



HIGHLAND PARK WEST BALCONES
AREA NEIGHBORHOOD ASSOCIATION

THE HPWBANA NEWS

Volume 11, Number 8

August 2015

www.hpwbana.org

JULY FOURTH PARADE A BIG HIT

The annual HPWBANA July Fourth parade was once again big fun for all who attended! The staging area was on the north side of Highland Park Elementary this year due to the fenced off construction area on the other side of the school. Families were decked out in their best red, white and blue to celebrate Independence Day. Kids (and a few adults) enjoyed snow cones and fun July Fourth favors, and the young ones did an excellent job with the traditional reading of the Declaration of Independence.

Many thanks go out to HPWBANA Board members Chereen Fisher, Jason Lindenschmidt, and Carolyn Robinson. Extra special thanks to our neighbors Cheryl Cordell, Carl Fisher, Linda Oswalt, Beth Bradfield and Becca Tripathi for their help in organizing and volunteering the morning of the event.

(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

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board@hpwbana.org

The HPWBANA Board meets on the first Monday of each month except December. Please go to HPWBANA.org for our current meeting location or contact president@HPWBANA.org.

HWPBANA 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

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(Continued from Cover Page)

Special thanks to Will Fisher, Ben Fisher, Cash Robinson, Dillon Robinson, Bodi Tripathi, and Chander Tripathi for their work and speedy delivery of the snow cones.

We also wish to thank the firefighters from Station 19 for leading the parade and for kindly letting the kids (and again, a few adults!) explore the fire engine. Thanks to Taylor Smith, who attended representing Sheri Gallo's office.

If you missed the parade, mark your calendar for next year so you can join in on the fun!

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2015**



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2015 McCallum Football Schedule

8/27 7:30 McCallum v Anderson @ House Park

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9/10 7:30 Hutto v McCallum @ House Park

9/18 7:30 Crockett v McCallum @ House Park

9/24 7:30 McCallum v Lanier @ Nelson Field

10/8 7:30 LBJ v McCallum @ House Park

10/16 7:30 McCallum v Bastrop @ Memorial Stadium

10/23 7:30 Reagan v McCallum @ Nelson Field

10/30 7:30 Travis v McCallum @ House Park

11/6 7:30 McCallum v Cedar Creek @ Memorial Stadium



Hope to see you at a game!

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CONTRIBUTE TO SUPPLEMENTAL POLICE PATROL

by Pieter Sybesma

With the geographic area of responsibility of our APD District Representative having been expanded, little neighborhood patrolling can be accomplished by APD since officers are generally going from call-to-call. To address the patrol need and speeding issues on our streets and around the school, several residents have funded supplemental patrolling and enforcement of speed limits within the neighborhood by a Constable. Emphasis is placed on traffic enforcement on Perry Lane, Hancock Drive (from Bull Creek Road to Balcones), Balcones Drive (from 35th Street to RM 2222, and on neighborhood patrolling. The cost of this effort is \$60/hour for Constable patrol/enforcement time and \$4,200 has been spent for 70 hours of patrol over the past four months. Now is the time for other residents who support an increased law enforcement presence in the neighborhood to join in funding this effort. Increased law enforcement presence should help deter vandalism, burglaries, and auto break-ins. Please consider making a donation for 1, 2, 3, or more hours of patrol time. The goal is to raise \$4,800 for 80 hours of patrol time for the remainder of the calendar year. To contribute to this effort, please contact me at psybesma@austin.rr.com.

An effort to inform and educate neighbors about Traffic and Safety issues started at the beginning of the 2014-2015 school year with safety e-mails to list-serve members and the Highland Park Elementary PTA "Scottie Informer" e-newsletter. "Drive Like Your Kids Live Here"® yard signs were purchased by HPWBANA and placed on streets leading into the neighborhood and around the school. APD has deployed a speed radar trailer within the neighborhood and has patrolled around the school as time permits.

