



THE HPWBANA NEWS

Volume 10, Number 5

May 2014

www.hpwbana.org

Join or Renew Your HPWBANA Membership Today

Our Annual Membership drive is currently underway! If you haven't joined the HPWBANA yet, please consider supporting the volunteers who work to improve our neighborhood. Why support HPWBANA? Here are a few reasons:

Events

Family Fitness in the Park Family-friendly fitness classes in Perry Park in late Spring

Movie in the Park Becoming a popular fall tradition, in 2013 we watched Monsters, Inc.

Spring Egg Hunt One of the largest in the city

July 4th Parade A fun family event for all ages

Beautification

Overseeing the maintenance of multiple green spaces and public areas, including our medians as well as Perry Park. A substantial portion of the annual budget goes to this important work. In the last year, new fitness stations have been installed along the gravel running track, along with a new learning circle created by the Girl Scouts. We have also installed a mutt mitt and trash can up at the Ridge Oak Reservoir and continue to work at making the Ridge Oak Median a place for all neighbors to enjoy. Most recently, plans to improve Upper Perry Park have begun to take shape.

Crime and Safety

Meetings addressing neighborhood concerns, including our Annual Crime and Safety meeting featuring our APD representative, Officer Grayson.

Neighborhood Development

Keeping tabs on local development issues and representing neighborhood best interests, including infill projects.

Improved Communication

A printed newsletter, website, and area listserv where neighbors share references and referrals with other neighbors and spread the word on events needing publicizing.

Advocacy

Representing HPWBANA on issues like the 10-1 Redistricting process, prioritization of Google Fiber deployment

You can join online at HPWBANA.org or detach the enclosed form and send it with a check (\$25 for family, \$20 for single-member household) made payable to HPWBANA to: PO Box 26101 Austin, Texas 78755. If you have any questions, comments or ideas related to HPWBANA, please feel free to contact us at info@hpwbana.org

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

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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

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.

PRESERVATION AUSTIN TOUR A SUCCESS!

By Trey McWhorter

On April 5th, 2014, Preservation Austin held its annual spring homes tour, themed "Austin 1964", in our very own Highland Park West / Balcones Area Neighborhood (and surrounding area). Austin's keen interest in Mid-Century Modern architecture was evidenced by one of Preservation Austin's highest tour ticket sales in the last 10 years, with about 1,000 attendees. Preservation Austin Director Jacqui Schraad declared the event a success, and that once again the Homes Tour provided a valuable resource to the community by raising awareness and appreciation of noteworthy neighborhoods like ours.

Homes on the tour included:

4506 Crestway Dr 3607 Balcones Dr 1911 Cliff St.
5102 Ridge Oak Dr 2603 La Ronde

The event received a great deal of media coverage leading up to it, with a cover spread in the Austin-American Statesman "Life & Arts" section on April 3, and as the featured story of the daily e-blasts of both CultureMap and The Austin-Business Journal the week of the tour.

Highlights:

An opportunity to meet legendary Austin architect Herbert Crume, the architect of the Crume House at 2603 La Ronde, who, the day of the tour, was present at the house he built for his family.

A lecture on "The Hallmarks of Mid-Century Modern Architecture" presented by city preservation officer Steve Sadowsky

Overheard:

One attendee said "Kudos! It was an excellent guide to understanding mid-century modern."

Two tour attendees from the neighborhood remarked, "We thought we would demolish our house and build a new one, but now we're excited about restoring it to be like these beautiful homes."

Another commented, "I had no idea how much of this architecture was in Austin, and now...Mid-Century, Mid-Century, Mid-Century! Everywhere I look!"

Highland Park West / Balcones Area neighborhood is full of wonderful examples of mid-century modern architecture which represent a lasting legacy of an exciting time in the history of architecture, and of Austin. This tour put our neighborhood in the spotlight and as a result of a well-planned and executed tour, spectacular homes, and beautiful weather, HPWBA made a lasting and positive impression on all that attended.

There are several organizations that are actively working to educate the public on these remarkable homes and their significance:

- Preservation Austin – www.preservationaustin.org
- MidTexMod (Austin chapter of DoCoMoMo) – www.midtexmod.blogspot.com
- Highland Park West / Balcones Area Neighborhood Association – www.hpwbana.org

Please consider supporting these organizations by joining and / or volunteering. And thank you to all that supported the event by opening their homes, organizing the tour, volunteering, or attending.

MAY 2014

WHAT'S HAPPENING IN THE HPBWANA NEIGHBORHOOD?

