

# West Lake Hills ECHO

Volume 4, Issue 6

June 2015

## THE WEST LAKE HILLS ECHO

*A Newsletter  
for the Residents of West  
Lake Hills*

The West Lake Hills Echo is a monthly newsletter mailed to all West Lake Hills residents. Each newsletter is filled with valuable information about the community, local area activities, school information, and more.

If you are involved with a school group, play group, scouts, sports team, social group, etc., and would like to submit an article for the newsletter, you can do so online at [www.PEELinc.com](http://www.PEELinc.com). Personal news (announcements, accolades/ honors/ celebrations, etc.) are also welcome as long as they are from area residents.

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## What's going on with Westlake Real Estate?

*Submitted by Sean Kubicek and Claudia Scott*

When I grew up in Westlake 30 years ago, we lived on Terrace Mountain where my parents purchased their home with a pool and a view of the “downtown” skyline for \$52,500. The home was a small 3 bedroom house around 1500sq.ft. Today, our original family home would be worth over \$1 million at lot value. The average house sold in West Lake Hills this year was a 4 bedroom, approximately 3000sq. ft. home priced at an average of \$1,25 million. The lowest priced home for sale in West Lake Hills in 2015 was 3 bedroom, 1800 sq. ft. home listed at \$565,000. The highest priced home this year, a 6 bedroom, approximately 10,000 sq. ft. home listed at \$6,800,000. Over the last 30 years, and especially over the last 3 years, Westlake properties (or the 78746 zip code in general) have appreciated significantly in value.

Westlake has seen an abundance of new family homes being constructed in recent years – tending more towards larger square footage. With lot values increasing so much in recent years, and with homes selling for \$400+/sq. ft., the incentive is placed on the homeowner to build as large as possible. Whether this trend is healthy or sustainable is a controversial subject.

The demand for most homes, especially in Westlake is largely driven by its proximity to downtown and more importantly by the nationally ranked EANES ISD. (U.S. News recently ranked Westlake High School in the Top

Tier of public schools nationally. As a Realtor, I can assure you that buyers asking specifically for Eanes schools! One added benefit in Westlake in relation to comparable neighborhoods in Austin are its very competitive tax rates.

Overall, in central Austin including Westlake, the demand for \$700-\$900k homes outpaces the supply. Due to a general lack of inventory, homes are selling at higher prices and in less time.

Where do we go from here? Specifically for Austin, there are a few main reasons for the low inventory: low interest rates and close to zero new home starts during the “Great Recession”. Austin is on the map: it’s popular and growing with approximately 110 net arrivals each day (Colin Pope; ABJ 2014). Each year, we see new real estate “frontiers” in Austin: new areas are being developed and new price ceilings manifest themselves. (For example, the City of Austin’s redevelopment plan for the central/south east corridor along the new Riverside boardwalk is in the works and is an amazing transformation).

Over time, we will reach a new equilibrium where supply and demand will return to a more balanced state. Some economists think this might happen around 2017 but nobody can really predict the future.

If you’re interested in economic indicators and neighborhood specific statistics for Austin real estate, we have all the stats you could ever want and we would be happy to share those with you.

# IMPORTANT NUMBERS

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Ambulance.....	911
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Sheriff – Non-Emergency.....	512-974-0845
Fire Department Administration .....	512-539-3400
Travis County Animal Control.....	512-972-6060

## SCHOOLS

Eanes ISD .....	512-732-9000
Westlake High School.....	512-732-9280
Ninth Grade Center .....	512-732-9260
West Ridge Middle School .....	512-732-9240
Hill Country Middle School .....	512-732-9220
Valley View Elementary.....	512-732-9140
Forest Trail Elementary.....	512-732-9160
Eanes Elementary.....	512-732-9100
Cedar Creek Elementary .....	512-732-9120
Bridge Point Elementary .....	512-732-9200
Barton Creek Elementary.....	512-732-9100