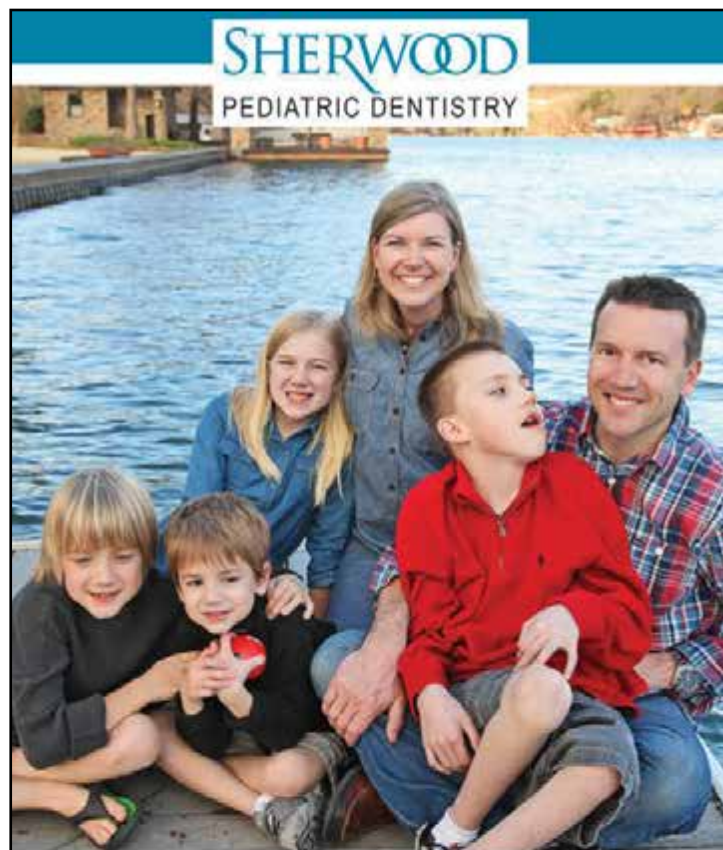
What else can you do?

1. Be aware of the speed limits and observe them.
2. Help with funding patrols by the Constable. The cost of the patrol effort is \$60/hour. To continue the patrol efforts through the end of this year will cost around \$4,800 and donations are needed to meet this goal. To contribute to this effort, please contact me at : psybesma@austin.rr.com
3. Purchase a "Drive Like Your Kids Live Here"® yard sign for your yard. The yard signs are available on-line for \$15.99 each (shipping included) at http://drivelikeyourkidslivehere.com/our_store/17/yard-sign
4. Let your Council Member know you support increased funding for police patrol ling of neighborhoods (District 10 Council Member Sheri Gallo; Mailing Address: 301 W. 2nd Street, Austin, Texas 78701; Phone: 512-978-2110; Email: District10@austintexas.gov)
5. And, become a member of HPWBANA, your Neighborhood Association at <http://hpwbana.org/>.

BE SAFE!

PERRY PARK TENNIS COURT *thanks*

Whoops — we missed thanking a few supporters in last month's update of the tennis court re-surfacing project at Perry Park. Thanks go out to: The Austin Parks Foundation who awarded the Friends of Perry Park a very generous APF Austin City Limits Grants. This grant was over \$7000 and funded most of the work, really making the project possible. The community matching funds for the project were \$2000. Donations came from our local tennis players in the community, from the Highland Park Elementary PTA who donated towards the quick start lines so the youth in the community can learn to play tennis, and HPWBANA, who made a donation to show their support of the project. Many thanks go out to Dave Woods and the Friends of Perry Park who worked to make this project happen.



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EAST AND WEST HPWBANA'S Tremendous Growth in Home Values

by Rebecca Wolfe Spratlin

When we hear that real estate is “local,” there can be no doubt that “local” actually can be a microcosm. In analyzing the sales data for homes in the HPWBANA area, there is a clear distinction between the market located west of MoPac, or Area 1B (Highland Park, Balcones Park and Beverly Hills) and the market located east of MoPac, or Area 4 (Highland Village).

There were dramatic variances in sold prices from 2014 to 2015 and in the two areas of HPWBANA. Area 4 homes sold for a median price of \$454,850 during the first half of 2015, 8.7% less than the first half of 2014, but for 35% more per square foot (\$293 vs \$217). This just means that there were smaller homes selling during 2015 (average of 1,927 sq.ft. in 2014 vs 1,739 in 2015), but the price per square foot skyrocketed by 35%. Sales time was a median of only 14 days on the market.

In Area 1B, median home prices increased by 26.7% from

first half of 2014 to first half of 2015 to \$889,095, while the price per square foot increase by 17.2% to \$321 per square foot. The days on the market were cut in half during the first half of 2015, only 11 days.

During the first half of 2014 there were 31 homes sold in Area 4, and only 10 in that same period in 2015. In Area 1B, 42 homes sold during the first half of 2014 and only 22 during the first half of 2015. Overall, there was a reduction of 56% in number of homes sold in the HPWBANA neighborhoods during the first half of 2015 compared to that same time period in 2014. There is a significant shortage of inventory in our neighborhood.

These are staggering statistics that show in numbers what we have been observing in the marketplace. Our neighborhood not only provides a wonderful lifestyle for all of us fortunate enough to live here, but a very sound real estate investment.

