



NEWS FOR THE RESIDENTS OF TARRYTOWN

SEPTEMBER 2015

VOLUME 3 ISSUE 9

## TARRYTOWN NEWSLETTER

*A Newsletter  
for the Residents  
of  
Tarrytown*

The Tarrytown Newsletter is a monthly newsletter mailed to all Tarrytown 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.

**GO GREEN!** Subscribe via [Peelinc.com](http://Peelinc.com) to have an email sent to you with a link to a PDF of the newsletter, or have an email sent to you instead of having a newsletter mailed to you!

## Items Wanted for Charity Garage & Estate Sale

*Submitted by Andi Kelly*

The unloved, outgrown items in your house and garage can help children have a better life.

The Settlement Home for Children, an Austin nonprofit that has been helping individuals with histories of severe trauma, abuse or neglect for 99 years, is ramping up efforts for the 40th Annual Charity Garage & Estate Sale. We are looking for new or gently used items to sell at our charity sale. We accept furniture, art, rugs, jewelry,



sporting goods, home decor, holiday decorations and more. Donations can be dropped off at the warehouse at 1600 Payton Gin Road on Mondays from 9 a.m. to noon or contact the free Pickup Hotline at 512-448-5302.

The Settlement Home's famous Preview Party is Thursday, November 5 at Palmer Events Center. Tickets are on sale at [www.settlementhome.org](http://www.settlementhome.org). General sale days are Friday, November 6 – Sunday, November 8. All proceeds benefit The Settlement Home. This year's event chairs are Nancy Wade, Debbie Simons and Betty Jo Harris.

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## IMPORTANT NUMBERS

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### EMERGENCY NUMBERS

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Fire.....	911
Ambulance.....	911
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Sheriff – Non-Emergency.....	512-974-0845
Animal Services Office.....	311

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

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Custom Service .....	1-800-700-2443
Emergencies.....	512-370-8609
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Grande Communications.....	512-220-4600
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Repair .....	1-800-246-8464
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Time Warner Cable	
Customer Service.....	512-485-5555
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Austin/Travis County Hazardous Waste .....	512-974-4343

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Ausitn City Manager.....	512-974-2200
Austin Police Dept (Non Emergency).....	512-974-5000
Austin Fire Dept (Non Emergency).....	512-974-0130
Austin Parks and Recreation Dept.....	512-974-6700
Austin Resources Recoovry .....	512-494-9400
Austin Transportation Dept.....	512-974-1150
Municipal Court .....	512-974-4800
Post Office.....	512-2478-7043
City of Austin.....	www.AustinTexas.gov

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Advertising.....	advertising@peelinc.com

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## ARTICLE INFO

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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.



# NOW HIRING

## Advertising Sales Representative

**Description:** The position includes marketing our community newsletters to local and area businesses. It is a flexible position that allows you to work from home and set your own hours.

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# GOOD BYE summer.... HELLO fall!

Champions Gymnastics & Cheer is closing out its last summer camp and then it is off to the races as kids are back to school!