## UTILITIES

Water District 10 .....	512-327-2230
Wastewater	
Crossroads Utility Service 24 Hour Number....	512-246-1400
New Accounts .....	512-402-1990
Austin Energy .....	512-322-9100
Texas Gas Service	
Custom Service.....	1-800-700-2443
Emergencies.....	512-370-8609
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AT&T	
New Service.....	1-800-464-7928
Repair.....	1-800-246-8464
Billing.....	1-800-858-7928
Time Warner Cable	
Customer Service.....	512-485-5555
Repairs.....	512-485-5080
Austin/Travis County Hazardous Waste .....	512-974-4343

## OTHER NUMBERS

City Administration .....	512-327-3628
Municipal Court .....	512-327-1863
Property Tax.....	512-854-9473
Appraisal District .....	512-834-9317
Chamber of Commerce.....	512-306-0023
City of West Lake Hills .....	www.westlakehills.org

## NEWSLETTER PUBLISHER

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# ARTICLE INFO

The West Lake Hills Echo is mailed monthly to all West Lake Hills 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 West Lake Hills Echo please email it to [westlakehills@peelinc.com](mailto:westlakehills@peelinc.com). The deadline is the 15th of the month prior to the issue.

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# CONSUMER ALERT

Avoid the storm chaser roofing scam. Don't let hail damage hurt your wallet and property value. Red flags homeowners should watch out for when selecting a contractor to fix storm damage

- The disappearing deductible
- Mysterious door to door salesman
- Fluctuating bid
- High pressure tactics

First steps after the storm

- Call your insurance agent
- Ask agent about process
- Wait to get estimates until after your adjuster has examined your roof

### Selecting contractors

- Stay calm
- Be proactive selecting a company

- Avoid door to door solicitors
- Do your research check with BBB , Angie's List or similar
- Don't sign any document until you're sure you've selected the contractor you want
- Find a local reputable company
- Make sure it is in writing
- Verify bonding and insurance
- Check the companies referrals from neighbors and others you trust
- Avoid quick fixes and low prices
- Avoid contractors willing to "Save your deductible" which is unlawful
- Written manufacture warranties

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# TENNIS



By USPTA/PTR Master Professional  
**Fernando Velasco**

## TIPS



CAPTION 1



CAPTION 2



CAPTION 3

## “Tennis for Children 9-10 years old and under – Green Ball”

This series of Tennis Tips are focused on how to involve children of all ages learning to play tennis and offering tips to the parents on how to assist at home. In the last issue I offered advice for children 9-10 years old and under playing with the softer orange ball and on a 60' foot court. This issue, will focus on children 9 and 10 years old and under playing with the green soft ball and on a 78' foot regular size court.

**Caption 1: Tennis Racket and balls:** The children should be using rackets ranging in length from 25” to 27” long along with the green ball. These longer, lighter rackets and bouncier balls will make it easier for the child to control the swing and the point of contact with the ball. The appropriate racket to use will depend on the height of the child. Balls will bounce from 47” to 53”, which is within the comfort zone for most children of that age.

**Caption 2: Tennis Court:** For those players ready to cover the regular size court, they will now be playing on a 78” x 36’ tennis court. Lines are now painted regular white making it much easier to see the ball landing, especially while the opponents are serving. Players need to be physically ready to cover the entire court.

**Caption 3: Make Tennis Your Kid’s New Pick-Up Game:** Just like any other sport or skill, repetition is the key to learning. Once basic skills are learned the child will:

- Receive Mind and Body Workout

- Develop Confidence and Character
- Encourage Self-Control and Discipline
- Improve Fitness and Focus
- Offer Both Individual and Team Play
- Encourage Cross-Training and Low Rate of Injury
- Teach Problem Solving and Sportsmanship

Children at this age are already playing points and are given tips on how to hit groundstrokes, volleys and serves with control. The USTA provides tournaments and leagues for children 10 and under using the green ball on the 78’ courts. Matches are normally 4 game sets and they are encouraged to play round robins and/or consolation rounds.

Tips to parents:

- Take your child to a tennis court and encourage them to drop the ball and hit it on their own.
- Afterwards, feed the green balls from your own service line to them standing on the opposite service line. Feed the ball softly and with control. Make them move very slowly and with body control.
- Have them stand on their base line and feed balls next to them. Later move to the service line and once successful, move to the opposite side of the net.