First Half of 2014 HPWBANA Sales

| | Area | NET Sold Price | NET Sold Price Per Sq.Ft. | Days On Market |
|---------|------|-----------------------|---------------------------|----------------|
| Average | 4 | \$515,974 | \$274 | 64 |
| Median | 4 | \$498,000 | \$217 | 14 |
| Range | 4 | \$290,000 - \$805,000 | \$205 - \$371 | 0 - 378 |

First Half of 2015 HPWBANA Sales

| | Area | NET Sold Price | NET Sold Price Per Sq.Ft. | Days On Market |
|---------|------|-----------------------|---------------------------|----------------|
| Average | 4 | \$472,523 | \$282 | 41 |
| Median | 4 | \$454,850 | \$293 | 15 |
| Range | 4 | \$353,000 - \$744,000 | \$168 - \$355 | 1 - 118 |

Variances

| Change in NET Sold Price | Change in NET Sold Price Per Square Foot |
|--------------------------|--|
| -8.4% | 2.9% |
| -8.7% | 35.0% |

| | Area | NET Sold Price | NET Sold Price Per Sq.Ft. | Days On Market |
|---------|------|-------------------------|---------------------------|----------------|
| Average | 1B | \$831,082 | \$291 | 78 |
| Median | 1B | \$702,000 | \$274 | 21 |
| Range | 1B | \$314,300 - \$2,154,000 | \$161 - \$480 | 0 - 793 |

| | Area | NET Sold Price | NET Sold Price Per Sq.Ft. | Days On Market |
|---------|------|-------------------------|---------------------------|----------------|
| Average | 1B | \$911,063 | \$317 | 34 |
| Median | 1B | \$889,095 | \$321 | 11 |
| Range | 1B | \$325,700 - \$2,270,000 | \$172 - \$633 | 2 - 170 |

| Change in NET Sold Price | Change in NET Sold Price Per Square Foot |
|--------------------------|--|
| 9.6% | 8.9% |
| 26.7% | 17.2% |





Grovefest

by Laura Jones

Grovefest was fittingly located under a small grove of oaks.

Most residents are aware by now of the sale of the former TxDOT land at 45th and Bull Creek and plans for the proposed development (many thanks to HPWBANA Board member Donna Edgar, member of the Bull Creek Road Coalition, for representing our neighborhood's interests!).

The developers, MileStone Builders, put on a family-friendly festival on July 11th to help community residents learn more about the project and have fun. In addition to food trailers, live music and bouncy houses, there was lots of information available about the current plans for the site. The park area was marked with interpretive signs to show where features will be sited, and many staffers were on hand to answer questions.

It was a fun afternoon and we learned a lot about the project! For questions or more information, contact the HPWBANA Board or visit www.thegroveatshoalcreek.com.



Enjoying sweet treats from Hey Cupcake.

Highland Park West Balcones Area

TEXAS A&M AGRI LIFE EXTENSION

TAWNY CRAZY ANTS

The Tawny crazy ant, formerly known as the Raspberry crazy ant, was originally found in Harris County in 2002. It is currently confirmed in 27 Texas counties. Tawny crazy ants have a cyclical population level throughout the year with populations peaking in late summer, decreasing in the fall and then beginning to build again in the spring. Tawny crazy ants are capable of biting, but do NOT sting like fire ants. They are mostly nuisance pests, but can reach extraordinary population levels (in the millions) and can become a problem when getting into electrical equipment. Tawny crazy ants do not have nests or mounds like fire ants; they tend to nest under things- rocks, landscape timbers, flowerpots, etc. For more information on this particular ant species go to <http://urbanentomology.tamu.edu/ants/raspberry.html>.

TREATMENT OPTIONS

Removing harborage areas- fallen limbs, rocks, leaf litter, etc. These ants will nest under pretty much anything on the ground, so you may want to remove anything that is not necessary.

Alter moisture conditions (crazy ants prefer moist, humid conditions)-

reduce watering, repair any leaks, improve drainage

Eliminate honeydew producers from area. Crazy ants tend honeydew producers such as aphids, whiteflies, hoppers, mealybugs and scale insects.

Use pesticide sprays to treat infested areas- under rocks, along landscape edging, etc. Pesticide sprays can also be used to create a barrier around the outside of the home. Piles of dead ants may build up in treated areas, so they must be removed to keep the barrier maintained.

Hire a pest management professional (PMP). PMPs have access to pesticides that are unavailable to homeowners and they also have experience dealing with pest problems regularly.

