



HIGHLAND PARK WEST BALCONES  
AREA NEIGHBORHOOD ASSOCIATION

# THE HPWBANA NEWS

Volume 10, Number 4

April 2014

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

## CODENEXT

### WANTS YOUR INPUT!

The City of Austin is in the process of developing a plan to redesign the way Austin is developed, by bringing the Land Development Code and the city's budget in alignment with the Imagine Austin vision.

Imagine Austin is a plan to address how the city will adapt to the anticipated 1.5 million residents that are expected to be in the Austin area by 2039. The plan is for a compact and connected city that depends less on the automobile and more on walking, bicycling and public transit.

The consultants that are working on rewriting the land development code want to develop a deeper understanding of Austin communities, so they can determine what neighborhoods need in order to:

- "Maintain" their area with minimal refinement of the code,
- "Evolve" with some development and public improvements
- or "Transform" into something completely different from what they already are.

The Code Next folks are beginning to take input from neighborhoods so they can have a better appreciation of what is working well in neighborhoods, what is valued and treasured, and what needs to be improved.

Our neighborhood needs to be documenting its assets (places where everyone goes, such as favorite restaurants, coffee shops, public spaces, etc.); amenities; civic institutions (schools, libraries, churches, etc.); parks, streets for walking, bicycling, etc.) constraints (dangerous routes, land use you would like to relocate); and opportunities for improvement (empty lots, public space, a good spot for a community garden or public art)

We need photos and comments to submit. If you would like to submit any photos or comments to provide to the City, that would make a huge difference and/or if you would be interested in working on this project, please email to [dawnlew@sbcglobal.net](mailto:dawnlew@sbcglobal.net).

## 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)



# 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.



## PRESERVATION AUSTIN HOMES TOUR

The 22nd Annual Homes Tour on April 5, 2014 will pay homage to the city's modernist roots and honor some of Austin's premier mid-century architects.

This is a driving tour, with docent led tours of each home that highlight the history and architecture of each property. The tour benefits the work of Preservation Austin (formerly the Heritage Society of Austin) to preserve the historic fabric and unique culture of our city.

In conjunction with the tour, Preservation Austin will also present:

### MID-CENTURY DESIGN LECTURE

Nest Modern

Thursday, March 20, 6:00-8:00 p.m.

1009 W. 6th St.

\$15 per guest

### WHEN MID-CENTURY MODERN CAME TO AUSTIN LECTURE

Thursday, March 27, 6:00-8:00 p.m.

McGarrah Jessee

The Starr Building, 121 W. Sixth St.

\$15 per guest

### TICKETS FOR THE HOMES TOUR AND/OR LECTURES:

-All tickets available at [www.preservationaustin.org](http://www.preservationaustin.org).

-Tour tickets are also available at consignment locations in advance of the tour: Nest Modern, Mercury Design Studio, Tarrytown Pharmacy, Urbanspace Interiors, Zinger Hardware & General Merchant or on day of event at any of the featured homes (credit card sales only at 2603 La Ronde).

-Tour tickets are \$23 members / \$28 non-members / \$23 children

### FOR MORE INFORMATION:

<http://www.preservationaustin.org/events/homes-tour-austin-1964>



THE SMITH TEAM

Smart. Service. Sold.

# APRIL 2014

## THE SMITH TEAM POCKET LISTINGS

Do you know what a pocket listing is? Could your home possibly be a pocket listing? It just may be. Call me today to find out if your home could be one of The Smith Team Pocket Listings.

We just sold a beautiful home on Spanish Oak Terrace and have several other families waiting to move into our neighborhood. If you are considering selling your home, please call us today!  
**(512) 532-5550**

## APRIL IS BLUEBONNET MONTH!

According to Texas Bluebonnet Sightings, "With all the rain, snow, ice, and cold weather Texas has gotten the past several months, we believe the makings for a great Texas Bluebonnet season are underway!" I plan to check their site before heading to the countryside!

