

The 10-1 Process: Redistricting and HPWBA

The 10-1 redistricting process is in full swing and interested parties from around the city are proposing maps that could affect our neighborhood. Depending on how these districts are drawn, Highland Park West Balcones will be grouped with other neighborhoods areas and may even be divided into separate districts. Our neighborhood needs to participate in this process to protect our interests and geographic integrity so that we are included with other areas having a shared community of interest.

A commission is currently gathering input from stakeholders and neighborhoods to draw maps that will create these districts.

Because the map adoption process is a fluid one and the boundaries can and will continue to change, we would like to get the neighborhood's pulse on this important issue. If you live within the HPWBANA boundaries, you should have been asked to participate in an online survey that allows you to share your views. In addition to the survey, there will be opportunities for you to voice your concerns at 10-1 committee meetings that will be held in November. Until then, please be sure to complete your survey and if you wish to get more involved or have concerns, please contact board member, Dawn Lewis, dawnlew@sbcglobal.net

Movie in Perry Park

With a mild cold front arriving at sunset, we couldn't have asked for better weather at this year's Movie in Perry Park last month. As the sun set behind the quarry, a slideshow starring HPWBA neighbors played while neighbors danced to Staci Gray's kid friendly music, including the "Hokey Pokey".

Local resident Rebecca Spratlin returned with her "movie theater" style popcorn machine to provide moviegoers with complimentary popcorn, and Sidecar Coffee Roasters kept everyone warm and toasty with free coffee and hot chocolate.

The HPWBANA concession stand provided drinks, candy and Craigo's Pizza and was staffed by board member Chereen Fisher and family.

The event would not have taken place without the generous support of our sponsors and neighbors, including Christy



Kids dance to Staci Gray's version of the "Hokey Pokey" at this year's Movie in the Park.

and Mark Strüb of Strüb Residential, Highland Park West Shopping Center, and PSW.

See you at the NEXT movie in the park!

IMPORTANT NUMBERS

Austin Citywide Information Center. 974-2000 or 311
Emergency Police..... 911
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

'13 BOARD OF DIRECTORS

PRESIDENT

Trey McWhorter tmcwhorter3@yahoo.com

VICE PRESIDENT

Becca Cody codytripathi@yahoo.com

SECRETARY

Dawn Lewis dawnlew@sbcglobal.net

TREASURER

Donna Edgar..... donna.edgar@sbcglobal.net

NEWSLETTER EDITOR

Becca Cody codytripathi@yahoo.com

BOARD MEMBER

David Obermann humbug@texas.net

Chereen Fisher chereen@austin.rr.com

Nadene Morning.....

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

ADVERTISING INFO

Please support the businesses that advertise in the HPWBANA Newsletter. Their advertising dollars make it possible for all residents to receive a newsletter at no charge. No neighborhood association funds are used to produce or mail the newsletters. If you would like to support the newsletter by advertising, please contact Peel, Inc. Sales Office at 512-263-9181 or advertising@PEELinc.com for ad information and pricing.

Board Member Additions and Departures

HPWBANA is happy to announce the addition of three new board members!

Alex Furlong is new to Austin and has been in the neighborhood for one year now. She moved here from Seattle, WA with her husband, Bill Furlong, and two daughters - Annabel (7) and Riley (5). She enjoys working as a Craniosacral Therapist when she is not running after her two kids. Alex is thrilled to live in such a friendly neighborhood and is excited to join the board.

Brandon McBride was born and raised in Austin. After several years of living and working in Washington, DC he has recently moved into the neighborhood with his wife, Elizabeth, and kids - Emma (9), Charlie (8), and Teddy (4) where they are building a house on Lucas Ln. Brandon is an Executive VP with a software company and enjoys tennis, cycling, barbeque, and spending time with his family.

Mike Ditson and his wife Shelley moved to the neighborhood in February of 2011. Both work in marketing in the software industry. They have a nineteen year old daughter who is off to college and currently spending a year abroad. On any given night around 10pm, you can see Mike walking their dogs "Georgie," and "Latte."

