



HIGHLAND PARK WEST BALCONES  
AREA NEIGHBORHOOD ASSOCIATION

# THE HPWBANA NEWS

Volume 10, Number 3

March 2014

[www.hpwbana.org](http://www.hpwbana.org)



## Community Meeting to Discuss Ideas for Upper Perry Park

**March 18th  
7:00 pm  
The Villa at Laguna Gloria  
3809 W 35th St.**

The Friends of Perry Park have been working with HPWBANA, Parks and Recreation Department, The Contemporary Austin/Laguna Gloria and Art in Public Places to develop some exciting proposals for improvements to Upper Perry Park, the large open field along Balcones Drive and Big Bend. We are inviting the community to gather input on these ideas to determine how we will move forward. Come hear the presentation of ideas and contribute to the discussion regarding this public green space.

**Questions?**  
**Email Friends of Perry Park**  
*[friendsofperryark@hpwbana](mailto:friendsofperryark@hpwbana)*

## Austin '64 Homes Tour Highlights Mid-Century Modern Heritage of Highland Park West

Preservation Austin's Spring Homes Tour is coming up in April with the theme "Austin 1964", and what better place to find the architectural gems of the 50's and 60's than a neighborhood that was developed almost entirely during that period. Highland Park West has many wonderful examples of Mid-Century Modern architecture, and many of those homes were designed by architects that were considered leaders and innovators in their field in the 50's and 60's.

One could attribute our good fortune at having so many wonderful examples of modern architecture from that era to good timing and location. The UT School of Architecture was going through a revolution of sorts in the mid-50's that brought new and innovative thinking. And the ideas that were flowing out of the school at that time made their way into numerous Austin residential projects, many of which are in our neighborhood, which also offered convenient access to the university and to downtown.

A few of those architects should be mentioned here because residential projects of some of these individuals will be featured in the Austin '64 Homes Tour:

### **HARWELL HAMILTON HARRIS**

Harwell Hamilton Harris originally apprenticed under Richard Neutra in California, and later in his career came to Austin to be the Dean of the UT School of Architecture from 1952 to 1955. There, he worked to recruit innovative architects to his faculty, a group that later became known as "The Texas Rangers". While many of his projects are on the West Coast, there are several residential projects in Austin and in fact two of them are in Highland Park West on Edgemont Drive.

*(Continued on Page 2)*

# 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  
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

Mike Ditson.....

Chereen Fisher ..... chereen@austin.rr.com

Alex Furlong.....

Brandon McBride.....

The HPWBANA Board meets on the third Monday of each month except December. Please go to [HPWBANA.org](http://HPWBANA.org) for our current meeting location or contact [president@HPWBANA.org](mailto: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](mailto:advertising@PEELinc.com) for ad information and pricing.

## Austin '64 Homes Tour - (Continued from Cover)

### ROLAND ROESSNER

Roland Roessner came to Austin in 1948 as a professor of architecture at the University of Texas, where he was a professor until 1982. Roessner was perhaps the most prolific architect of the 50's and 60's in Highland Park West, where he designed houses for UT professors, lawyers, doctors and other professionals seeking convenient access to downtown and to the university. Of the identified seventeen Roessner residential projects still standing, twelve are in Highland Park West and six are on Balcones Dr.

### FEHR & GRANGER

Arthur Fehr and Charles Granger (both graduates of the UT School of Architecture) established the partnership "Fehr & Granger" in 1945 and quickly made a name for themselves. While best known for educational and church structures, they also designed many exceptional residences, particularly in West Austin. Their work was intended to be unique to their region. They used local materials in designs that were heavily influenced by climate and the need to manage the Texas heat before air conditioning was common. Of the twenty-three Fehr & Granger residential projects identified, seven of them are in the Highland Park West neighborhood.

### LEONARD LUNDGREN

Lundgren graduated from the University of Texas with a degree in architecture in 1949. His firm, Lundgren and Maurer, and later his firm Lundgren and Associates, was considered one of the most innovative and highly sought after firms of its time. Lundgren was probably best known for his commercial projects, including a long relationship with Holiday Inn and his groundbreaking round hotels. He also designed the Austin Motel on South Congress! His work includes about ten residential projects in the Austin area, with four in Highland Park and four more in adjoining neighborhoods.