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

## PROPERTY TAX APPRAISALS

If you haven't received yours yet, you will soon. It is always fun to see what the new values are, and sometimes you are a bit surprised at what Travis County Tax Appraisal District says your home is worth. A little High? A little Low? Well, you just may not be sure. When you receive your tax appraisal and if you question the value, call! Every year I help educate homeowners on the true market value of their property, and it would be my pleasure to help you as well.

## APRIL YARD OF THE MONTH



Congratulations to Melissa and Brian Hovey of 4704 Shadow Lane for being selected as the April Yard of the Month! When you drive by their home you'll see why it was nominated this month.

If you would like to nominate a yard for YOM, 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)





## Highland Park West Balcones Area

# Spring in Highland Park and Balcones Park Neighborhood

by Rebecca Wolfe Spratlin

To say the Austin weather pattern has been erratic is an understatement. Freezing rains have been interspersed with spring-like days, days of rain and days with high winds. Plant and wildlife are confused and spring is struggling to push through. Similarly, the real estate transactions in Highland Park, Balcones Park and other area neighborhoods have been atypical. During the first two months of 2014 only three properties sold with an average price of \$557,750. This is significantly below the sales in the same period last year when six homes sold for an average of \$1,216,167. Last year's average sale price, however, was significantly skewed by the sale of an outlier \$3,700,000 home that went under contract on its first day on the market.

As of March 1, 2014, there were 18 homes on the market in our neighborhood, ranging in price from \$595,000 to \$3,900,000. At the same time, there were 11 homes under contract, pending closing.

Although the real estate forecast is very strong for all of Austin, and close-in neighborhoods in particular, it has gotten off to a very slow start. As spring approaches and homeowners prepare their homes for the market, the real estate market will heat up along with the spring days.

### Homes on Market as of March 1, 2014

Price Range	Number of Homes	Days on Market
\$500,000's	1	105
\$700,000's	3	138
\$900,000's	3	586
\$1,000,000's	5	123
\$3,000,000's	2	326

### Homes Pending as of March 1, 2014

Price Range	Number of Homes	Days on Market
\$200,000's	1	34
\$300,000's	1	34
\$400,000's	1	141
\$500,000's	2	75
\$600,000's	1	2
\$700,000's	2	36
\$900,000's	1	1
\$1,000,000's	1	149
\$2,000,000's	1	321



The poster features a large yellow star on a black background. Diagonal bands of various colors (blue, pink, green, purple) cross the star, each containing text related to the activities offered. The central text reads: "KULA KID'S RULE ALL SUMMER LONG", "AUSTIN KULA YOGA", and "SUMMER KAMP SERIES". Below this, it specifies "Mon - Friday", "Ages 2 & up", "\$25 off", and the location "Heart of Tarrytown, 2415 Exposition Blvd". It also includes the promo code "KIDSRULE", the website "AustinKulaYoga.com", and a sign-up instruction with the phone number "512-542-3334".

**KULA KID'S RULE ALL SUMMER LONG**  
**AUSTIN KULA YOGA**  
**SUMMER KAMP SERIES**

Mon - Friday  
Ages 2 & up  
\$25 off

Heart of Tarrytown  
2415 Exposition Blvd  
Promo code: KIDSRULE

**AustinKulaYoga.com**  
**Sign-up Online Today!**  
512-542-3334

Activities listed on bands: laugh, dance, sing, karate, self-discipline, fun, learn, yoga, bi-lingual, paint, act, create, confidence, strength, flexibility, strength, flexibility, confidence, bi-lingual, learn, yoga, paint, act, create, confidence.

# Don't Prune Through June!

Regardless of what tree trimming companies may tell you, COA recommends that residents avoid routine trimming or pruning of live oaks and red oaks (Spanish, Shumard, Texas Red, and Blackjack oaks) from Feb 1 to June 30 to prevent the spread of oak wilt. Should your oaks require routine trimming or pruning, please do so after the month of June. Your cooperation is appreciated by everyone in our neighborhood.

According to TexasOakWilt.org, oak wilt fungus is spread overland by insect vectors and by man through movement of wood from infected red oaks to other locations. Fungal mats form beneath the bark of certain diseased red oaks in spring, attracting many kinds of insects, including the sap-feeding nitidulid beetle. The fungus is transmitted by these small beetles as they emerge from mats and visit fresh wounds on healthy oaks, including live oaks. Fungal mats are most commonly formed on standing trees, but they can also develop on logs, stumps, and fresh firewood cut from diseased red oaks.