Unfortunately, Carolyn Robinson and David Oberman have decided to leave the board due to other family and work commitments. Carolyn has served on the board for many years and was instrumental in creating our most popular neighborhood events, including the Spring Egg Hunt and the Fourth of July Celebration. David Oberman has been a champion in helping to educate neighbors on Oak Wilt Prevention and has been the main caretaker for the enormous Ridge Oak Triangle median for many years. While we are sad to see Carolyn and David leave the board, their many years of experience and countless hours of service to the neighborhood are greatly appreciated and have been a source of inspiration for current board members.

We are always looking for new members to help out with various projects and committees, so If you are interested in joining the board, please contact president@HPWBANA.org

Highland Park West and Balcones Area Home Sellers' Market Continues

By Rebecca Wolfe Spratlin

It's hard to believe that over three quarters of 2013 are behind us, and the winter holidays will soon be upon us. Looking back to the beginning of the year, we have experienced continued growth in our home values, as buyers continue to seek out our neighborhood. As mentioned in previous articles, the actual number of homes sold is down 12%. This is only because there have been far fewer homes on the

market during 2013 with a continued healthy buyer demand. The most dramatic statistics are the Median List Price and Median NET Sold Price. The Median List Price went from \$525,000 in 2012 to \$677,450 in 2013, a 29% increase. The

Median NET Sold Price went from \$496,200 to \$671,763 during that same time period, a phenomenal 35% increase.

You may notice that there is a huge discrepancy between the Average NET Sold Price of \$670,611 and the Median NET Sales Price of \$496,200 in 2012. This is due to the sale of a home for \$7 million in August of 2012. This outlier (and the highest sold price of a home in the Highland Park/Balcones Park Area Neighborhoods on record in MLS) greatly upwardly skewed the Average NET Sold Price during 2012. The highest priced home sold so far in 2013 sold for \$3.7 million.

Metric	First 3 Quarters of 2012	First 3 Quarters of 2013	Percent Change
Single Family Homes Sold	73	64	-12%
Average List Price	\$697,081	\$776,364	+11%
Median (mid-point) List Price	\$525,000	\$677,450	+29%
Average NET Sold Price	\$670,611	\$753,503	+12%
Median (mid-point) NET Sold Price	\$496,200	\$671,763	+35%
Average List Price per Sq. Ft.	\$254	\$276	+9%
Median (mid-point) List Price/Sq. Ft.	\$245	\$264	+8%
Average NET Sold Price per Sq. Ft.	\$244	\$269	+10%
Median (mid-point) NET Sold Price/Sq. Ft.	\$238	\$262	+10%
NET Sold Price Range	\$151,100 - \$7,000,000	\$215,000 - \$3,700,000	
NET Sold Price Range/Sq. Ft.	\$129 - \$512	\$120 - \$502	

Make an impact.

Call today to reserve this space.



PEEL, INC.
community newsletters

512-263-9181



Little Helping Hands at Perry Park

By Nadene Morning

It was a wonderful morning to be out working in the park for National Public Lands Day! And many thanks go out to Little Helping Hands for coming out to Perry Park as part of Austin Parks Foundation NPLD event across Austin.

LHH worked on two main projects at Perry Park. This first was taming the trailing lantana growing on the nature trail. This vine was (is) completely blocking some of the trails put in years ago by Highland Park Elementary kids. A lot of this vine needs to be removed so we can keep our trails remain open and allow the native plants to live.

The second project was hauling dead trees to a brush pile for chipping by PARD. Unfortunately, we are continuing to see drought stressed trees at Perry Park, and many of these trees are dying. Removing dead and down trees in Perry Park helps reduce the risk of wildfires and is part of our community focus on firewise principles.



Little Helping Hands started a regular workday at Perry Park in October and they plan to host a workday the third Saturday of every month. Friends of Perry Park will lead the group. Sign up is on the Little Helping Hands website <http://littlehelpinghands.org/> (you need to be a member of LHH to sign up).