For more information or help with identification, contact Wizzzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at www.urban-ipm.blogspot.com. The information given herein is for educational purposes only. Reference to commercial products or trade names is made with the understanding that no discrimination is intended and no endorsement by Texas AgriLife Extension Service or the Texas AgriLife Research is implied. Extension programs serve people of all ages regardless of socioeconomic level, race, color, sex, religion, disability, or national origin.



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Amy's Ice Creams: Strengthening the Community One Scoop at a Time

by Kinan Beck



The toddlers race around the playground while mom and dad scrape the last bits of ice cream from their bowls. It's a warm spring evening, and Amy's Ice Cream on Burnet is pumping like the heart of Allandale with generations of smiling, sugar-boosted patrons socializing and playing.

I don't know that it's a scientific fact, but it seems like ice cream just makes things go a little better. And that's easy to say as I scoop up another spoonful of my favorite flavor -- Belgian Chocolate. The thing that really strikes me about Amy's Ice Creams on Burnet is that it lifts the ice cream-induced happiness to a new level with an outdoor playground, unique flavors and special events, in addition to all the delicious ice cream.

As a real estate agent, Amy's has become one of my favorite spots to stop by and visit with clients and business partners because it really shows off the best parts of our community -- families, businesses and Allandale's amazing quality of life.

Kara Marshall, the store manager, beams with energy as she describes how Amy's fits into the greater community.

"When school lets out for the summer, Amy's Ice Creams on Burnet kicks off its Monday night movie nights, bringing in families from throughout Allandale for cool treats and a family-friendly movie," says Kara. "Trust me, it's a blast."

Sometimes they even ask their customers to join in the creativity by dancing or singing their orders.

"It really brings in a lot of families," Kara said. "And it's a ton of fun."

As a listing agent, I know how important good marketing is to attract clients that are willing to pay top dollar for my listings. So I'm always amazed by Amy's creative marketing and wholesome fun. I think it has made Amy's Ice Cream one of the most recognizable brands in Austin -- not to mention a favorite of celebrities, including Drew Barrymore and Austinite Sandra Bullock.

And the Burnet Road location plays an outsized role in our community.

For example, Kara said that of the 13 hectically busy Amy's Ice Creams stores in Austin, the Burnet location is among the top four in sales. It's also on the same property as their production facility, where those delicious ice creams and waffle cones are created. I'm still trying to make time for one of their facility tours!

They also host the Phil Clay Annual Blood Drive in honor of Phil Clay, the "Godfather" of production at Amy's Ice Creams who died in a motorcycle accident in 2003. The event usually provides as many donors as there are openings -- and, of course, there's plenty of free ice cream for participants.

I think that's the type of greater community involvement that should be applauded. And it's one of the reasons, in addition to this fantastic ice cream, that I love to bring friends, family and clients to Amy's.

It's especially interesting when I have clients who don't know our area well because a lot of them are so focused on finding the right house, exploring the schools and moving that they don't notice some of the gems we have in Allandale. And I think Amy's Ice Creams is certainly one of them.

Let's face it, not only is the local real estate market hotter than it's ever been, temperatures are on the rise and summertime is here. And it's not only Amy's that will be busy in the coming months. This is the busy season for selling homes, and I love helping my real estate clients sell for the highest possible price.

So don't be surprised if you see me sitting with clients and enjoying a delicious, cold, and refreshing treat. There is nothing sweeter than watching friends and neighbors, kids and families, and everyone else who enjoys my favorite neighborhood hangout, Amy's Ice Cream. Except maybe helping my clients sell their properties for top dollar!

This article was originally posted to Maxavenue.com

COMMENTS FROM THE NEIGHBORHOOD EXPERT



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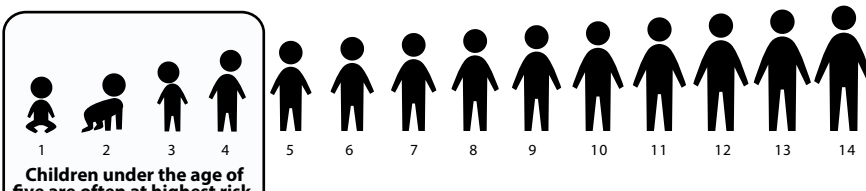
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Palmer Events Center ■ www.citywidegaragesale.com

12th *KGSR's Blues on the Green*

Zilker Park ■ www.kgsr.com

22nd *Bat Fest*

Congress Avenue Bridge ■ www.roadwayevents.com

23rd *Austin Chronicle Hot Sauce Festival*

Fiesta Gardens ■ www.austinchronicle.com/hot-sauce

28th-30th *Home & Garden Show*

Austin Convention Center ■ www.austinhomeandgardenshow.com

29th-30th *Le Garage Boutique Sale*

Palmer Events Center ■ www.legaragesale.net



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