Once an oak wilt center becomes established, most of the tree mortality results from tree-to-tree spread of the pathogen through interconnected or grafted root systems. The fungus is transmitted from one tree to another through these root connections at an average rate of 75 ft per year, varying from no spread to 150 ft in any one direction. Regardless of the reasons or time of year, proper pruning techniques should be used, including making proper pruning cuts and avoiding injurious practices such as topping or excessive crown thinning. In addition, all cuts and wounds to ALL oak trees should be dressed immediately using a non-phytotoxic tree wound dressing. Stump cuts and damaged roots (both above and below ground) should also be dressed.

If you are uncertain about any of this information, you should contact COA staff with the Oak Wilt Suppression Program 512-974-1881

If you suspect or discover a tree on your property infected with oak wilt, please notify [beautification@hpwbana.org](mailto:beautification@hpwbana.org). Although we cannot eradicate the disease entirely, knowing the locations of diseased trees will allow neighbors to consider taking preventive measures to protect their own trees, which may help slow the progression of oak wilt in our neighborhood.

For general questions concerning oak wilt, including a list of certified private arborists, please refer to [TexasOakWilt.org](http://TexasOakWilt.org). Thanks for your help keeping our neighborhood green and healthy!

## 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)





## JOIN US FOR GOLF AND A GREAT CAUSE!

**DATE:** Wednesday, April 30th

11:00 am Registration - 1:00 pm Start

**LOCATION:** Flintrock Falls Country Club

**FORMAT:** 4-person scramble

**COST:** \$165 per golfer\*

\*Includes lunch, dinner and lots of swag

Register online at:  
**[www.colinshope.org](http://www.colinshope.org)**

Questions about the event?  
**Contact Amy Domecq  
or Tracie Garvens**  
[amy.domecq@colinshope.org](mailto:amy.domecq@colinshope.org)  
(512) 470-9470

**We  
envision  
a WORLD  
where  
CHILDREN  
DO NOT DROWN**

**[WWW.COLINSHOPE.ORG](http://WWW.COLINSHOPE.ORG)**

## Reverse Notification System in Austin

Everyone knows when to call 911—heart attack, house fire, burglary. We call 911 and the Police/Fire/EMS are able to respond to the emergency.

There is also Reverse 911 or Reverse Notification Service (RNS), where the public is notified of an emergency such as floods, wildfires, or a large hazardous material spill.

### WHAT IS RNS?

The regional notification system is a Web-based tool available to users throughout the region to alert response personnel or the public to emergency and nonemergency situations. It's an effective tool for notifying a relatively large number of people in a short period of time.

All landlines are immediately enrolled in the system, but cell phones must manually enroll. If you do not have a land line or do not spend much time at home, you may want to register your cell phone. Please see the link below to register your contact information into the CAPCOG's Regional Notification System, or call (866) 484-3264.

<http://alertregistration.com/capcog/>



**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

## Current Listings by HPWBAN's Own Broker Rebecca Wolfe Spratlin



### **4502 Spanish Oak Terrace**

6 Bedrooms, 4 Bathrooms, 4,746 sq.ft. per TCAD  
**Offered for \$1,275,000**



### **4528 Balcones Drive**

4 Bedrooms, 3 Bathrooms, 2,872 sq.ft. per TCAD  
**Offered for \$975,000**



### **3402 Monte Vista Drive**

4 Bedrooms, 4.5 Bathrooms, 3,896 sq.ft. per TCAD  
**Offered for \$925,000**



### **3513 Highland View Terrace**

4 Bedrooms, 2.5 Bathrooms, 2,832 sq.ft. per TCAD  
**Offered for \$535,000**



### **5704 Trailridge Drive**

3 Bedrooms, 2 Bathrooms, 2,150 sq.ft. per Owners  
**Offered for \$485,000**

**Contact me for More Information  
or for a FREE Pricing Analysis**



a Licensee of Coldwell Banker United, Realtors

**512-694-2191**

[Rebecca@RebeccaGetsResults.com](mailto:Rebecca@RebeccaGetsResults.com)