Questions? Email beautification@hpwbana.org



DOGBOYS
est. 1995
DOG RANCH

DogBoys Dog Ranch offers overnight dog boarding, in climate controlled runs, with 15 beautiful acres for your dog to roam and play on. Come visit us for a free tour.

Happy Dog, Happy You.
Boarding that will leave your dog with a smile.

LEARN MORE AT DOGBOYS.COM/HIGHLANDPARKWEST

STEVE'S PLUMBING REPAIR

Master License: M-39722

- Water Pressure Problems
- Sewer & Drain Service
- Fiber Optic Drain Line Inspections
- Free Estimates
- Satisfaction Guaranteed

Steve Brouger
512.276.7476



2605 Buell Ave

kw | KELLER WILLIAMS
REALTY



Kim Wiesman
REALTOR®

512.751.2418

kimatx@kw.com
www.kimwhomes.com



**See this CG&S renovated kitchen
on the Hyde Park Homes Tour**
November 10, 2013



Award Winning Architecture,
Renovation, and Outdoor Spaces

www.CGSDb.com 512.444.1580

SHERWOOD
PEDIATRIC DENTISTRY



"My Children LOVE going to Dr. Sherwood's office. They actually count down the days until their appointment and when their visit is over, they don't want to leave."

HEALTHY SMILES ARE OUR SPECIALTY

WHY OUR PATIENTS LOVE US:

Empowering you to play an active role in your child's dental health.

Compassionate, individual patient care for your child's needs.

Enjoy a dental team focused on creating a positive dental experience for you and your child.

Utilization of the most recent technology.

You are invited to stay with your child through the entire appointment.

Monthly payment options
available, including no
interest financing.

**\$50
OFF**

Mention this and receive
\$50 off New Patient
cleaning, fluoride and exam.
(New patients only, this offer cannot be
combined with other offers, restrictions apply.)



STEPHEN SHERWOOD, DDS

CALL TODAY!
(512) 454-6936



Visit www.DrSherwood.net

Who's Tree is It?

By Nadene Morning

This article is about those trees on the edges of our property, those trees on right-of-ways and easements. Many people do not realize that trees on right-of-ways and easements are publicly owned trees and are affected by city tree ordinances. And what is a Right of Way (ROW) tree? Any tree with the base of its trunk located at least 2/3 within the City right-of-way easement is considered a right-of-way tree. Most often, right-of-way measurements extend about 10 feet past the curb onto an adjacent property. This means many of us have ROW trees in our yards.



to the appropriate party. Depending on the concern, PARD, Public Works, Austin Energy, or Transportation may respond. And people should check with the city before cutting down ROW and easement trees as fines can be significant.

Regarding easements, it depends on the type of easement. Utility easements are typically handled by Austin Energy or Austin Water Utility. In most cases, those entities have no obligation to manage the trees within the easement except to maintain and protect their infrastructure.

If there is a concern about a right-of-way tree, people should call 311 to report it and 311 will be able to report it

Many thank go out to the Urban Forestry Department for helping answer this question.

You will be pleasantly surprised at what you can get for your home today.

John E. Featherston
CEO & Publisher Real Estate magazine

Call for a
FREE Price Opinion
512-694-2191



Rebecca Wolfe Spratlin
Realtor/Broker Associate
Rebecca Realty, LLC
Coldwell Banker United, Realtors®
Rebecca@RebeccaGetsResults.com
Cell: 512-694-2191



mezzo monday!

every monday | ALL NIGHT!

half off wines by the glass | half off piccoli piatti

ciao!

3411 glenview ave. | austin, texas 78703
512 467 9898 | www.oliveandjune-austin.com

olive
& june



Why age 7 is the right time to see an orthodontist.

While your child's teeth might appear to be straight, there may actually be a problem that needs to be evaluated by an orthodontist. If you recognize any of the following issues with your child, please schedule a check-up with your local orthodontist. It may be one of the most important actions you can take to ensure your child's healthy and happy smile.

