

## THE MOVIE IN PERRY PARK IS BACK!

*Saturday, November 17th 5:30pm*

*Alamo Drafthouse Rolling Roadshow presents E.T.: The Extra Terrestrial*

Come early to save your spot and listen to the educational and entertaining music of Bill Oliver. The movie will begin at 6:30, with previews by Austin Film Kids. Complimentary popcorn provided by Rebecca Spratlin, Realtor.

### **WHAT SHOULD YOU BRING?**

- Blanket if you want to sit up front, with an extra to curl up in, just in case it's a little chilly!
- Folding chairs if you want to sit behind the blankets.
- Flashlight – the park will be dark!
- Picnic from home, or money for HPWBANA concessions, including Pizza, Hot Chocolate, Candy & Drinks. Available while supplies last.

Sponsorship opportunities still available. Contact Becca Cody at [codytripathi@yahoo.com](mailto:codytripathi@yahoo.com)

**\$300 - PRODUCER.** Submit your customized slide for the pre-movie slideshow. We will also post reminders to the Yahoo Group, HPWBANA.org, and FaceBook acknowledging your sponsorship and mention your name prior to the movie.

**\$100 - DIRECTOR.** We will create a single slide for you with your name and contribution level.

**\$50 - PRODUCTION ASSISTANT.** Your name and contribution level will be on a list with other sponsors.

**\$25 - SUPPORTING ROLE.** Name and contribution level will be on a list with other sponsors.

This event could not happen without our generous sponsors, big and small, so please consider giving what you can to help support this event.

*See you in the Park!*

### Join The HPWBANA Yahoo Group

The HPWBANA Yahoo Group is a neighborhood listserv intended for discussion and announcements of interest.

It is also the best place to find out about activities in the neighborhood, lost or found pets, crime, & recommendations.

*Membership is free...to join, go to*  
<http://groups.yahoo.com/group/HPWBANA/>

# Highland Park West Balcones Area

## IMPORTANT NUMBERS

Austin Citywide Information Center. 974-2000 or 311  
Emergency Police ..... 9 1 1  
Non-emergency Police (coyote sighting, etc.) ..... 311  
Social Services (during work hours)..... 211  
Wildlife Rescue 24 Hour Hot Line ..... 210-698-1709  
APD REP. - Officer Darrell Grayson ..... 512-974-5242

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The HPWBANA Board meets on the third Monday of each month except December. Please go to HPWBANA.org for our current meeting location or contact president@HPWBANA.org.

HPWBANA is bordered on the north by 2222, on the south by 35th St., on the west by Mt. Bonnell Rd., and on the east by MoPac and by Bull Creek Rd. between Hancock Dr. and 45th St. Mail your membership dues to HPWBANA, P.O. Box 26101, Austin, Texas 78755

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## David Weekley Representative Speaks at Annual Meeting

Chad Durham was greeted with an icy reception by neighbors concerned over the number of homes being built in the Highland Park West neighborhood. However, most comments were related to the future personal home of Jim Einhaus, Senior Sales Consultant for David Weekley Homes.

Residents of the 5000 block of Valley Oak are infuriated that Mr. Einhaus has not only leveled the home at 5216 Valley Oak, but plans to build a two story "Colonial Revival" craftsman style home in its place. "This home does not belong in our neighborhood and will completely ruin the character and feel of our street," residents complained.

Amid skepticism among those in attendance, Mr. Durham explained that Mr. Einhaus actually plans to live in the home. Although Mr. Durham expressed empathy for neighbors and pledged to continue to work towards developing more compatible designs for the neighborhood, he clearly has no control over the design choice made by Mr. Einhaus. Residents have signed a petition to have the design changed, but barring any code violations; there is nothing that can be done because there is no neighborhood plan in place to enforce design specifications.