### ABOUT HIGHLAND PARK WEST

Highland Park West and the Balcones Area Neighborhood is composed roughly of eighteen-hundred homes north of 35th Street and south of Highway 2222, between Mopac and Mount Bonnell Road, with a small pocket east of Mopac to Bull Creek Road, between 45th Street and Hancock. It was developed largely during the 50's and 60's, and today roughly 60% of the houses you see were built during that time. Many have been, or are in the process of being, thoughtfully restored. These homes are part of what makes our neighborhood unique. They hold a special place in history and help define the character of this special "suburb" of Austin.

Be sure to check out the Austin 1964 Homes Tour in April and see some interesting architecture while getting to know your neighborhood and some more of your neighbors.

# IT'S TIME TO RECYCLE!



THE SMITH TEAM

Smart. Service. Sold.

## MARCH HAPPENINGS

### Daylight Savings Time is coming up!

Remember to turn your clocks back on Sunday, March 9th at 2 am! Here's a little DST trivia for you (answer is found under the YOM picture):

Who first thought of the idea of DST?

a: Thomas Jefferson

b: Benjamin Franklin

c: Alexander Graham Bell

d: Thomas Edison

### SXSW 2014 begins March 7th!

Interactive - March 7th-11th

Film - March 7th-15th

Music - March 11th-16th

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

[www.texasrecyclescomputers.org](http://www.texasrecyclescomputers.org)

[www.texasrecyclestvs.org](http://www.texasrecyclestvs.org)

Dell has made it very easy! All you have to do is take your old computer equipment of any brand, working or not, to one of Goodwill's over 2,000 participating locations in the United States. Let's all work together to make Austin a Zero Waste community!

## MARCH YARD OF THE MONTH



b: Benjamin Franklin

We are thrilled to announce that **Erin and Chad Geisler of 4505 Crestway** are the HPWBANA March YOM winners! Upon hearing the good news, Erin told us, "Chad loves to work in the yard so I know this will make his day!" Chad expects his poppies and larkspur to bloom in March and April so drive by and enjoy this gorgeous yard. To submit your YOM nominations, please email me at [jennifer@smartservicesold.com](mailto:jennifer@smartservicesold.com).



Want to know what's going on with real estate in our neighborhood? Check it out here.

**Jennifer Smith, Realtor®**

(512) 532-5550

[jennifer@smartservicesold.com](mailto:jennifer@smartservicesold.com)

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



# HPWBANA Neighbors Team up to Discuss Infill Projects

With growing concern among many residents regarding recent infill in our neighborhood, HPWBANA began meeting with neighbors to discuss what can be done to help preserve the unique character of our neighborhood. As Austin continues to grow rapidly, our neighborhood will change to accommodate that growth, and we may lose some of that uniqueness. In fact, with the latest developments near the intersection of Hancock and Balcones, we are already seeing these changes occur. The proposed duplex project at 3400 Hancock is no exception, as you can see by the builder's sketch of the project. If you would like to be a part of these discussions or help out in any way, please send an email to [volunteer@hpwbana.org](mailto:volunteer@hpwbana.org)





## A FREE TASTE OF YOGA at Austin Kula Yoga

A Taste of Yoga, a Spot of Tea,  
a Special Blend of Both for Thee!

Come taste our special blend of yoga  
classes and find one that's right for you.  
March 1—7 you can try any class anytime

**\*FREE\***

And after class no need to rush  
have a spot of KulaYogi tea on us.

Just sign-up online at  
[www.AustinKulaYoga.com](http://www.AustinKulaYoga.com)

Promo code: TASTE  
See you on the mat!  
\*New Students Only

Sign-up online for Summer KulaKid Kamps starting 2yrs + up

2415 Exposition Blvd, Austin, TX (512)542-3334



Save the Date!

Perry Park Spring

# EGG HUNT

Saturday, April 19th  
9:30 a.m. Don't be Late!!

Participants will be divided into  
the following age categories:

0-2, 3&4, 5-7, 8 & up

See the Easter Bunny!  
Find the Golden Egg!