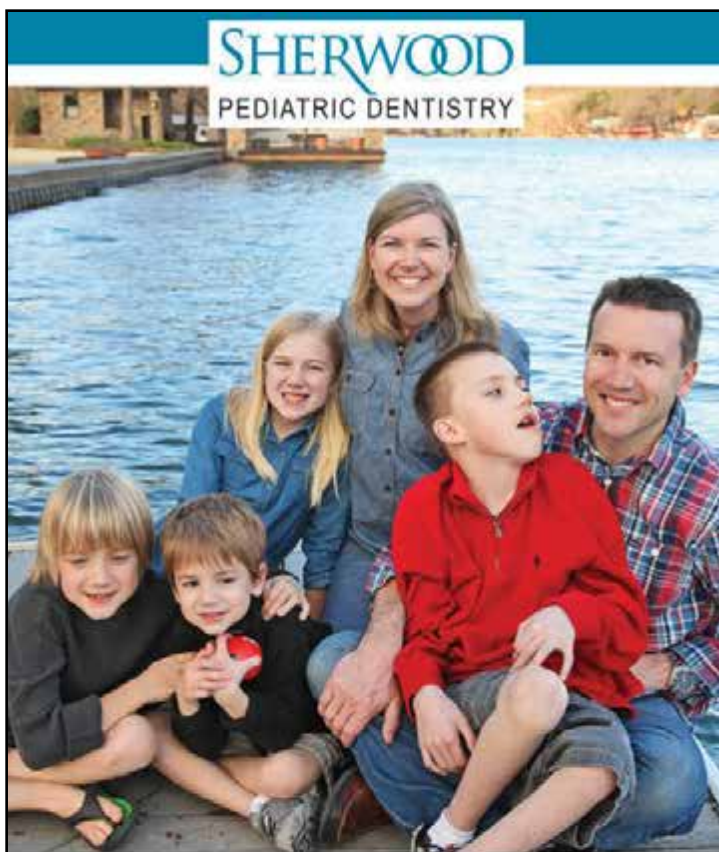
From Super Hero and Splash days to CCA cheer and tumbling camps, Champions located at the West Austin Youth Association is in full swing!

What a great summer! We have had the best summer in our 20 years! Loved having all our returning campers and staff as well as meeting our new Champion friends! Can't wait to see you all back in the fall. Thanks for a great summer 2015!

For more information go to [ChampionsTX.com](http://ChampionsTX.com) and select the Lake Travis location, email [office@championslaketravis.com](mailto:office@championslaketravis.com) or call 512-970-8838 for more information on classes, teams, birthdays and parent night outs to come.



(Pictures Continued on Page 4)



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# TARRYTOWN

*(Pictures Continued from Page 3)*





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# TARRYTOWN REAL ESTATE MARKET REPORT

## September 2015

by **Trey McWhorter**

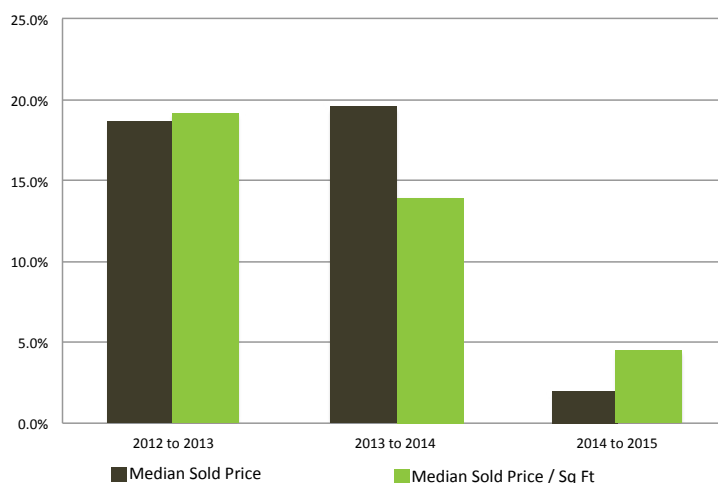
Since summertime is typically a time of increased real estate activity, I thought I would compare this summer against the last few summers for context. I am defining summer according to the AISD calendar, and pulling MLS data for the summer dates for 2012 – 2015 (2015 data is incomplete because this article was due on August 15th, and the AISD summer break does not end until August 24th).