# IT'S MY PARK DAY UPDATE



*Volunteers hard at work adding crushed granite to the nature trails at Perry Park. Thank you Troop 59!*

Many thanks go out to Abilio Munoz and Scout Troop Pack 59 for leading the Austin Parks Foundation It's My Park Day at Perry Park! March 1st was a beautiful morning to help out in our local park. Pack 59, Little Helping Hands and neighbors all joined in the fun of adding a layer of crushed granite to the nature trails in the woods. The nature trails are now groomed and easy to find. Pack 59 originally put down the crushed granite on the nature trails back in 2006 so this was a great project for them to continue.

Thanks go out to Austin Parks Foundation for funding the crushed granite with a mini-grant, and also for the supplies and snacks. This was one of over 100 It's My Park Day projects throughout Austin.

*-- Friends of Perry Park*

**Want To Pay Less  
Property Tax?**



**Did You Know?**  
We save our clients 8% on average

**You're Paying Too Much!**  
Risk free! No savings, no fee  
Industry's highest success rate

**We Are**  
Travis County's #1 most effective firm  
Committed to serving the community and giving back

**5 Minute Online Sign Up, We Handle the Rest!**  
[www.fivestonetax.com/save](http://www.fivestonetax.com/save)

(512)833-5502



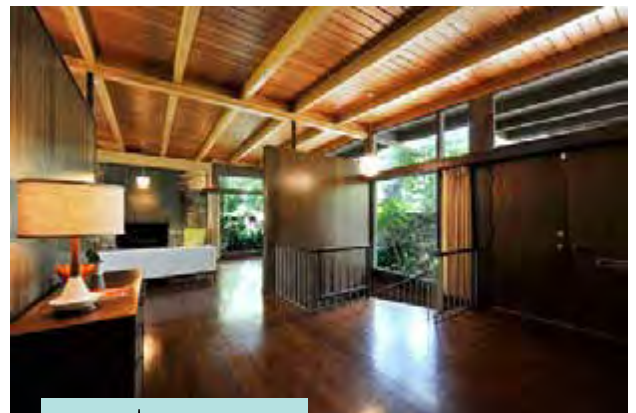
Endorsed by Dave Ramsey

Five Stone Tax Advisers is Licensed & Regulated by TDLR.

## AUSTIN'S MID-CENTURY MODERN SPECIALISTS

WE LIVE AND WORK IN HPWBA.  
If you're in the market to move or  
you have a timeless gem you want  
to sell, we have a unique marketing  
plan to make the most of your  
investment in central Austin.

Rollingwood  
Tarrytown  
Balcones Park  
Highland Park West  
Highland Hills  
Northwest Hills



**512-444-7171**

Search all of MLS on our website  
[WWW.THEMARYECOMPANY.COM](http://WWW.THEMARYECOMPANY.COM)





## WEST POINT SOCIETY HOSTS 12<sup>TH</sup> CLEAN-UP OF COVERT PARK AT MT. BONNELL

The West Point Society conducted its 12th clean-up of Covert Park at Mount Bonnell on Saturday, March 1st, as part of the Austin Park Foundation's It's My Park Day. They had 33 volunteers, all but three from Chipotle—employees, friends and family. They removed nine bags of litter from the parking lot, trails and summit, picked up countless cigarette butts, spread decomposed granite and weeded gardens.

*Our next clean-up will be Saturday, April 12th, 9:00 to 11:00am, in conjunction with Keep Austin Beautiful's city-wide Clean Sweep.*

*Volunteer sign-up is at [www.keeptxbeautiful.org](http://www.keeptxbeautiful.org)*

*Under 'Registration Now Open!', scroll down to 'Covert Park at Mt. Bonnell, 3800 Mt. Bonnell Rd. 78731'*