Guess the number of Jelly  
Beans and win a Prize!

Only elementary age children are invited to participate in the hunt, please. Older children can volunteer to hide eggs. If you or your child would like to help out with the egg hunt, please send an email to [volunteer@hpwbana.org](mailto:volunteer@hpwbana.org)



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](http://www.DrSherwood.net)

## Highland Park West Balcones Area

### Perry Park Fitness Station Update

We are excited to announce that the equipment is on order and will hopefully arrive late by early March, which means installation may occur in March, just in time for spring outdoor workouts! Two fitness station areas are planned. One has assisted row equipment for an upper body workout. The second has pull-up/dip, parallel bars and sit-up equipment. The equipment will be next to the running track so people can conveniently add a run to their exercise routine.

Friends of Perry Park received a grant from Austin Parks Foundation to fund the project, with matching funds from the HPWBANA. Details are on the HPWBANA website.



### Girl Scout Troop 1510 Submits Proposal for Perry Park Service Project

More enhancements are slated for Perry Park! Friends of Perry Park and Girl Scout troop 1510 recently submitted a proposal for a new service project for the nature trail area of Perry Park. The troop is working within PARD/forestry's recommended area to re-create the former learning circle that sits in an oak grove near the entrance to the nature trail in the Perry Park woods. Natural limestone boulders will be used for a seating area that will last for future generations of Perry Park users.

GS Troop 1510 will complete the design for presentation to PARD, HPWBANA, and the HPE PTA in the coming months, and we'll have an update and more information on the project in the next newsletter. Go Girl Scouts!



**CG&S Design-Build offers integrated residential design and construction services in the Austin area, with an emphasis on renovations.**

**At CG&S, we believe that the design-build model of contracting with a single company is the best path to a successful project. Contact us today!**



Award Winning Architecture,  
Renovation, and Outdoor Spaces

[www.CGSDb.com](http://www.CGSDb.com) 512.444.1580



**RIS** Residential Improvement Services, LLC.

Handyman Services • Attic Fans  
Remodels • Insulation

<http://risaustin.com> • (512)923.1747

**1HR**  
FREE LABOR  
(\$35 value)

# Our Real Estate Diversity

*by Rebecca Wolfe Spratlin*

January is starting off very strong for real estate in our neighborhood. During January 2014, there were 14 homes on the market with a wide range of List Prices from \$370,000 to \$3,900,000 and an assortment of prices in-between. The Average List Price was \$1,383,199 and the Median List Price was \$824,950. The List Price Per Square Foot ranged from \$275 to one of the highest in recorded history for our neighborhood, \$877 per square foot.

The wide range of home values is partially the result of our established neighborhood undergoing a revival. While there are still some lovely vintage 1950's and 1960's homes with their original features, there are more and more homes that have been updated, or are currently undergoing updating. As homes sell, many new owners are making significant capital investments to update kitchens and bathrooms, replace windows with more energy efficient windows, installing hardwood and natural stone flooring, adding living space and putting in swimming pools. Just driving through our streets, we see numerous homes that have become construction zones. Most new home buyers are renovating their existing properties, and there are a few who have chosen to tear-down their homes to build new ones. Some of these homeowners chose to tear-down their homes because the cost to renovate was more costly than building a new home, or they loved the neighborhood and out-grew their original home, or there were structural issues beyond repair.

Other disparities in home values are caused by varying sizes of lots and different views from these home sites. Some fortunate homeowners have sweeping views of Lake Austin and expansive views of downtown or Brightleaf Nature Preserve, all of which add significant economic value to their properties.

One of the most attractive features of our neighborhood is the diversity of the architectural styles, ranging from mid-century, to Tuscan, to colonial, to transitional, to Texas hill country, to craftsman, to contemporary and many more. There is also the wide range of ages of homes, some homes with wonderful original features like phone niches, glass/brass door knobs, original kitchen cabinets and crown moldings, and some built in recent years with all the modern amenities and open floor plans today's homeowners demand.

The rich diversity of home values, styles, features, sizes, views and ages of our homes has also attracted an equally rich diversity of neighbors. We have a wonderfully interesting neighborhood that celebrates this diversity.



