

Austin Parks Foundation Awards Grant to Friends of Perry Park

Fitness stations are coming to Perry Park thanks to Austin Park Foundation! Back in 2009, local fitness trainer Mark Harris contacted the HPWBANA to discuss the possibility of installing fitness stations in the park. The idea was to have something like the fitness stations at Auditoriums Shores, which are very popular with the fitness community. Friends of Perry Park supported the idea as it brings a new park amenity to the adults in our neighborhood. The family fitness classes at Perry Park last spring really got the project moving and the HPWBANA Fitness Committee drafted a proposal for the project. Details of the proposal can be found on the HPWBANA website at www.HPWBANA.org

The Parks and Recreation Department has standard fitness equipment options for Austin parkland and we chose four items to be configured for two separate fitness station locations. One fitness station will go deep in the quarry where the drinking fountain used to be, along the running track.



Fitness stations similar to this one will soon be installed in Perry Park.

This station will have parallel bars, a sit up bench and pull-up bars. The other fitness station will go near the upper soccer field on the wooded side of the running track. These locations are preferred by PARD. Our goal is to have them blend into the natural area as much as possible while still being easy to find. This equipment is expensive so the Friends of Perry Park (the park adopter) applied for an Austin Parks Foundation grant to help fund the project. HPWBANA will provide some additional funding as well.

Austin Parks Foundation Grants come with a volunteer matching component. The community will help with the fitness station base area, add a new trail, and continue with the monthly workdays to restore the nature trail. We will need lots of volunteers to help out so watch for workday notices.

Many thanks go out to Austin Parks Foundation as we wouldn't be able to do this project without this grant funding.

Friends of Perry Park

Highland Park West Balcones Area

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
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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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Mutt Mitt Station goes up at Ridge Oak Reservoir

Last month the HPWBANA Beautification Committee provided updates on improvements at the Ridge Oak Reservoir (located at 4500 Ridge Oak Dr.). Neighbors expressed the desire for a mutt mitt dispenser and garbage can, as people use this space as a lovely spot to relax and do not want to step in or smell pet waste! The Water Utility Department will not maintain the area as a park although they are working with the neighborhood, as the residents want the area to be taken care of. As a convenience to users of this green space, the HPWBANA funded the dispenser and matching garbage can. Neighbors in that area will keep the dispenser filled and the garbage can emptied.

In January the HPWBANA Beautification Committee will meet again with managers of the Water Utility Department to discuss removal of dead cedar and more invasive plants in that area, particularly the small wooded area.

Many thanks go out to the HPWBANA for supporting this area, to the neighbors who have committed to maintaining the mutt mitt station, and for the Water Utility for working with the neighborhood.

HPWBANA Beautification Committee

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By Jennifer Smith, Realtor®



There has been a lot of talk about the upcoming MoPac construction, but what exactly will be happening? I went to www.MopacExpress.com to find out. Here's what they are reporting:

The Express Lanes will be located in the middle of the MoPac corridor, separated from the existing lanes by a four to five foot wide striped buffer zone with flexible plastic sticks. Drivers will be able to access the MoPac Express Lanes at Cesar Chavez Street, at Far West Boulevard and Anderson Lane, or at Parmer Lane.

In addition to the Express Lanes, the MoPac Improvement Project will include: construction of sound walls, upgrades to the visual appearance of the corridor with aesthetic enhancements and significant landscaping, enhancement of bicycle and pedestrian facilities, as well as enhanced traffic monitoring and incident management.



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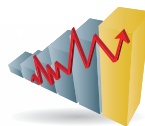
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HP Girl Scouts Invite You to Come Play Ga-ga Ball at Perry Park

By Destina Olivares

Highland Park Elementary has been eagerly anticipating the arrival of the Ga-ga pit, and the wait is finally over! The project began in 2010 as a Girl Scout Junior Bronze Award. The Bronze Award is a community service award and the most prestigious award a Junior Girl Scout can earn. Junior Girl Scouts are 4th and 5th grade level.

This project was initiated in 2010 by Girl Scouts Troop #1529 whose members were Olivia Hardage, Gabbie Jones, Kaiden Patch, Pilar Salazar and led by Catherine Salazar. The project was taken up and completed in 2013 by Troop #1090 whose members are Ginger Bolton, Harper Cummings, Catherine Diaz, Elena Guajardo, Kai Hall, Lisa Hendrix, Olivia Hoffman, Scarlett Houser, Sophia Olivares, Bella Russo, Bridget Russo, Emma Scaglione, Zoe Walgren, Cate Weisbrodt, Sarah Weisbrodt, Samantha Wilson and led by Destina Olivares, Melissa Russo, and Diana Medina.