Year-to-Date Stats for Tarrytown		SUMMER 2012 May 31 - Aug 26	SUMMER 2013 Jun 6 - Aug 25	SUMMER 2014 June 6 - Aug 24	SUMMER 2015 Jun 6 - Aug 24
		87 days	80 days	79 days	79 days
SOLD	Single Family Homes Sold	57	34	40	28
List Price	Avg List Price	\$847,650.86	\$1,086,461.76	\$1,212,302.48	\$1,149,816.07
	Median List Price	\$725,000.00	\$844,450.00	\$981,800.00	\$1,085,000.00
Sold Price	Average Net Sold Price	\$825,063.09	\$1,049,434.56	\$1,169,377.60	\$1,121,991.86
	Median Net Sold Price	\$700,000	\$829,500	\$991,080.00	\$1,010,000.00
"List Price \$ / Sq Ft"	Average List Price / Sq Ft	\$301.45	\$342.48	\$397.00	\$407.92
	Median List Price / Sq Ft	\$292.79	\$348.78	\$397.17	\$414.70
"Sold Price \$ / Sq Ft"	Average Net Sold Price / Sq Ft	\$294.85	\$333.85	\$385.77	\$400.35
	Median Net Sold Price / Sq Ft	\$285.29	\$343.09	\$382.79	\$405.90
Net Sold Price	Net Sold Price Range	\$374,500-\$3,000,000	\$350,000-\$3,150,000	\$491,000-\$6,750,000	\$471,000-\$3,250,000
Net Sold Price \$/Sq Ft	Net Sold Price Range / Sq Ft	\$194.59-\$725.16	\$171.23-\$469.20	\$194.68-\$864.94	\$210.65-\$886.04
Days on Market	Average Days on Market	44	24	41	56
	Median Days on Market	31	16	27	22
	SOLD as % of LIST (AVERAGE)	97%	97%	96%	98%
	SOLD as % of LIST (MEDIAN)	97%	98%	101%	93%

### A few takeaways:

- Year on year appreciation has slowed down but remains positive, with median sold prices up 2% from Summer 2014, and median sold \$ / sq ft up 6% (compared to 19% and 14% respectively from 2013 to 2014).
- The number of transactions during the summer season was low at 28, and even if some of the pending transactions close prior to the end of the 2015 summer, we are still likely to be more than 20% lower than 2014.
- Median Days on Market indicate a still very brisk market at 22 days, which is 5 days lower than 2014's median of 27 days.
- Home sizes remained fairly consistent with a median size of 2736. For the last three summers now there has been little variation in home sizes.

### Summer Buying Season: Year on Year Appreciation



*Note: All data comes from the Austin Board of Realtors' MLS report, reflecting activity through August 15, 2015.*



# WHY KULA KARATE FOR KIDS?

As parents, why should we expose our children to the challenges of this seemingly outdated and definitely low tech art?

Karate or Martial Art training will not provide an instant solution.

It is not an app to find the best way home in Austin traffic, and it will not help your son or daughter level up on the latest video game. Nothing about it is instant gratification, or perfection in a moment.

But perhaps that is the point.

In a world with a perma-focus on the sudden, the fast and the immediate, we all need a reminder of things deeper and worth effort over time. Advanced degrees, building a business and growing a family, these are all examples of very worthwhile things that take effort over time. That and persistence through difficulty.

So, why karate for kids? The answer is: To build these deep and critical skills.

My first quick and dirty list of the benefits that I have watched students develop in class was dozens of points long, but as I considered it some deeply valuable points emerged.



1. Build a strong and retentive mind - From memorizing the names of new friends in a pre-k class to a complex movement set in an instructor class the art of karate remind us that we cannot always "Google it."

2. Build a strong, flexible, quick and resilient body - We live and act in this world through our body. Kids have the wonderful opportunity to build a remarkable body to carry them through a lifetime.

3. Character - Honesty, perseverance, kindness and respect. From day one kids

learn and practice the training hall oath that centers around these four key virtues.

*(Continued on Page 8)*

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# TARRYTOWN

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4. Leadership and Followership - From the first semester kids learn to lead the group, and to be in the group following another student who is instructing. This rotation and its challenges foster independence, cooperation and team building.

5. Goals - Kids learn to set them and achieve them. A good belt ranking system has clear requirements and very doable steps for even the youngest. Plus, they see the almost daily improvement in their own skills and that of their classmates.

6. Self Discipline, Self esteem, Self Confidence, and Self Respect - These are all variations on the same theme. They are all built through

doable challenges, and perseverance through difficulty.


7. Mental Control - Focus and stillness. Every class includes a meditation component. Often this is the favorite, and the most difficult part of class for the young karate student. That should tell us as parents something very deep about the needs of our children.

