

## CAMP MABRY NEWS UPDATE

*By Trey McWhorter*



Camp Mabry is a unique asset to our area, and many area residents may not realize that it is open to the public and features extensive outdoor activities for visitors of all ages, including an excellent museum. And Camp Mabry is making numerous improvements to enhance that experience.

**Camp Mabry is a great place to get some exercise.** Initiated over the summer, a project is underway to improve the walking / jogging track. Improvements include widening it, replacing the crushed granite and installing a concrete curbing around its edge. Additionally, the one-mile track will be completed with a new rubberized running surface prior to its re-opening. Work is expected to be complete by early November. By the time you are reading this, it may be done. Go try it out!

**The Mopac Improvement Project and impact to Camp Mabry.** There are no changes to Camp Mabry's boundaries due to the project. There will not be a sound wall along the frontage to Camp Mabry, so no impact to the view of the parade field. There is a major 42-inch waterline that will be relocated across the parade field as part of the expansion but will not impact the integrity of the track. Camp Mabry hopes to maintain access during this project with only minimal interruptions.

### **What other improvements are happening at Camp Mabry?**

- There is an ongoing project to work on a trail system near the ponds thanks in large part to AmeriCorps. A team of eight young men and women has performed over 1,000 hours of work to clear invasive trees and develop phase one of the trail system. The AmeriCorps team is expected to be back again in 2015 for phase two.

- Work was recently completed on a thorough cleaning of the exterior of the warehouses along MoPac, as well as a total renovation of one of the buildings. They look brand new!

- A large project is underway to repaint all of the static display aircraft on the parade field and the tracked vehicles and tanks at the museum.

- Camp Mabry has a new display aircraft! "Army One", the CH-34C Choctaw presidential helicopter that served Presidents Kennedy and Johnson, is now in possession and in the process of being restored. This helicopter came to Texas when President Johnson's presidency ended and was once in Camp Mabry's inventory. It was discovered in the boneyard at Edwards Air Force Base in California last year and now it's back home!

**What's coming up at Camp Mabry?** Here are a couple of upcoming events scheduled for November and December, open to the public:

**November 8-9** Close Assault 1944 Battle Reenactments (11am & 2pm, both days, rain or shine)- Admission is free.

**December 5** Camp Mabry Christmas Tree Lighting (time TBD, check website for updates)

So drop in for a workout on the new track, visit the Texas Military Forces Museum, or check out the battle re-enactments on November 8th and 9th and Christmas Tree lighting December 5th. Information about activities, events and museum hours and exhibits is available at [www.texasmilitaryforcesmuseum.org](http://www.texasmilitaryforcesmuseum.org)

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O. Henry Middle School.....	512-414-3229
Austin High School.....	512-414-2505

## UTILITIES

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Ausitn City Manager.....	512-974-2200
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Austin Fire Dept (Non Emergency).....	512-974-0130
Austin Parks and Recreation Dept.....	512-974-6700
Austin Resources Recoovory .....	512-494-9400
Austin Transportation Dept.....	512-974-1150
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City of Austin.....	www.AustinTexas.gov

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# ARTICLE INFO

The Tarrytown News is mailed monthly to all Tarrytown residents. Residents, community groups, churches, etc. are welcome to include information about their organizations in the newsletter. Personal news for the Stork Report, Teenage Job Seekers, recipes, special celebrations, and birthday announcements are also welcome.

To submit an article for The Tarrytown News please email it to [tarrytown@peelinc.com](mailto:tarrytown@peelinc.com). The deadline is the 15th of the month prior to the issue.



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# PARTNERSHIPS FOR CHILDREN

Paul is a sweet, loving boy—and he almost always has a smile on face! While he is extremely active and loves to play sports and be outside, Paul does well academically and is a polite young man.

Paul is 7 years old and is confident in his abilities to entertain others with his dance moves, creativity, and jokes. An abundance of support and patience will help Paul achieve success in his promising young life.

To find out more about Paul, please contact Grace Lindgren, LMSW, Wendy's Wonderful Kids Recruiter, at (512) 810-0813 or [glindgren@helpinghandhome.org](mailto:glindgren@helpinghandhome.org).

Adopting a child from the foster care system requires little or no cost to the adoptive family and funding may be available to help the adoptive family support the child or sibling group.

The Heart Gallery of Central Texas is a program of Partnerships for Children. To learn more about the adoption or fostering process, please call the Heart Gallery of Central Texas at (512) 834-3102, email [heartgallery@partnershipsforchildren.org](mailto:heartgallery@partnershipsforchildren.org) or visit our website at [www.partnershipsforchildren.org](http://www.partnershipsforchildren.org).