*Look in the next Newsletter for: “Tips for children 11 years old and older – Yellow Ball”. For more information about our programs and club information, you can visit us at [www.greystacktennis.com](http://www.greystacktennis.com) or call us at 512-301-8685.*



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**Lance Loveless, DDS  
General Dentist**

*FAGD (Fellow Academy of General Dentistry)  
LVIF (Las Vegas Institute Fellow)*

## *Featured Smile Makeover of the Month*

*by Dr. Lance Loveless*



*Before*



*After*



*Before*



*After*



*Before*



*After*

I love being a general dentist. As a general dentist I get to perform all aspects of dentistry which makes my work exciting and challenging. This full-mouth makeover required me to pull from all my experience and training, and utilize multiple aspects of dentistry. We were able to achieve our results through the use of periodontal therapy, crowns, bridges, root canal therapy, extractions and implants all while finding and maintaining the correct jaw position (bite) using neuromuscular techniques. There is strong evidence now linking systemic diseases of the body and poor oral health. The work we did for this patient can help in achieving a healthy body by decreasing the amount of pathogenic (bad) bacteria getting into the bloodstream through the mouth and decreasing inflammation in the body. The balance of the mouth-body connection is significant, and now this patient not only looks and feels better about his smile, but also has a healthy mouth.

*-Dr. Lance Loveless*

**CALL TO SCHEDULE YOUR  
COMPLIMENTARY CONSULTATION!**

*\*Actual patient of Dr. Loveless*

*\*\*Actual results may vary*

## FOUR-LINED PLANT BUGS



Four-lined plant bugs are brightly colored. Nymphs (immatures) are red while older nymphs start to have wing pads with yellow and black stripes. Adults have fully developed wings that are yellow and black striped. Adults look similar to, and may be mistaken for, striped cucumber beetles.

These insects have piercing-sucking mouthparts which they use to suck out plant juices. The plant bugs suck out chlorophyll and leave a "window" between the upper and lower epidermis of the leaf. Damage appears as white, dark or translucent spots of foliage and is sometimes mistaken for fungal damage. Feeding may also cause curling and browning. Fortunately, damage is mostly cosmetic, but if you are trying to eat the foliage of the damaged plant it may become a problem.

The insects feed on a wide variety of hosts, including fruits and

vegetables, annuals and perennials and woody plants. When disturbed, the insects are fairly good at hiding. They either crawl to the underside of the leaves or drop to the ground to hide among foliage.

If you feel the need to manage these insects, try insecticidal soap. If that doesn't work, you can try azadirachtin (neem- concentrate, not oil; it's getting too hot to use oil formulations) or pyrethrins. If that doesn't work then try a residual contact product.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at [www.urban-ipm.blogspot.com](http://www.urban-ipm.blogspot.com).

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**DROWNING IS THE NUMBER ONE CAUSE OF ACCIDENTAL DEATH FOR CHILDREN UNDER FIVE, AND A LEADING CAUSE FOR CHILDREN AGES 1 - 14.**



1 2 3 4 5 6 7 8 9 10 11 12 13 14

Children under the age of five are often at highest risk.

## 13 Texas children have already lost their lives to drowning in 2015

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# Real Estate Market Update

*for West Lake Hills*

APRIL 2015 STATISTICS FOR 78746 (East of 360)			
	# of Sales in April	AVG Sales Price	AVG Sales Price/SF
<b>2015</b>	25	\$1,396,388	\$365
<b>2014</b>	21	\$1,309,216	\$328
<b>2013</b>	22	\$1,215,932	\$310
<b>2012</b>	20	\$1,150,609	\$327

Compared to last year, 18% more properties sold year-to-date. The average price per square foot increased by 11%. The majority of homes in 78746 (east of 360) are priced above \$850,000 and spend an average of a little over 4 months on the market. There is continued demand for move-in ready homes and buyers are prepared to pay a premium for thoughtful design and architecturally interesting features. Schools and location continue to be the big drivers for the continued appreciation in 78746. Infill properties in West Lake Hills are extremely popular for those interested in new construction/to be built opportunities.

Price Range	# of Sales	AVG DOM
\$100-\$600	0	0
\$601-\$850	9	39
851+	16	149

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Contact us if you are thinking about buying or selling in West Lake Hills.



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