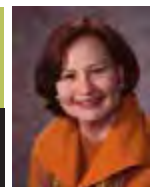
### 3402 Monte Vista Drive \$950,000

- 4 Bedrooms, 2 on main level, 2 up
- All Bedrooms have en suite bathrooms and walk-in closets
- Formal Dining Room
- Living Room and Den
- TONS and TONS of storage
- Fireplace in Owners' Suite
- 3,896 sq.ft. (per TCAD)
- Garden and Greenhouse
- Highland Park Elementary School District



### 3513 Highland View \$535,000

- 4 Bedrooms PLUS Office/Play Room/Flex Room
- Living Room and Den
- Dining Room
- Corner Lot, Side-entry Garage
- Soft Contemporary
- Lots of natural light
- Mature trees
- 2,832 sq.ft. (per TCAD)
- Highland Park Elementary School District



a Licensee of Coldwell Banker United, Realtors

**Rebecca Wolfe Spratlin**

Realtor/Broker/ MBA

**512-694-2191**

## Highland Park West Balcones Area

# TROWEL & ERROR!



On April 5, from 9:30 a.m. to 1:00 p.m., Mayfield Park will host Trowel & Error, the Spring event that annually attracts gardeners from all over Central Texas to hear experts give time-tested tips for beautiful gardens. Although lectures begin at 10:00, the event “opens” at 9:30 for those early birds who want to purchase Mayfield’s hard-to-find heirloom bulbs and perennials for their April gardens and to stroll the garden paths in the early morning peacefulness.

Sponsored by Friends of the Parks of Austin, Trowel & Error will feature three dynamic and knowledgeable garden experts, beginning with Amanda Moon, Heat and Drought Tolerant Plants You May Not Have Heard Of (or Thought About Using) followed by Jay White, Fence Me In – Selecting the Proper

Support for Tomatoes . Rounding out the symposium will be Patty Leander, Go Vertical in the Garden With Climbing, Vining and Twining Vegetables,

Not to be missed will be the legendary raffle of “garden goodies”. Everyone goes home a winner. It’s a wonderful way, rain or shine, to spend a morning learning how to add color into your landscape while relaxing among gregarious peafowl, towering palms, flowering trees, and ponds filled with lilies... and for only a \$5.00 donation!!

*For more information please contact: [Neenok@aol.com](mailto:Neenok@aol.com)  
**MARK YOUR CALENDARS!!***

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](http://www.oliveandjune-austin.com)

olive  
& june

## Out Of This World Color At A Down To Earth Price!



With my customized grey coverage package, your salon color service can be as low as \$35.00. Call Lance @ Color Club to set up your FREE consultation.

**Color Club**

A Lot More Beauty For A Lot Less Money!

Lance @ Color Club (inside Lighten Up Salon)  
8229 Shoal Creek Blvd. Suite 107 Austin, TX 78757

Appts by Phone/Email/Text  
512.217.6270  
[colorclub@austin.rr.com](mailto:colorclub@austin.rr.com)

## Restoration of Mt. Bonnell Monument Approved



Wondering if there is a plan in the works for an Urban Farm at the top of Mt. Bonnell? Wonder no more! PARD has put a protective structure resembling a chicken coop around the broken monument until restoration of the monument can take place.

PARD has finally committed to the restoration of the existing Covert marker in its present location, and there is mutual support for the 2014 installation of a new and additional marker at Mount Bonnell commemorating the 75th anniversary of the Covert family gift of Mount Bonnell to the people of Travis County.

The Historic Landmark Commission granted a Certificate of Appropriateness for the following near term site improvements:

- Reconstruction of existing stair risers and treads near the pergola
- Installation of hand rails at steps near the pergola
- Lowering of perimeter wall around the marker
- Seating walls under existing pergola between the existing columns
- Addition of hardscape area to create a dais around the existing marker

We welcome your continued support as well as any questions, comments, or other input that you may have.

-Stan Bacon

West Point Society of Central Texas

### STEVE'S PLUMBING REPAIR

Master License: M-39722

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

**Steve Brougner**  
**512.276.7476**



2605 Buell Ave

## SEND US YOUR *Event Pictures!!*

Do you have a picture of an event that you would like to run in this newsletter? Send it to us and we will publish it in the next issue.