Rules of the Ga-ga Game

What is Ga-ga, you ask? Ga-ga is an Israeli dodge ball game. Anyone can play the game, and kids and adults of all ages and sizes can play it. A large group of people can play individually, or groups can work as teams. Ga-ga is great exercise because you have to keep moving or you will be out! Some call Ga-ga a gentler form of dodgeball.

- The game starts when one player throws the ball in the air. The players yell "Ga!" on the first two bounces, and after that, the ball is in play. Then the players hit the ball with an open hand or fist and try to tag another player with the ball below the waist. Any player hit by the ball below the waist, whether directly or rebounding off the wall is out. Any player hitting the ball out of the pit is out.
- Double-touching the ball is not allowed. The player must wait until someone else touches the ball or it bounces off the wall in order to hit it again.
- When there are only two players remaining, the eliminated players may enter the pit and form a circle to make a smaller playing space, acting as a new, smaller diameter wall. However, these people must stay still and may not interfere with the match. The players may use the eliminated players for rebounds.
- The game is over when the last person is out.

See you in the Ga-ga pit!

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Perry Park Nature Trail Restoration

Friends of Perry Park is working with various groups to help restore the small nature trail in the wooded section of Perry Park, by the upper soccer field area. Look for the trail with the plant identification markers on posts. This nature trail was put in years ago by Highland Park Elementary kids, with the understanding that the community would maintain it. Friends of Perry Park has engaged volunteers over the years to help out, and even a few years ago a local cub scout troop helped put down crushed granite on some of the trails. It takes work to maintain this trail because trailing lantana grows abundantly, completely coating plants, trails, and trees. As we restore this area we also remove dead wood as part of an ongoing fire abatement project. Parks and Recreation Department (PARD) chips the brush piles and we spread it on the trails, to suppress growth on trail areas.

A handful of groups are helping with this ongoing restoration. Little Helping Hands visits Perry Park on regular monthly workdays to help weed the trailing lantana and remove dead brush. The HPE Green Team works on grooming the trail by clipping back overgrowth and planting seed, as do several of the Girl Scout Troops, which have been mulching and removing lantana. A Girl Scout Troop is also in the planning stages of recreating the outdoor learning center, which had decayed, this time using limestone boulders so it can be used by people for generations to come.

Many thanks go out the HPWBANA for supplying materials and native seeds for this project.

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2013 Ending Strong for Neighborhood Home Sales

By Rebecca Wolfe Spratlin

Given the trends through the first part of the year, it's no surprise that the year is ending strong in terms of significantly increased prices for single family homes, compared to the same period last year. As the statistics show below, the total number

of homes sold by the end of November 2013 was down by seven homes compared to the previous year, while the Average and Median List Prices and Average and Median NET Sold Prices all increased in double digit percentages.

	Year to Date November 30, 2012	Year to Date November 30, 2013	Percent Change
Single Family Homes Sold	89	82	-8%
Average List Price	\$679,102	\$770,834	+14%
Median (mid-point) List Price	\$539,999	\$666,950	+24%
Average NET Sold Price	\$649,927	\$737,977	+14%
Median (mid-point) NET Sold Price	\$510,000	\$650,310	+28%
Average List Price per Sq. Ft.	\$250	\$276	+10%
Median (mid-point) List Price/Sq. Ft.	\$245	\$262	+7%
Average NET Sold Price per Sq. Ft.	\$241	\$266	+10%
Median (mid-point) NET Sold Price/Sq. Ft.	\$238	\$257	+8%
NET Sold Price Range	\$151,100 - \$7,000,000	\$215,100 - \$3,700,000	
NET Sold Price Range/Sq. Ft.	\$129 - \$512	\$120 - \$502	

In addition to looking at the period-to-period List and NET Sold numbers, I thought it would be interesting to look at the

"days on market" and how the pricing impacted the time it took for homes to go under contract. Here are my findings:

NET Sold Price as a % of Original List Price	Number of Days on the Market
70% - 79%	215
80% - 89%	117
90% - 95%	76
96% - 100%	26
Over 100%	4

As one would expect, the closer the Original List Price is to the Actual Market Value (NET Sold Price), the quicker the

house will sell. These numbers demonstrate how dramatically this price elasticity is realized in our neighborhood.

**This statistic excludes one extreme outlier in the data.*

MID-CENTURY MODERN HOUSES IN WEST AUSTIN

By Rick Black

Modern houses of the 1950's and 1960's brought a new synthesis of thinking about the single family house, with regards to merging aesthetics with techniques of construction. The new houses, characterized by post-war technologies and a spirit of optimism placed much emphasis on livability, function, and economy.