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# TARRYTOWN REAL ESTATE MARKET REPORT UPDATE

By Trey McWhorter

## Year to Date (YTD) Comparison (2014 vs. 2013 and 2012)

Looking at how 2014 year to date numbers stack up against 2013 in the same time period, it is clear that the market remains strong, though the appreciation has slowed some. As you can see in Table 1 nearby, the number of transactions has declined (active listings through Q3 are also down ~10% from 2013). Pricing continues to appreciate, though not as much as it did from 2012 to 2013, with the median net sold price only increasing 1% to \$830,000. The YTD numbers don't tell the whole story, though, because as I have mentioned in previous months, there was a shift to older, smaller homes in Q1 and Q2 this year that resulted in more modest price increases and skyrocketing \$ / sq ft (see Graph 1).

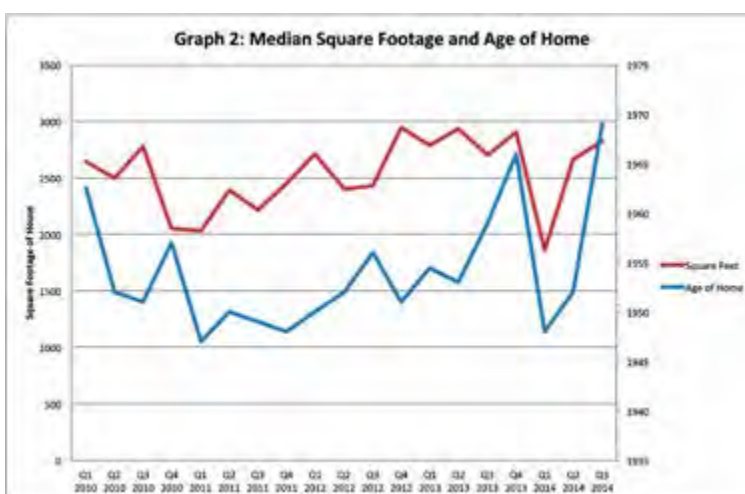
## Q3 Comparison (vs. Q3 2013 and Q3 2012)

But Q3 2014 saw a reversal in that trend and a new milestone in Tarrytown residential real estate performance. The Q3 median sold price of a home in Tarrytown hit \$1,000,000! That is an 18% increase over Q3 2013, and a 44% increase over Q3 2012. So the slower growth in the first half of the year picked back up in Q3. At the same time, the median age of sold homes shifted to newer, larger homes (square footage grew to over 2800 sq ft). See Graph 2 for those trends.

I always have many more graphs and metrics than I can include in my article. Feel free to contact me if you have specific questions and I would be happy to share more of my analysis.

Single Family Homes					Year on Year CHANGE	
Year to Date - Tarrytown					2013 to 2014	2012 to 2013
<b>SOLD</b>	Single Family Homes Sold	112	137	134	-18%	2%
<b>List Price</b>	Avg List Price	\$ 1,084,796.42	\$ 1,028,318.97	\$ 819,772.88	5%	25%
	Median List Price	\$ 852,500.00	\$ 829,000.00	\$ 699,500.00	3%	19%
<b>Sold Price</b>	Average Net Sold Price	\$ 1,046,112.00	\$ 991,991.17	\$ 791,640.03	5%	25%
	Median Net Sold Price	\$ 830,000.00	\$ 820,000.00	\$ 696,250.00	1%	18%
<b>List Price \$ / Sq Ft</b>	Average List Price / Sq Ft	\$ 376.88	\$ 333.45	\$ 301.10	13%	-11%
	Median List Price / Sq Ft	\$ 361.44	\$ 330.33	\$ 298.69	9%	11%
<b>Sold Price \$ / Sq Ft</b>	Average Net Sold Price / Sq Ft	\$ 367.13	\$ 325.69	\$ 291.80	-13%	-12%
	Median Net Sold Price / Sq Ft	\$ 361.43	\$ 323.28	\$ 285.61	-12%	13%
<b>Days on Market</b>	Average Days on Market	44	48	58	-8%	-17%
	Median Days on Market	17	13	35	-31%	-62%