The Smith Team is pleased to announce our new video blog at smartservicesold.blogspot.com. Twice a month we will bring you current, relevant information regarding the Austin real estate market and real estate matters concerning our neighborhood. So stay tuned so you can stay informed!



3307 Big Bend Dr.



4502 Spanish Oak Terrace



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

With this great weather we've been having, you might want to check out some of these outdoor dining venues:

Apothecary Café & Wine Bar
4800 Burnet Rd.

Abel's on the Lake
3824 Lake Austin Blvd.

Shady Grove
1624 Barton Springs Rd.

Home Slice Pizza
1415 S. Congress Ave.

Bon appétit!

Look at this beautiful space located at the island on Highland Terrace—just in front of HP Elem! A wonderful neighbor has taken over beautifying our neighborhood. Thank you to the volunteer who makes our days brighter with her passion for gardening!

Have you seen a yard that deserves Yard of the Month? Let us know. Email or call us today with your nomination!

May Yard of the Month



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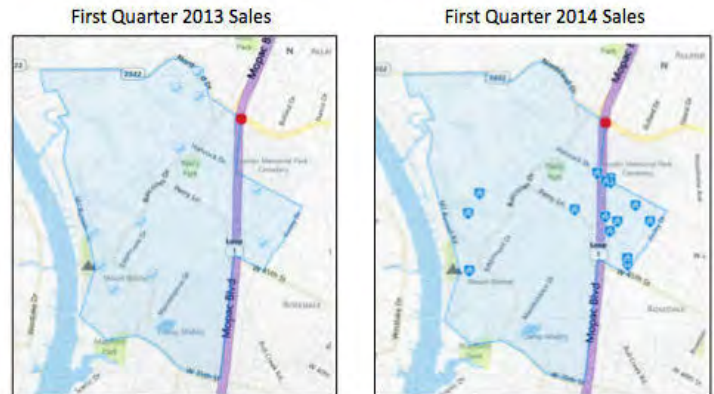
Highland Park West Balcones Area

HPWBANA Home Sales Shift to East Side

By Rebecca Wolfe Spratlin

Comparing sales of homes in the neighborhood association shows a dramatic shift in home sales to the east side of MoPac. The Highland Park West Balcones Area Neighborhood Association encompasses homes in the Highland Park and Balcones Park neighborhoods as well as a section of the Highland Village area neighborhoods, east of MoPac. Highland Village area neighborhoods are bordered by MoPac on the west, 45th Street on the south, Finley Drive on the east and Hancock Drive on the north. During the first quarter 2013 only two of the 13 homes sold in the entire association area were in the Highland Village area neighborhoods. Compare this to the first quarter 2014 when seven of the 13 homes were sold in the Highland Village area neighborhoods.

During 2012 and 2013 prices in the Highland Park and Balcones Park neighborhoods continued to increase, and while the Highland Village area neighborhood prices also increased, they still were selling at more affordable price points. Four of the seven homes that sold during the first quarter of 2014 appear to be "flips" while two were tear-downs with brand new construction. The Highland Village area neighborhoods have been target neighborhoods for builders who buy older homes, tear them down and build new homes that are selling in the \$700,000s. Flippers



have purchased homes and renovated kitchens, bathrooms, flooring and have been selling them in the \$400,000s and \$500,000s. Overall, the average sale price of homes in the Highland Village area neighborhoods has increased from \$262,517 in the first quarter of 2012 to \$597,000 in the first quarter of 2013 to \$607,525 in the first quarter of 2014. That represents a phenomenal increase of more than doubled values in a two year period.

Girls Scout Troop 1510 Completes Perry Park Learning Circle Project

A huge thank you goes out to the amazing young women of Girl Scout Troop 1510 who recently completed the design and installation of a new learning circle in Perry Park.

The plan was formally presented to the HP PTA and board members of the HPWBANA back in March. It was clear that the girls had spent plenty of time thinking about placement, design, and did excellent renderings of the project to help in their fundraising efforts. Once funding was secured, Troop 1510, along with Friends of Perry Park, cleared the woods between the soccer field and the trailhead in preparation for the Learning Circle Project. The girls selected natural bedrock limestones and PARD installed them in early April. The project concluded with a ribbon cutting ceremony in late April. HPE students will use the learning circle as an outdoor classroom; however, the community is invited to use the new space as well.

Girl Scout Troop 1510 shows off their latest project - a new learning circle in Perry Park.