## STEVE'S PLUMBING REPAIR

Master License: M-39722

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

**Steve Brougher**  
**512.276.7476**



2605 Buell Ave

## BUSINESS CLASSIFIEDS

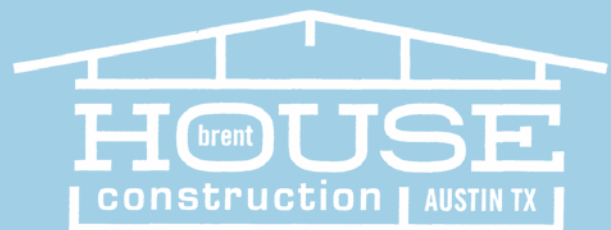
**ART CURATOR:** Need art installed, or rearranged for a fresh look? Paris Barnett has worked as a Curator and Installation Expert for art galleries, private homes and offices. She also represents several first flight artists. Rates negotiable, generally \$40/hr. [paris@barnettcollective.com](mailto:paris@barnettcollective.com), 325-665-8324.

.....

### CLASSIFIED ADS

**Personal classifieds** (one time sell items, such as a used bike...) run at no charge to HPWBANA residents, limit 30 words, please e-mail [andreatorres11@yahoo.com](mailto:andreatorres11@yahoo.com).

**Business classifieds** (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales at 512-263-9181 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com).



*Do it yourself or give us a call.*

- |                     |                    |
|---------------------|--------------------|
| * Handyman Services | * Deck and Fence   |
| * Tile Installation | Build and Repair   |
| * Painting          | * Kitchen and      |
| * Drywall Repair    | Bath Remodel       |
| * Wood Flooring     | * Pressure Washing |

# Tel 512.784.3428

[brenthouse66@gmail.com](mailto:brenthouse66@gmail.com)



# TOGETHER, WE SAVE FORESTS.

Together, we are saving forests from Austin, Texas. This Earth Day, we want to share with you how we are doing this right here in Austin.

Rainforest Partnership, an Austin-based international nonprofit organization, has expanded the environmental passion of this city to a globally focused, locally relevant issue just as our city started its transition to its current global significance and attention.

Founded in December 2007, Rainforest Partnership (RP) was formed with the idea that the way to protect the “lungs” of the planet is to help the people who live in those “lungs” make a living that allows them to protect their forests. Forest communities know that sometimes the easiest option to earn an income is to cut down their trees. By selling the timber, planting a cash crop, or having cattle, they can eke out an income to pay for health care or education for their children. But, more than anyone else, the people who live in the forests know the damage this does. They know it takes generations for a forest to come back after it’s cut down. They know that destroying the forest will destroy their way of life. They’re looking for an alternative.

That’s where Rainforest Partnership comes in. Using a bottom-up approach, we work with local communities to find their needs and desires and adapt it to their culture, knowledge, and skills. These are then matched to the business opportunities created by each individual rainforest to create a sustainable, workable alternative to slash and burn. It all begins when a community asks for our help.

Although they seem far away, tropical rainforests are an important part of our lives and our community. What was once over 12 percent of the landmass of our planet in just a hundred years is now less than 5 percent. These forests play a crucial role in storing carbon, regulating water cycles and temperature, and providing biodiversity. We all directly benefit from the many rainforest plants used in modern medicines and for food. Currently deforestation—the cutting and burning of forests—is responsible for more than 17% of carbon dioxide emissions worldwide. What happens to these forests affects us all everywhere.

Besides directly partnering and working with indigenous rainforest communities, we partner with local governments, local nonprofit organizations, and businesses. Our work is based on a replicable model that is collaborative and results-driven, and facilitated by these partnerships – international, U.S., and Austin-based. From brooms made from sustainably and legally sourced palm fibers from the

rainforest, to artisan products made from forest plants, to an ecolodge for birdwatchers eager to catch a glimpse of the elusive Andean Cock-of-the-rock – we have helped our partner communities create sustainable livelihoods, while saving their forests and their way of life.