*David Weekley design for 5216 Valley Oak*

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# Highland Park West Balcones Area

## Annual Meeting Brings Neighbors Together

The HPWBANA held its annual meeting at Jorge's on October 15th, bringing neighbors together to learn what the board has accomplished this year as well as hear from David Weekley Representative, Chad Durham (see article on page 3). Here are a few of the HPWBANA highlights from 2012:

### WEBSITE AND LOGO REDESIGN

Over the past year, the board has made some big changes, including a complete redesign of our logo and website, thanks to neighborhood resident Lauren Cunningham of The Creative Parasol. She worked tirelessly to create a clean, user friendly website and brought our logo into the 21st century. Thanks Lauren!

### SPRING EGG HUNT

Our most well attended event of the year, our Spring Egg Hunt, was a huge success, thanks to board member Chereen Fisher. Well over 200 people searched for 1800 eggs hidden by HPWBANA, and even the Easter Bunny made an appearance.

### JULY 4TH CELEBRATION

Chereen also pulled off another great July 4th Celebration. Although not as big as the Egg Hunt, the parade was attended by over 100 people. 1st, 2nd & 3rd place awards were given for Best Costume, Best Bike/Trike, Best Wagon, Best Scooter,

and Best Pet Costume.

In addition, our Neighborhood Fire truck arrived early to allow the kids to explore the truck and visit with the firemen & firewomen. The fire truck kicked off the parade and the attendees followed behind.

The parade concluded with snow cones, hot dogs and the reading of the Declaration of Independence by our fellow friends and neighbors of all ages taking small sections to be read to the group at large.

### MOVIE IN PERRY PARK

We are looking forward to the return of the much loved "Movie in Perry Park" this year on November 17th. Alamo Drafthouse will bring their Rolling Roadshow to Perry Park for the 30th anniversary showing of ET: The Extra Terrestrial. Showtime is at dusk (approximately 6:30pm), but be sure to come early to save your spot and listen to the music of Bill Oliver.

Also known as "Mr. Habitat", Bill will return this year to educate and entertain us with his wonderful kid-friendly music prior to the start of the movie. Complimentary popcorn will be provided by neighborhood resident Rebecca Spratlin, Realtor. In addition, the HPWBANA concessions will be serving pizza, hot chocolate, candy, and drinks.



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## Upcoming Events at Camp Mabry

### CLOSE ASSAULT 1944 RE-ENACTMENT

*November 10-11, 2012*

Information will be forthcoming at  
<http://www.texasmilitaryforcesmuseum.org/>

### FALL DAISY 5K

*November 11, 2012*

<http://www.austinrunners.org/daisy>

### THE 36TH INFANTRY DIVISION BAND

*November 11, 2012 at 4:00pm*

Free admission  
Performs at the Long Center

### CAMP MABRY CHRISTMAS TREE LIGHTING

*December 6, 2012*

Information forthcoming

## Neighborhood Request

### *Mount Bonnell/Covert Park Pre-Holiday Clean-up*

The West point Society will conduct its ninth clean-up of Mount Bonnell/Covert Park on Saturday, November 17th from 9:00 to 11:00am in conjunction with the Rotary sponsored Service Austin Days. We will be performing Litter removal from trails and parking lot, garden weeding and mulching, and trail maintenance. We welcome neighborhood participation. Volunteers may sign up at <http://www.serviceaustin.org/projects.cfm>.



Jay Bolsega, Architect

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

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# TURN YOUR YARD INTO A CERTIFIED WILDLIFE HABITAT

The Community Wildlife Habitat project is part of the National Wildlife Federation's Certified Wildlife Habitat™ program. These projects benefit the entire community through education, outreach and promoting the use of native plants and landscaping to develop natural habitats that attract wildlife and birds, use little or no fertilizer and require modest watering.

In March 2009, Austin became the first city in Texas and the largest metropolitan area in the nation to earn National Wildlife Federation (NWF) community level certification from the National Wildlife Federation. To date, the City of Austin has over 1,700 certified wildlife habitats and the number is steadily increasing.