Graceful Growth and Change

With the Austin economy booming, our neighborhood is seeing tremendous growth and change. While we have seen many homes lovingly restored, there is also an increasing amount of new construction, including condominiums and proposed duplexes. In an effort to preserve the character of our neighborhood, we are exploring ways we can help guide future development, including considering an historic designation for the neighborhood. We realize that not all homes in the neighborhood could or even should be restored and that there are many homes in the neighborhood that do not fit the mid century modern aesthetic. Nevertheless, we are actively encouraging restoration and new design that does not significantly alter the character of our neighborhood.

With the recent success of the Preservation Austin Spring Homes Tour in April, we hope that buyers, builders, and developers realize that we all love our neighborhood and want to see it grow and change gracefully. We hope that you will join us in striving to achieve this difficult goal. For more information about how you can get involved in preservation efforts, please contact Dawn Lewis dawnlew@sbcglobal.net.



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SO HOW DOES THE REBATE WORK?

First, purchase the minimum amount of compost, mulch, and/or core aeration services for your landscape.

Compost: 1.5 cubic yards or 40 cubic feet

Mulch: 3 cubic yards or 80 cubic feet

Aeration: Core aeration services for your entire front and/or back lawn area. (*Equipment rental is acceptable.*)

Second, install the drought survival tool(s) on your landscape.

Third, fill out the Drought Survival Tools Rebate application found at www.waterwiseaustin.org and submit this along with receipts/invoices and photos of your completed work. A rebate check will be mailed to the mailing address within 4-6 weeks.

HOW MUCH IS THE REBATE?

You can choose to do any combination of the three; if you choose to do all three, you'll get a \$60 bonus!

Compost: \$30 Mulch: \$40 Lawn aeration: \$50

Complete all three and get a total of \$180!

WHY ARE THESE THINGS GOOD FOR MY LANDSCAPE?

Compost is great to work into the soil before planting or even around existing plants. But one of the best and often overlooked uses of compost involves your lawn. Compost is an organic material that hangs onto moisture and acts as a slow release fertilizer. Spread $\frac{1}{4}$ " to $\frac{1}{2}$ " of compost over your lawn sometime this spring and you'll increase soil health and make the most of water on your landscape while avoiding toxic fertilizers. A simple equation to estimate how many cubic yards of compost (or mulch) you'll need is located below. Or you can turn cubic yards into cubic feet by dividing the cubic yards by 27.

(Length x Width x Depth of Compost) / 324 = # of cubic yards needed

Spreading mulch around trees and in bedded areas helps to retain moisture and keeps the soil insulated from the intense Texas heat. The above equation can help you estimate the amount of mulch you'll need and remember to mulch properly; see www.growgreen.org for tips.

Aeration (specifically core aeration) removes plugs of soil to allow oxygen, water, and nutrients to make their way into the ground and create a better growing environment for your grass. Don't use "spike" aerators which can actually cause more compaction.



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Current Listings by HPWBAN's Own Broker Rebecca Wolfe Spratlin



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4528 Balcones Drive

4 Bedrooms, 3 Bathrooms, 2,872 sq.ft. per TCAD
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3402 Monte Vista Drive

4 Bedrooms, 4.5 Bathrooms, 3,896 sq.ft. per TCAD
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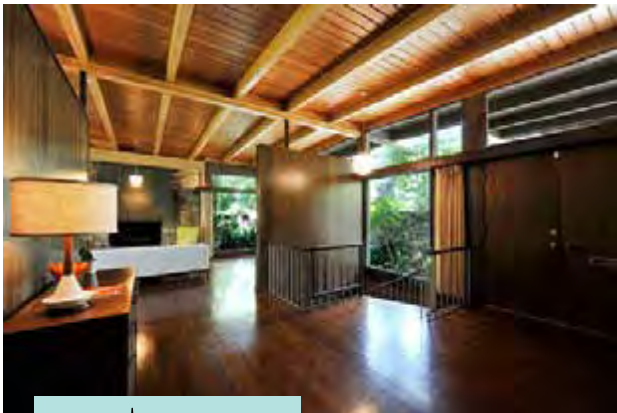
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The goal is to fill in the grid so that every row, every column, and every 3x3 box contains the digits 1 through 9. Each digit may appear only once in each row, each column, and each 3x3 box.

AUSTIN'S MID-CENTURY MODERN SPECIALISTS

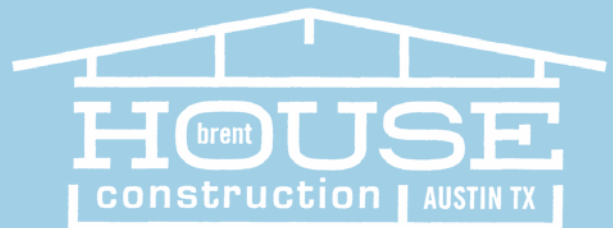
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