

## New Officers Elected for HPWBANA

At the annual HPWBANA meeting on October 6, 2015, three new board members were elected and two board members were re-elected to two year terms.

Newly elected board members are:

**Ty Allen:** Ty was raised in Austin and attended St. Andrews for elementary school and Murchison and Kirby Hall for middle school. He attended Westlake High School and then St. Stephen's Episcopal School. Ty graduated from UT in 1998. Ty has seen and experienced a lot of Austin! Before graduating college, Ty was Assistant Director and then Director of Boys Camp for Camp Longhorn -Indian Springs. Ty and his wife, Carolyn, bought their house on Balcones in 2000. Ty is interested in traffic and safety issues and, beautification.

**Rebecca Wolfe Spratlin:** Rebecca has been an active member of the HPWBANA community since she and her husband, John, moved to Monte Vista Drive from Westlake 11 years ago. Rebecca's interests lie in forming a strong community base to enhance the lifestyle, safety, preservation and value of our neighborhood. She has a BA in Fine Arts, an MBA and was a corporate executive for 27 years. She has traveled to over 70 countries, speaks some Spanish, has been a docent at the Blanton Museum of Art, Laguna Gloria and The Contemporary Austin (Austin Museum of Art) for many years, was a member of Junior League (Grand Rapids, MI) and has served on boards and in volunteer positions for multiple non-profits. Rebecca is interested in HPWBANA community events and has a broad business background in marketing, finance and is technologically literate, so she is happy to serve where she is most needed.

**George H. Zwicker:** George retired in 2011 after 26 years in the office furniture industry. He has experience in the construction industry, private investigation and the insurance industry as a claims adjuster. Along the way he was vice-president then president of a business club, and one of 15 directors of an environmental organization tasked with keeping a Texas river clean. George and

his wife, Carol, moved to Austin in 2013. George is very interested in our neighborhood - maintaining property values, safety for our children and grandchildren, and enjoying the Austin lifestyle.

Re-elected Board members are:

**Donna Edgar:** Donna and her husband, Tom, are long-time residents of Highland Park West (since the mid-70's!). Donna has spent five years on the HPWBANA board, serving as secretary the first two, and then treasurer for the past three years. The Treasurer is responsible for maintaining the association's checkbook, monitoring expenditures according to the by-laws and keeping the membership list accurate and current. As treasurer, it has

been especially important to help re-institute the practice of budgeting a year in advance to ensure using the neighborhood association's monies in the most effective ways possible. The area of zoning and neighborhood preservation is also very important to Donna, and along with several other board members and interested neighborhood volunteers (special thanks to those people!) a great deal has been accomplished in these areas. Donna has also served as the HPWBANA liaison to the Bull Creek Road Coalition which began its work ~ 3 years ago.

**Pieter Sybesma:** Pieter has been a resident of Austin since 1968. He and his wife, Anita, moved to Highland Park West in 1991. He graduated from the University of Texas at Austin with a BA degree in Government in 1970 and a Master's in Business Administration Degree in 1994. He was employed by the City of Austin for 33 years where he worked in management and executive positions. After retiring from the City of Austin, he worked for three years as Contract Administrator for an Electronic Medical Records Software Company followed by four years' work as the City Administrator for the City of Wood Creek. He is a member of the Community

*(Continued on Page 2)*

## 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

## '15 BOARD OF DIRECTORS

### PRESIDENT

Carolyn Robinson ..... [president@hpwbana.org](mailto:president@hpwbana.org)

### VICE PRESIDENT

Pieter Sybesma ..... [vp@hpwbana.org](mailto:vp@hpwbana.org)

### TREASURER

Donna Edgar..... [treasurer@hpwbana.org](mailto:treasurer@hpwbana.org)

### SECRETARY

Dawn Lewis ..... [secretary@hpwbana.org](mailto:secretary@hpwbana.org)

### NEWSLETTER EDITOR

Laura Jones.....[newsletter@hpwbana.org](mailto:newsletter@hpwbana.org)

### BOARD MEMBER

Brandon McBride.....

Mike Ditson.....

Chereen Fisher .....

Pieter Sysbesma .....

Jason Lindenschmidt.....

[board@hpwbana.org](mailto:board@hpwbana.org)

The HPWBANA Board meets on the first Monday of each month except December. Please go to [HPWBANA.org](http://HPWBANA.org) for our current meeting location or contact [president@HPWBANA.org](mailto: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)*

Emergency Response Team for Austin, has authored two magazine articles for the fire service, has served on local and national boards within the fire service, is a member of the West Austin Rotary Club where he served as President in 2005-2006, and consults on fire station location and justification studies. He has been a member of the HPWBANA Board since July of 2014 involved with Traffic and Safety as well as Neighborhood Preservation Committees.

Returning Board members are:

Chereen Fisher: Chereen has served on the HPWBANA board for many years. Her focus has primarily been on planning and organizing neighborhood events, but is interested in neighborhood development issues as well. Chereen and her husband, Karl, have two children Ben and Will and have lived in the neighborhood for more than twelve years.

Dawn Lewis: Dawn has lived in the neighborhood since 1993. She has three grown children who attended AISD schools, including Highland Park Elementary. A former teacher and development director, she currently works at Austin Partners in Education where she manages their mentor and partner programs. She served on the HPWBANA board back in the '90s and came back on board three years ago. She loves to read, jog, and watch Florida State football.