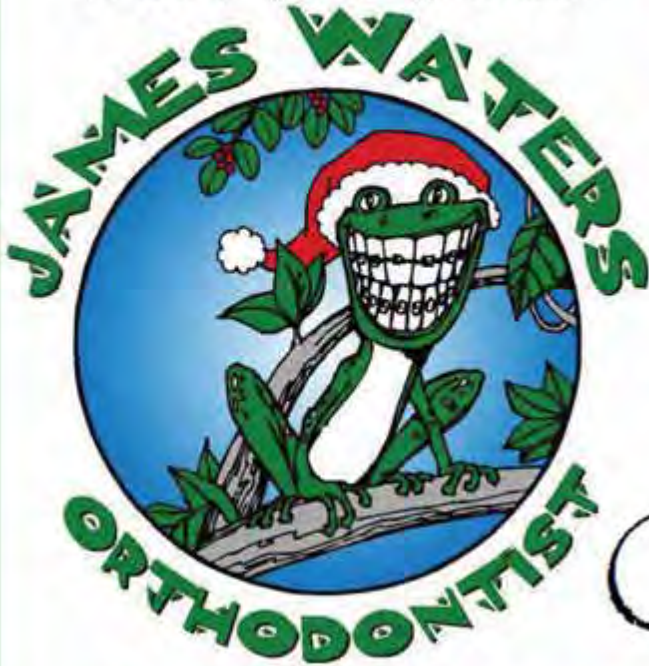
Note: All data for 2012, 2013, and 2014 is through end of month in that year.



*Note: All data comes from the Austin Board of Realtors' MLS report, reflecting activity through October 15, 2014.*



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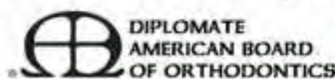
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## CARPENTER ANTS

Carpenter ants nest outdoors in dead wood (tree stumps or dead limbs, fences, firewood, etc.). They may also be found in wood siding, beams, joists, fascia boards or trim on structures. Damage is usually limited since carpenter ants tunnel and nest within wood; they do not eat wood. However, wood can become weakened by carpenter ant excavation.

Carpenter ants are large ants that can vary in color from all black to reddish to yellowish or a combination of colors. These ants have one node, no stinger and a circle of hairs at the tip of their abdomen.

Galleries in the nest are excavated following the grain of the wood and have clean, smooth walls. Nest locations may be discovered by searching for piles of sawdust-looking material under exit holes. Sawdust is coarse and may also contain soil or sand, uneaten insects as well as dead ants from the colony.

Carpenter ants are able to enter homes from tree branches or utility lines touching the home, through cracks and crevices around windows and doors, cracks in foundation walls, ventilation openings

or heating and air conditioning ducts.

Here are some tips for a carpenter ant infestation:

- Remove dead trees and/ or limbs and remove tree stumps from the landscape. Many times you can remove the (possible) nesting sites and get rid of the ants without using pesticides.
- Prune trees and shrubs that touch the home. Carpenter ants will often use these areas as a bridge to enter the home.
- Replace wood that is water damaged. Carpenter ants are drawn to moisture damaged wood, so make sure to repair any water leaks and replace damaged wood.
- Remove wood debris and firewood that is near the home. Carpenter ants may nest in firewood and when it is stacked right next to the home, it allows the ants to enter more easily.

For more information or help with identification, contact Wizzie Brown, Texas A&M AgriLife Extension Service Program Specialist at 512.854.9600.

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# November

**8** 1944 Close Assault - Battle Reenactment • [texasmilitaryforcesmuseum.org](http://texasmilitaryforcesmuseum.org)

**14-16** Walking with Dinosaurs @ Cedar Park Center • [dinosaurlive.com](http://dinosaurlive.com)

**15-16, 22-23** East Austin Studio Tour • [east.bigmedium.org](http://east.bigmedium.org)

**16** Race for the Cure 5K • [komenaustin.org/komen-race-for-the-cure](http://komenaustin.org/komen-race-for-the-cure)

**16** Austin Chocolate Festival • [austinchocolatefestival.com](http://austinchocolatefestival.com)

**19-23** Junior League's A Christmas Affair • [jlaustin.org](http://jlaustin.org)

**22** Blacklight Fun Run • [blacklightrun.com](http://blacklightrun.com)

**23** School House Rock Live - The Paramount Theatre • [austintheatre.org](http://austintheatre.org)

**27** Thundercloud Sub's Turkey Trot • [thundercloud.com/turkey-trot](http://thundercloud.com/turkey-trot)

**28-12/24** Blue Genie Art Bazaar • [bluegenieartbazaar.com](http://bluegenieartbazaar.com)

**29** Chuy's Christmas Parade • [chuysparade.com](http://chuysparade.com)

**29-30** Renegade Craft Fair • [renegadecraft.com/austin](http://renegadecraft.com/austin)

Read my market update inside.



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