Certification is given through the National Wildlife Federation. To earn it, your yard must meet the following criteria:

- Food sources for animals. This can include nuts, seeds, berries, fruits, and native plants and flowers that attract insects and other animals.
- Water sources. A water source can be as big as a pond or stream, or as small as a birdbath or a small depression filled with water. For fireflies, this is especially important; fireflies thrive around water and moist areas.
- Habitat. For general wildlife, this can be trees and brush, birdhouses, rock piles, woodpiles, or any area where animals can live and build nests. Fireflies prefer tall grasses and high vantage points such as trees and tall shrubs.
- Nursery space. In general, providing your property with some dense undergrowth, shrubs, nesting boxes, or even a pond will give many local species a nursery.

The yard of HPWBANA residents George and Kay Kitzmiller was part of the original 900 certified wildlife habitats in Austin. George and Kay were thrilled to have the opportunity to certify their yard as a wildlife habitat and encourage others to do the same. "Many of these creatures have no place to go," Kitzmiller said. "It's nice to be able to give them a little more space to live."

Avid birders and gardeners, George and Kay have filled their yard with native plants that attract birds and butterflies. "Something is always flowering throughout the year to



Pipevine Swallowtail

provide food for the wildlife, including Agarita and Yaupon, which the Cedar Waxwings and Mockingbirds just love," said Kitzmiller. In addition to the Waxwings and Mockingbirds, the Kitzmiller's regularly see Warblers, Red Bellied Woodpeckers, Titmice, Chickadees, and of course Hummingbirds. "The Rufous lives in the Northwest and winters here, the Ruby Throated summers here, and the Black Chins pass through as they migrate, so we've always got some sort of Hummingbird visiting," said Kitzmiller.

The Kitzmillers are adamant about not using poison or pesticides in their yard to protect the wildlife and only use traps for rats. "Using poison on rats kills the Raptors that feed on them," noted Kitzmiller.

To attract butterflies, Kitzmiller suggests planting Pipevine. "The Pipevine Swallowtails just love it," he says. "And just when I think my yard will be overrun with Pipevine, I'll see all of the Pipevine Swallowtail Caterpillars devour most of it, followed by their cocoons everywhere."

To see if your yard meets the requirements to get certified or to learn more about how to qualify, visit [www.austintexas.gov/department/wildlife-austin](http://www.austintexas.gov/department/wildlife-austin) for more information.

Deer resistant native plants that provide habitat for both butterflies and birds:

Agarita  
Anacacho Orchid Tree  
Black-eyed Susan  
Cedar Sage  
Cherry Sage  
Copper Canyon Daisy  
Coral Honeysuckle  
Coreopsis  
Crossvine

Desert Willow  
Eve's Necklace  
Flame Acanthus  
Gaura  
Hop Tree  
Pigeonberry  
Red Buckeye  
Rusty Blackhaw  
Viburnum  
Texas Betony



# New & Improved Irrigation Rebate Makes Debut

by Jacob Johnson, LI 17528 | Austin Water Conservation Program Specialist

Austin Water recently revised the irrigation upgrade rebate program to make participation easier than ever. Residential Austin Water and eligible wholesale customers no longer need an irrigation evaluation by Austin Water prior to beginning any rebated work. So instead of just fixing your irrigation system, upgrade it! The rebate program is for existing irrigation systems only; rebates will not be given for new systems and/or expansions. A licensed irrigator or the homeowner must complete the work that will be rebated. Once the work is complete, submit the completed application and itemized receipt within 30 days. Staff may perform a post-project inspection to verify the completed work. The application can be found online and will always contain up-to-date information about the program: [www.austintexas.gov/department/water-conservation-residents](http://www.austintexas.gov/department/water-conservation-residents).