Now known as 'mid-century modern', these houses proliferated across the U.S., with Austin being no exception. Architects such as Fehr and Granger, Roland Roessner, Sr. and Harwell Hamilton Harris built a number of houses in the Highland Park West and Balcones neighborhoods, most of which are beyond the fifty year mark.

Many mid-centuries are still occupied by their first or second owners. This is a compelling fact, given the average American family moves every seven years. What contributes to such stability of ownership? There are a number of aspects that give these houses such ease of living:

Low: One of the defining features of mid-century modern houses is how well they respond to the environment. The first thing one notices is a low pitched or flat roofline. While this is economical to build, a low-slung, horizontal aspect highlights the natural features of the land without dominating it. Here in Austin, the majesty of a live oak tree canopy is more evident without a building crowding it. The organic shapes of a limestone outcrop are enhanced when seen against the simplicity of a long wall. In many cases, the roof extends well beyond the enclosed area of the house in order to properly shelter the building from our hot sun and periodic rainstorms.

Transparent: Advances in float glass production in the late fifties allowed large glass areas to be used to open a house to the outdoors. On hilly sites, walls of windows afford dramatic views, while on flatter land, large openings serve to expand the feeling of space into private yards. Another consequence of this is how open and approachable a house might feel from the front. Instead of being closed off, we get an occasional glimpse of the occupants' furnishings and personal tastes. A beautiful

instance is a view through a house to daylight beyond, giving us a sense of both shelter and prospect.

Light: The quest for greater economy of material leads towards engineered solutions for structure. Post and beam structures concentrate the loads, minimizing the number of bearing walls. In some cases, industrial technologies such as steel beams and roof decking allow for greater spans, further slimming the structure.

Layered: Free from load-bearing, walls become more partition-like or planar, simplifying their use as dividers of space. Textured glass or perforated materials screen views or filter light, creating layers of space awaiting discovery.

Warm: Materials in their unadorned state get utilized whenever possible. Stone floors, local woods, ceramic tile, brick, sisal rugs all lend great warmth and a natural expression. The hearth in many cases serves as a focal point, suggesting the elemental, and at times primitive.

Integrated: Acceptance of modern life led designers to integrate its machinery. The kitchen gains prominence with increased focus on well-designed appliances. The convenience of a carport located under the same roof line also serves to incorporate the automobile almost as if it was a sculptural element. A common technique on sloping land discretely situates the carport underneath the house.

While many of these aspects seem commonplace in today's housing, deferred maintenance and demands for more space are threatening the existence of these structures. With careful planning and an appreciation for these ideals, hopefully they can be maintained like heirlooms that form the fabric of our neighborhoods.

Rick Black, A.I.A. has practiced architecture in Austin for over twenty years. He is a principal of Rick and Cindy Black Architects and serves on the board of MidTexMod, the local chapter of docomomo.us, a national preservation organization for modern architecture.

Highland Park West Balcones Area

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Event Pictures!!

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Notes from an Intentional Traveler

By Karen Pope, PhD (Art History, Baylor University) and new HPWBANA neighbor

We all recognize varied objectives for traveling. Some people just like to “get away,” and the business of spa luxury appears to be thriving! I, on the other hand, am not a spa-seeker and my travel is planned with a destination chosen with educational purpose. I seek and design itineraries that fulfill a desire for learning about art, architecture, and history; the experience of beauty is built in. Sometimes it’s possible to give focus to a trip by identifying a theme. Themes such as “life in the Midwest around 1900” aid the planning process, hold the dizzying events together, and help the educational dimension “make sense.” For example, Chicago is a great place to exercise this idea, since it’s possible in Chicago to visit one of the great American houses, Glessner House (H.H. Richardson, 1880s); then go to the Art Institute of Chicago to find and see great art made in the 1880s (Monet, the Impressionists, and their friends and followers); rethink the popular recent book, *The Devil in the White City* by visiting the Museum of Science and Industry (it occupies the only permanent structure remaining from the Columbian Exposition of 1893); see a Tiffany dome (Clara and Mr. Tiffany) built before 1900 in the city’s first grand public library, now the Chicago Cultural Center; with planning, include a concert of 19th-century symphonic music in the elegant Chicago Symphony Center (architect: Daniel Burnham, chairman of the Columbian Exposition design committee); even enjoy a meal in a restaurant built before 1900 (Berghoff), decorated with murals and archival photographs of the Columbian Exposition; and if you want to be very thorough in exploring your theme, stay in the Burnham Hotel (built as the Reliance Building, designed by Daniel Burnham c. 1890). By the way, all these destinations except the Museum of Science and Industry are in The Loop, the entire area of which is about the size of downtown Austin’s 15 square blocks and easily walkable.