- Early or late loss of baby teeth
- Difficulty in chewing or biting
- Mouth breathing
- Jaws that shift or make sounds
- Speech difficulties
- Biting the cheek or the roof of the mouth
- Facial imbalance
- Grinding or clenching of the teeth
- Thumb or finger sucking

Orthodontists are specialists in straightening teeth and aligning your bite. They have two to three years of education beyond dental school. So they're experts at helping you and your child, get a great smile—that feels great, too.

Call today for your complimentary exam!

Contemporary Orthodontics

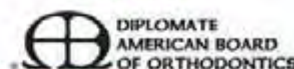
1814 W. 35th St.



512.451.6457



www.BracesAustin.com



© 2012 American Association of Orthodontists

La Mancha

The New Spot for Tex Mex

By Laura Beck



Last December, word spread quickly through Allandale that the long beloved Jorge's was closing. I saw so many friends that last night, the place was nuts. What was the attraction? Certainly a family-friendly restaurant in the hood, and that

they put up with a table of 4 families, 20 people, 10 of which were crazy, high energy kids. Certainly the very strong margaritas to let the parents get through that dinner with the crazy kids.

But honestly, not much else. The place was kind of falling apart, a maze of tables and corners to navigate nearly running into servers. Terrible bathrooms, a bar where you felt bad for the people drinking around wild children, a patio with stacked furniture, a little patch of astroturf in front that the kids loved doing cart wheels on. Decent food, but nothing to rave about.

Did I say they put up with 10 kids at a table, and had stronggggg margaritas? Yup, that got the Allandale love going and growing, holding strong for years.

Well, fast forward from a sad last dinner at Jorge's December 21 to tonight: my first visit to La Mancha. I've heard lots of feedback, mostly good, from people who tried it before me. In true tradition, our visit was a party of 12, 7 kids. We got seated right on time, they take reservations! GREAT news for those large parties of multiple families.

The new floor plan and décor is awesome – open, logical, more seating, really nice atmosphere. The bathrooms are clean! HOORAH! The astroturf is still there, but walled in, so I didn't fear my children were part of a game of Parking Lot Frogger (the parking lot is still as crazy as always).

Our server, Mike, as super friendly, and honestly, everyone working there had a smile on their face. Seriously. I kept checking and watching. The kids menu was basic, functional, kid-approved, including a fun new addition - Mexi-dogs – a hot dog in a deep fried tortilla, that got 2 thumbs up from the 6 year old among us.

My friend admitted the margarita isn't as strong as Jorge's, but

they don't need to be. And I quote. Realistic words from a 40+ Dad of 2. The Moms in the group like the Skinny margarita option, that weren't too sweet, rather a perfect sour and tangy. All of us felt the drinks were AOK! That the Happy Hour is from 3 pm – you read that right – 3 pm to 6 pm is music to my teacher friend's ears! Finally, a happy hour that begins when lots of our important Allandale neighbor's work day ends! Great drink specials too!

As for food, one friend finally veered from her previous 2 visit order of the Tuna Tostaditos, which she loves, to the Camarones al Diablo, shrimp wrapped in bacon among other things. The other friend went for the Tuna and loved it as well, a party in your mouth she said, with great flavors in every bite. Both commented that it was nice to have lighter, somewhat healthier options. Ceviche, ordered on a previous visit, apparently is also very good.

Both Dads among us went for the El Numero Uno, which was recommended, as well as previous orders of the Don Quixote. The pickled carrots and onions on the side, a nice addition. And while the Firehouse Number 12 Queso isn't the Bob at Matt's, it was pretty good. Everyone thinks the salsa is better than Jorge's, and darn good, and the chips are light and were kept coming. Smart people brought the kid's food out first, and fast, and no complaints among our youngsters. As for me, I tried the plain old tacos, crispy, one beef, one chicken. Good stuff, and make a note, daily lunch specials include the \$2 Taco Tuesdays.

We even tried the Cheesecake Empanadas for dessert, served with Mexican Chocolate. Heck, I need to make sure I take this writing gig seriously, right!? I have to say this dessert was a huge step up from the M&Ms I keep hidden in my pantry and eat on the sly to get my sweet fix after meals. YUM!