Items eligible for rebate:

1. Rain sensor or soil moisture sensor (up to \$50): rain sensors and soil moisture sensors detect moisture and will shut off the irrigation system until the sensor dries out.
2. Pressure Regulating Valve—"PRV" (up to \$100): Misting or fogging in an irrigation system is often a sign of excessive operating pressure. A pressure regulator on the irrigation mainline helps decrease misting, makes spray patterns easier to control and extends the life of your irrigation components.
3. Pressure Regulating Components other than a PRV (up to \$100): A pressure regulating valve on the irrigation mainline is a way to control system-wide high pressure. However, not all stations are created equal. If only some stations are operating at excessive pressure, you may choose to install pressure regulation components at the individual station valve

or even change out those heads to pressure compensating heads. If using pressure compensating heads, the entire station must be converted.

4. Conversion from spray to multi-stream multi trajectory nozzles (\$4 per nozzle, up to \$100; entire station must be converted): Multi-stream, multi-trajectory nozzles have a spray pattern that looks like rotating spider legs. This spray pattern results in higher distribution uniformity and is less susceptible to wind drift. This rebate is perfect for mid to large turf stations.

5. Conversion of station to drip (up to \$50; must include filtration and pressure regulation): Well designed and installed drip systems are extremely efficient. Drip applies water directly to the soil at a very low rate. However, to operate correctly, drip stations need filtration to prevent clogs and a form of pressure regulation to bring operating pressure into range for the drip emitters. The current code exempts drip from watering restrictions which will allow drip users to create their own schedule.

6. Capping a station (\$50; station valve must be removed): You may have an area of your yard that you don't need to water or where you may be making some big landscape changes. If you decide you don't need a certain station anymore, remove the station valve and you'll be eligible for a \$50 rebate. Keep the cap visible and hang on to the valve for the possible post-work inspection.

But remember, even high quality irrigation systems can use a lot of water so pay careful attention to scheduling. Austin Water and eligible wholesale customers who use more than 15,000 gallons per month may benefit from a free irrigation evaluation performed by a licensed irrigator. Call 974-2199 or email [watercon@austintexas.gov](mailto:watercon@austintexas.gov) for more information or to schedule an evaluation.

## HOMES SOLD IN HPWBA

	Year-to-Date October 15, 2011	Year-to-Date October 15, 2012	Percent Change
<b>Homes Sold</b>	54	78	+44%
<b>Average List Price</b>	\$656,689	\$693,606	-6%
<b>Median (mid-point) List Price</b>	\$598,000	\$537,500	-10%
<b>Average NET Sold Price</b>	\$624,506	\$667,129	+7%
<b>Median (mid-point) NET Sold Price</b>	\$540,950	\$507,500	-6%
<b>Average List Price per Sq.Ft.</b>	\$227	\$252	+11%
<b>Median (mid-point) List Price/Sq.Ft.</b>	\$223	\$243	+9%
<b>Average NET Sold Price per Sq.Ft.</b>	\$217	\$243	+12%
<b>Median (mid-point) NET Sold Price/Sq.Ft.</b>	\$213	\$236	+11%
<b>NET Sold Price Range</b>	\$212,000-\$3,500,000	\$151,100-\$7,000,000	
<b>NET Sold Price Range/Sq.Ft.</b>	\$106-\$503	\$129-\$512	

While it's interesting to hear the economic pundits provide information about national real estate trends, only the local trends directly impact our home values. This is especially true in Austin, and more specifically in the Highland Park West and Balcones Area Neighborhoods, where our real estate sales in terms of number of homes sold and average sale prices have continued to grow. Even more important is that, compared to year-to-date 2011, the average sale price per square foot has increased by 12% in year-to-date 2012.

This is very significant in a national market where home values are remaining flat or realizing very little gains. Austin, and especially our neighborhood, continues to offer a sound real estate base and even an opportunity for appreciation.

Information provided by Rebecca Spratlin, Realtor/Broker.



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