistance with the sale of my parents' home.

Getting it sold before it hit the MLS was certainly a bonus. Your kindness and true understanding of how difficult these types of transitions can be, not only for my mom, but for the entire family, is greatly appreciated. Your compassion, honesty, and bright smile helped me through this, more than you know.

You were right there with us, from signing the listing agreement to closing the deal. You and your team are amazing and we are forever grateful for you and for all of your hard work." ~Linda Pena



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
RML#305373

1907 Cypress Creek RD Ste 103
Cedar Park, TX 78613



(0) 512-219-7746 (C) 512-657-3615
aomaustin.com · joebob@aomaustin.com