8. Self-defense – Self defense is seldom what parents think. It is mostly not about punching and kicking. It is about awareness. Avoiding problems. Getting out of the way when a car is coming down the sidewalk. Awareness and physical competence in day to day activities. Learning to fall safely, to roll out of the way. Learning to be focused and flexible. Confidence and competence is the very best protection against the bullies our kids face from time to time. Only as a very last resort is self defense about fighting.

My advice, as a parent and as long term teacher of the arts, is this: take the chance and expose your children to karate and the martial arts. Don't pick a school with a too intense focus on sparring and the sport side. Choose a student-centered school where the instructor really cares about your kids and his students. It could be the very best investment you make in your children's long term success.

*Submitted by Wayne Key*






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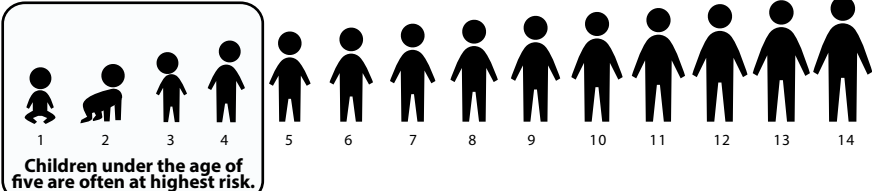
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Children under the age of five are often at highest risk.

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

## DROWNING IS PREVENTABLE



# NATUREWATCH: TREE RETREATS

by Jim and Lynne Weber

One of the most common lizards in the Austin area is the Texas Spiny Lizard (*Sceloporus olivaceus*). It is also one of the largest, averaging 7.5 to 11 inches in length, with the females being larger than the males.

A Texas spiny lizard is often hard to spot, as its dorsal pattern can vary by locality, serving as adequate camouflage in its chosen habitat. Typically grey in color with black, white, or reddish-brown blotches or crossbands down its back, it blends in perfectly against the bark of resident trees. Its underside is usually uniformly light grey, and males commonly have bright blue patches on either side of the belly. The scales appear particularly pointed and spiny, and it



*Texas Spiny Lizard*

has long toes and sharp claws suitable for climbing.

All of these features serve this lizard well, as it is diurnal and arboreal, spending much of its time in trees. While it prefers larger tree species with a significant amount of leaf litter below, such as live oaks, post oaks, red oaks, pecans, hackberries, and elms, it may also be found in brushy trees such as mesquites and junipers. This lizard can also be seen climbing on man-made structures such as fence posts, walls, and telephone poles, especially when the base of these objects is covered in brush.

Typically shy and wary, this lizard quickly retreats to the opposite side of a tree trunk in the presence of a predator

*(Continued on Page 10)*



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# TARRYTOWN

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or human observer. If startled when approached closely, it will suddenly jump from a tree trunk and flee noisily into the leaf litter below, making it almost impossible to locate. Trees not only provide protection for this lizard, but they also provide for its food. Being insectivorous, it can find cicadas, crickets, grasshoppers, beetles, ants, butterflies, and caterpillars in the leafy canopy.

Male Texas spiny lizards are territorial, often defending a single tree from encroachment by other males. When challenged, the

two males will have what appears to be a push up contest, until one is intimidated enough to give up and scurry away. Active on the surface from March to November, these lizards are reproductively active throughout the warmer months of the year. Females lay up to four clutches of eggs in a shallow depression in leaf litter, with hatchlings emerging 45-60 days later. In the cooler months of the year, they take cover for weeks at a time under rocks, logs, and in deep leaf litter, and are occasionally seen basking in the sun on warmer, sunnier days.

So when you're out and about in your yard or at a park, and you hear something skittering in the leaf litter or retreating up a tree, it most likely is a Texas Spiny Lizard!

*Send your nature-related questions to [naturewatch@austin.rr.com](mailto:naturewatch@austin.rr.com) and we'll do our best to answer them. Check out our blog at [naturewatchaustin.blogspot.com](http://naturewatchaustin.blogspot.com) if you enjoy reading these articles!*



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