We are very proud of all our partner communities, but we are especially inspired by the women of Sani Isla, Ecuador. When we first met them in 2009, they were too shy to speak or even meet anyone’s eyes. In Summer of 2010, during their first workshop as part of our project working with them, they barely spoke. That is, until they did. When they started talking, they told us why they had been silent all morning: Nobody had ever asked them what they thought, what their vision was. But they had a vision: To recover the lost arts of making artisan products like jewelry and bags and baskets from seeds, vines and fibers from forest plants. We helped them set up relationship with nearby ecolodges to sell their goods to visiting guests in their Amazon community, and established connections with hotels in Quito for selling their goods. The older women began training the younger women. We helped them work out a plan for sustainably harvesting the raw materials they would need. They used them to create goods of startling beauty. And the goods sold, beyond anyone’s expectations.

In four years, the women of Sani Isla went from never having made an income to making a steady and growing income. And today the same women who were too shy to talk to any outsiders have become the strongest voices in their communities against the oil drilling that threatens to destroy their forest. For the first time, these women are at the forefront of protecting their forests – and their future.

Today, communities all over Ecuador and Peru are rejecting the old model of forest destruction. They’re asking for Rainforest Partnership’s help in coming up with a new way, and we want to help because it’s always a joint effort. Not one community has asked for a handout.

Rainforest Partnership’s projects represent the real-life execution of its working model. By working with forest communities to help them bring their skills, traditions, and values to the marketplace, we have begun to overcome the most powerful driving forces of deforestation. Go to [www.RainforestPartnership.org](http://www.RainforestPartnership.org) to learn more.

This Earth Day, learn more about how you can change a habit and save a forest. Tell your kids about what we do. Every child learns about rainforest ecosystem. Together, we save forests. From Austin, Texas. And, so can you.



### A Dynamic Duo That Can Help Your Lawn Weather The Drought

by Brett Briant, LCRA Water Conservation Coordinator

Some things just go together, and mulch and compost are two of them. When used together, this formidable pair not only improves your garden and lawn, but they also use water more efficiently.

The combo is important as many of us move to maximum once-a-week watering during this time of severe drought. The pair can help your landscaping survive the drought because plants will be more disease tolerant and water efficient, thereby better able to defend themselves against the drought.

Using a hardwood mulch/compost blend is the best choice for retaining water and improving your soil. The mix will hold its color longer, and the compost will help break down the mulch, which will become a beneficial nutrient for your soil.

However, if you choose to go with one or the other, keep in mind that you can use compost as mulch, but you can't do the opposite. You can't use straight mulch as compost – it's too hard on its own and takes too long to break down and become a beneficial micro-organism to your soil.

Mulch should smell like a fresh forest floor. A mulch/compost blend should have a carbon-to-nitrogen ratio of about 20-to-1. That's 20 percent carbon to 1 percent nitrogen. When applying this to your existing soil, a soil depth of at least six inches is highly recommended. You can build your soil with the mulch and compost through either core aeration, where you remove approximately 1 inch by 2 inch cores of soil from the ground to improve the infiltration of water/nutrients, or through light scarifying with a rototiller to remove any debris from the lawn.

A good layer of mulch of about two to four inches in your garden will help suppress weeds. It will also hold in moisture in the heat, and help keep the soil warmer in the winter and cooler in the summer. If you are using it as a top dressing to improve the soil on your lawn, you will want to apply a layer of compost that is one-fourth of an inch to one-half of an inch deep.

Another benefit of adding compost to most types of soil, including clay, sandy, alkaline or acidic, is that compost has natural pH buffers. That's the microbiology or bacteria in the soil that creates a healthy environment for your plants. The pH level should be close to neutral, which is a pH of 7. If you add compost to your lawn and compost/mulch to your beds, you will build the soil profile to be much more water efficient and increase its capacity to hold water. The soil will be able to drain and breathe.

Using mulch and compost together is a cost-efficient way to build your soil. They're relatively inexpensive and will help cut down on your water bill.

It's a pair you want on your team.

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.

### David McCall GRI, SRES



### INFORMATION ANALYSIS GUIDANCE

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



512.736.8103  
dvdmccll@yahoo.com



**TURNQUIST**  
PARTNERS REALTORS®



**PEEL, INC.**

308 Meadowlark St.  
Lakeway, TX 78734-4717

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

HP

Let me plant something  
**green** in your yard  
this spring.



**thinking about SELLING?**

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®