La Mancha in Spanish, for the uninformed among us (me!), means the stain, blemish, blotch, spot. I'll go with The Spot. As in The New Allandale Spot! Put it on your list, especially when you want to meet up with friends, especially friends with kids, AOK if lots of kids! Welcome to Allandale, La Mancha, we are glad you are here!

La Mancha, at 2203 Hancock Dr Austin, Texas 78756, (512) 467-4108, or <http://lamanchatexmex.com/> is open Mon through Fri at 11 am for lunch until 10 pm. It stays open until midnight on Fri and Sat, and they have a weekend brunch on Sat and Sun from 10 am to 3 pm.

- Kids Stuff -

Section for Kids with news, puzzles, games and more!



You've been looking forward to Thanksgiving dinner all year — turkey, mashed potatoes, cranberry sauce, and pumpkin pie. Mmm-mmm! But after you finish that second helping of turkey with gravy, you start to feel a little sleepy.

As your Uncle George starts to explain why eating turkey makes people so tired, you suddenly feel like curling up in front of the TV and napping until next Thanksgiving. But is gobbling up all that turkey really to blame?

THE USUAL SUSPECT: L-TRYPTOPHAN

Not exactly. Here's why: Turkey meat contains a lot of an amino acid called L-tryptophan (say: el-trip-teh-fan). Amino acids are the "building blocks" for the proteins that make up our muscles and other important parts of our bodies. (L-tryptophan is just one kind of amino acid — there are many different kinds of amino acids in the foods we eat.)

When we eat foods that contain L-tryptophan, this amino acid travels in the blood from the digestive system and later enters the brain. The brain then changes the L-tryptophan into another chemical called serotonin (say: sare-uh-toh-nin). Serotonin calms us down and helps us sleep.

But scientists now know that L-tryptophan can really only make a person tired right away if it is eaten or taken by itself without any amino acids. And the protein in turkey contains plenty of other amino acids!

BLAME IT ON BLOOD FLOW

Most scientists think that there's a different reason why eating a special meal might make you drowsy. Eating a big Thanksgiving dinner causes increased blood flow to the stomach (needed to help digest the meal) and less blood flow to the brain.

AVOIDING DROWSINESS

So just how do you avoid that sleepy feeling on Turkey Day?

- Eat small, healthy meals (try to limit junk foods) throughout the day before you sit down for your big meal — don't starve yourself in anticipation of the feast to come.
- Have small portions of foods that are part of your Thanksgiving meal (including whatever veggies are on the table).
- Drink water and take breaks while you are eating to see how full you've become.
- Stop eating once you're full — there will always be leftovers tomorrow.
- Finally, take a walk outside afterward to digest your meal. This will make you feel better than crashing on the couch.

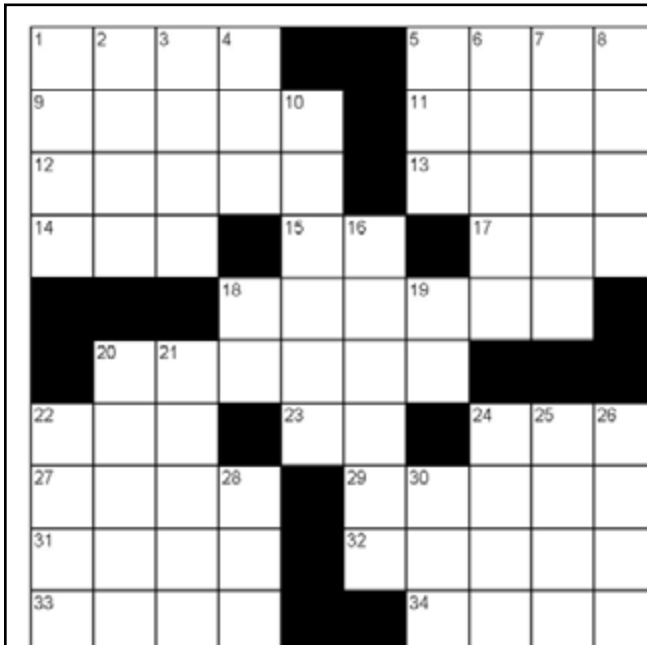
Follow these tips and have a Happy Thanksgiving — gobble, gobble!