The internet has become a tremendous asset to such “intentional” travel—a city’s website can alert the visitor to special events and provide updates about attractions that would enrich the envisioned experience. Further, the thorough websites of today’s art museums make it possible for the intentional traveler to know vastly more than “where” and “when” about the museum in general: big museum websites will tell you about the museum’s permanent-collection strengths, maybe offer a “Top Ten” list, and occasionally indicate whether a sought-after work is currently on view—a very nice feature to help visitors avoid disappointment. Some things I’ve learned along the way:

- Two hours is about all the human brain can absorb in one museum visit

- When you just want an overview, ask willing docents/guides for a “walk-through”
- Use museum stairs to refresh legs tired from standing; carry a tiny purse—as little baggage as possible
- Remember what you’ve seen by buying museum postcards
- If you take photos (no-flash permission is typical; photograph only works that belong to the museum), photograph the label, too
- Museum cafés are worth the money, and the rest time can recharge you for one more gallery stroll
- Smartphone apps for some art museums can be downloaded on the spot for a personal art history lesson

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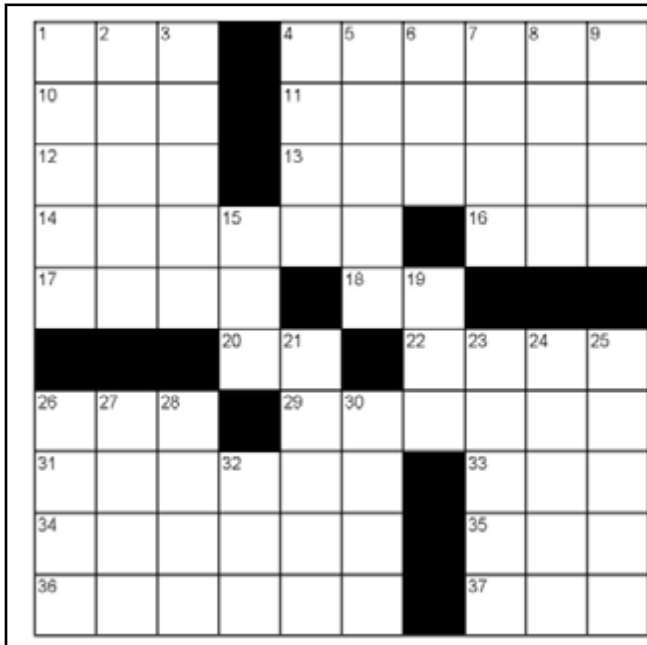
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1. What's owed
4. Beats it!
10. Hotel
11. Flower child
12. Certified public accountant
13. White fur
14. Breath mint
16. Rescue
17. Opposed
18. Scottish "one"
20. Acidity
22. Corn syrup brand
26. Insane
29. Angry
31. Relating to horses
33. Kimono sash
34. National capital
35. Reverend (abbr.)
36. Bath powder
37. East northeast

DOWN

1. Formal statement
2. Remove pins from
3. Playact
4. Popular stadium
5. Approximate date
6. Revolutions per minute
7. Capital of Western Samoa
8. Short
9. Origination
15. Lean
19. Stretch to make do
21. Large eastern religion
23. Before
24. Hot sandwich
25. __ Oyl (Popeye's girlfriend)
26. Soften cheese
27. Greenish blue
28. Twofold
30. Stack of paper
32. Business abbr.

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| <input type="checkbox"/> Hike Mount Bonnell | <input type="checkbox"/> The Broken Spoke |
| <input type="checkbox"/> Bob Bullock Museum | <input type="checkbox"/> Eat at a food trailer |
| <input type="checkbox"/> Attend a UT Sports Event | <input type="checkbox"/> Go to SXSW |
| <input type="checkbox"/> Congress Bridge Bats | <input type="checkbox"/> Whole Foods HQ |
| <input type="checkbox"/> Downtown Segway Tour | <input type="checkbox"/> Sunset at The Oasis |
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| <input type="checkbox"/> Mozart's Coffee Roasters | <input type="checkbox"/> Zilker Kite Festival |
| <input type="checkbox"/> Lake Austin Cruise | <input type="checkbox"/> Rainey Street |
| <input type="checkbox"/> Blanton Museum | <input type="checkbox"/> 360 Overlook |
| <input type="checkbox"/> Mayfield Park Peacocks | <input type="checkbox"/> Amy's Ice Cream |
| <input type="checkbox"/> Zilker Park Christmas Tree | <input type="checkbox"/> Hike the Greenbelt |
| <input type="checkbox"/> Paramount Theater | <input type="checkbox"/> Esther's Follies |
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