Email the picture to [codytripathi@yahoo.com](mailto:codytripathi@yahoo.com) Be sure to include the text that you would like to have as the caption.

Pictures will appear in color online at [www.PEELinc.com](http://www.PEELinc.com).



## INFORMATION ANALYSIS GUIDANCE

Thoughtful Planning  
and Expert Execution  
of Your Family's Goals  
When Buying or  
Selling Residential  
Real Estate.



**David McCall GRE, SRES**

512.736.8103  
[dvdmccl@yahoo.com](mailto:dvdmccl@yahoo.com)



# March Events at Yarborough Library

For more info, go to  
<http://library.austintexas.gov/>  
Or call 512-974-8820

**Tuesday, March 4**

7:00 PM Making the Most of Social Security

**Thursday, March 6**

3:30 PM Book Circle

**Wednesday, March 12**

7:00 PM Texas Tunesmiths - Thunder Soul

**Thursday, March 13**

7:00 PM Teen Book Club

3:30 PM Book Circle

**Wednesday, March 19**

6:00 PM NBTween Book Club

**Thursday, March 20**

3:30 PM Book Circle

6:30 PM Based On Books Film Series - The Perks  
of Being a Wallflower

**Wednesday, March 26**

2:00 PM Books and Babies



## Free Mulch Available Courtesy of ChipDrop!

Chip Drop was started in Portland, Oregon by Bryan Kappa and has recently expanded into the Austin area. Chip Drop is a way to connect people who want free woodchips with arborists who have no need for the mulch they create. They act as a liaison between arborists and homeowners to secure mutually beneficial relationships thereby reducing waste.

*For more information or to sign up to receive  
free mulch, just visit [www.chipdrop.in](http://www.chipdrop.in)*



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

PRINTING AND PUBLISHING SINCE 1985

## SUDOKU

View answers online at [www.peelinc.com](http://www.peelinc.com)

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

© 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.

# REACHING YOUR NEIGHBORS

*and many others...*

- Avery Ranch
- Barton Creek
- Bee Cave
- Bella Vista
- Belterra
- Canyon Creek
- Circle C Ranch
- Courtyard
- Davenport Ranch
- Forest Creek
- Highland Park West Balcones
- Hometown Kyle
- Hunter's Chase
- Jester Estates
- Lakeway
- Lakewood
- Legend Oaks II
- Long Canyon
- Lost Creek
- Meadows of Bushy Creek
- Meridian
- Pemberton Heights
- Plum Creek
- Prairie on the Creek
- Ranch at Brushy Creek
- River Place
- Round Rock Ranch
- Sendera
- Shady Hollow
- Sonoma
- Steiner Ranch
- Stone Canyon
- Tarrytown
- Teravista
- Travis Country West
- Twin Creeks
- Villages of Westen Oaks
- West Lake Hills
- Westside at Buttercup Creek
- Wood Glen

**CONTACT US TODAY  
FOR ADVERTISING INFORMATION  
512-263-9181**

[www.PEELinc.com](http://www.PEELinc.com)  
[advertising@PEELinc.com](mailto:advertising@PEELinc.com)

**PEEL, INC.**  
community newsletters





**PEEL, INC.**

308 Meadowlark St.  
Lakeway, TX 78734-4717

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

HP

# thinking about SELLING

**The best ways to  
improve your home's  
curb appeal are the  
most obvious ones.**

It doesn't make a lot of sense to add ornamental flowers if your lawn is yellow and dead. A new door knocker won't do much if your home's paint is chipped and falling off. Taking a nice long look at your house will make it clear what project you should tackle first.

**For a personal, no-obligation consultation on your  
home's market value, give me a call.**



**Trey McWhorter**

REALTOR®

512-480-0848 x 116 ofc

512-808-7129 cell

trey.mcwhorter@moreland.com

www.moreland.com

Our intimate knowledge of Austin's best properties has helped thousands of people make Austin their home for over 26 years.

**We get it.**



LEADING REAL ESTATE  
COMPANIES OF THE WORLD®



LUXURY PORTFOLIO  
INTERNATIONAL®