REVIEWED BY: Steven Dowshen, MD

DATE REVIEWED: August 2009

This information was provided by KidsHealth, one of the largest resources online for medically reviewed health information written for parents, kids, and teens. For more articles like this one, visit www.KidsHealth.org or www.TeensHealth.org. ©1995-2006. The Nemours Foundation

CROSSWORD PUZZLE



ACROSS

1. Swiss-like cheese
5. Black
9. Confuse
11. Dog food brand
12. Flat
13. Sticky black substances
14. Mr.
15. Advertisement
17. No
18. Make better
20. Pre-Nissan
22. Electric spark
23. Miss lang
24. Tire
27. Saloons
29. Immense
31. Shine
32. Santa's helpers
33. Madam
34. Ribald

DOWN

1. Tides
2. Cafe
3. Far away
4. Day of wk.
5. Sup
6. Mont ____
7. Ms. Winfrey
8. Curious
10. City
16. Toil
18. Movie alien
19. Fashionable
20. Play
21. Smoky
22. Cain killed him
24. Skimp
25. Afresh
26. Posttraumatic stress disorder
28. Pigpen
30. Unwell

View answers online at www.peelinc.com

© 2006. Feature Exchange



We solve all the pieces to the puzzle.

Call Today to Get Started On All Your Printing Needs.

512-263-9181

LOCALLY OWNED & OPERATED
308 Meadowlark St. • Lakeway, TX 78734



PEEL, INC.
printing & publishing
EXPERIENCE MATTERS doing business for 30+ years.

Highland Park West Balcones Area

SUDOKU

View answers online at www.peelinc.com

6						8	9	
		7			3		6	4
1			2				3	
		1	5		2		4	
	8							1
				7				
								7
5	4	9						
	3		4			9	5	

© 2006, Feature Exchange

The goal is to fill in the grid so that every row, every column, and every 3x3 box contains the digits 1 through 9. Each digit may appear only once in each row, each column, and each 3x3 box.

At no time will any source be allowed to use the HPWBANA Newsletter contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from the HPWBANA and Peel, Inc. The information in the HPWBANA Newsletter is exclusively for the private use of HPWBANA Neighborhood residents only.

DISCLAIMER: Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

HIGHLAND PARK WEST - BALCONES AREA SPECIALISTS

SOLD IN 4 DAYS!

4506 BALCONES DRIVE

Roland Roessner designed mid-century modern home.

DREW MARYE 512-964-8944

Real Estate Broker
Highland Park West Resident

Balcones Park

Highland Hills

Northwest Hills

Rollingwood

Tarrytown

Highland Park West



Search all of MLS on our website
WWW.THEMARYECOMPANY.COM

DIRECTV is rolling out the RED CARPET

VIP Pricing exclusively for Residents



DIRECTV
Prices starting at
\$29.99

FREE 5 tuner Genie HD/DVR
Instant rebate on all packages
Record, watch and playback in HD from any room

FREE Installation
Up to 3 FREE additional HD client boxes
FREE HBO, Cinemax, Starz & Showtime for 3 months

Mention this ad for your VIP deal.
CALL NOW!

1.888.799.0512





PEEL, INC.

308 Meadowlark St.
Lakeway, TX 78734-4717

PRSR STD
U.S. POSTAGE
PAID
PEEL, INC.

HP

From dotting the i's
to crossing the t's

m
moreland
PROPERTIES



Listing and selling
Austin since 1986.

Let me help
you with your
homework.



Trey McWhorter
REALTOR®

512.808.7129 cell
512.480.0848 x116 ofc
trey.mcwhorter@moreland.com
www.moreland.com

A successful
real estate
transaction requires
attention to details.

We get it.


LEADING
REAL ESTATE
COMPANIES®
of THE WORLD