Jason Lindenschmidt: Jason and his wife, Katie Moran, have called HPWBANA home since 2003. He is the owner and broker of LindenDwell Real Estate since 2009, and has been working in real estate since 2006. He's both an Aggie and Longhorn, with a BA in Business Management from A&M and an MS in Engineering from UT. Jason has served the board by working on membership drive and will be an active member of the preservation committee.

Noel Stout: Noel and his wife, Tillery, have lived in the neighborhood since 2012. Noel grew up in Austin before moving away to attend college and law school. Noel and his wife returned to Austin in 2005 and they have two children, Finn (5) and Cade (3). Noel is an attorney with Almanza, Blackburn & Dickie, LLP.

Following the Annual Meeting, the Board met and elected the following as officers for the coming year:

Pieter Sybesma, President

Dawn Lewis, Secretary

Donna Edgar, Treasurer.

Outgoing President Carolyn Robinson will continue her involvement with the association in Beautification and other areas.

**Happy T'day!**



*Jennifer Smith*



## Rebecca's Listings



**3420 Mount Barker Drive**

**1-Story House: 4 Beds, 3 Full Baths, 3,319 Sq.Ft.  
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**5410 Western Hills Drive**

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Offered for \$910,000**



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# Code Next: Why You Should Care

*by Dawn Lewis*

In a city like, Austin, when you hear CODE, you may think it is related to all of the high tech activity we have in our town. There is a tenuous connection, as the growth of high tech industry in Austin has spurred the amount of population growth we have encountered in the past few decades. This growth is one of the forces that has led to the City of Austin's decision to rewrite its land development code and that process is called CODENext.

CodeNEXT is the City of Austin initiative to revise the Land Development Code. This is how the city decides how the land is used throughout Austin, such as what can be built, where it can be built, and how much can (and cannot) be built. The goal is to create this plan with input from Austin's neighborhoods, businesses, civic institutions, etc. in order to weigh and prioritize those interests as the plan is developed.

CodeNext was created in line with the Imagine Austin Comprehensive Plan which was passed by the City Council in 2012. This plan shapes the concepts behind the land development revision in a variety of ways, one of that it would encourage development that lessens the time residents would spend in transit and it influence the design of streets and public spaces. It is a tool that will help shape everything from the kinds of places we live, work, and hangout to influencing the design of our streets and public spaces.

During 2013 and 2014, the CodeNEXT team gathered input on neighborhoods, learning about neighborhood character via a Community in a Box exercise, identifying what areas are valued, and what are deemed in need of improvement in neighborhoods across the city. A small group of HPWBANA members participated in this exercise. They also engaged in other listening activities.

The CodeNEXT team is currently engaged in Phase II of the project. During this phase, staff from multiple departments are working with a consultant team from Opticos Design to create an administrative draft of the code. There is also a CodeNEXT Advisory group in place to monitor the process.

There is still an opportunity to provide input to the CodeNEXT team in several ways. One is via community interactive walks that are currently being hosted. Another is to submit testimony on the CodeNEXT blog.

The decisions that are made in this process with this land development code revision will impact our neighborhood. Please take some time to check out the website, which will provide opportunities to get involved as well as keep you informed on what is happening as the process continues. That web address is: <http://austintexas.gov/departments/codenext>



# Firewise Tips for Homeowners: Preparing for Wildfires

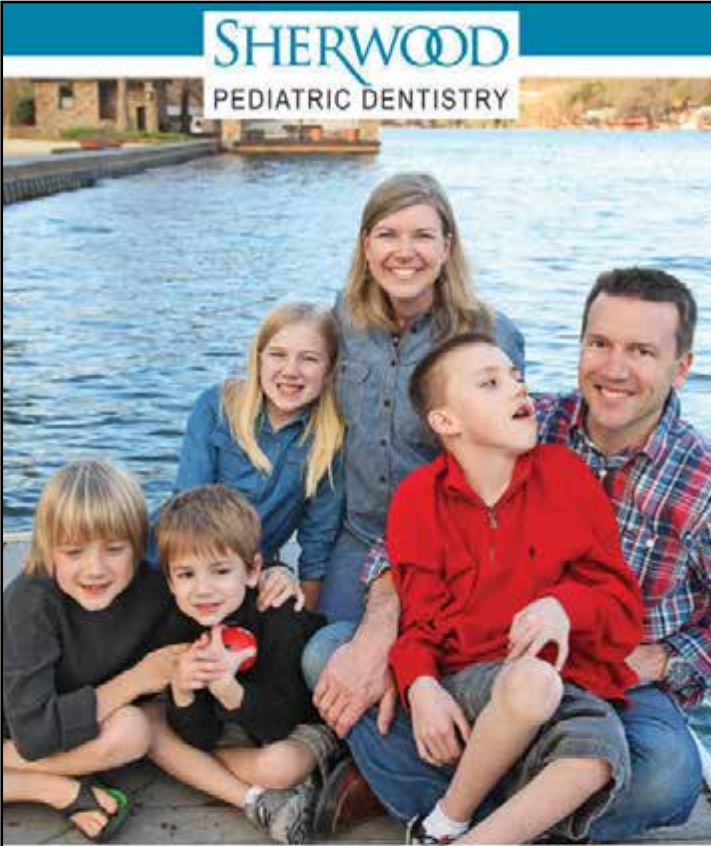
With the recent wildfires in Bastrop County, please take the time to do an inspection of your property.

Wildfire doesn't have to burn everything in its path. In fact, cleaning your property of debris and maintaining your landscaping are important first steps to helping minimize damage and loss.

The work you do today can make a difference. Follow these simple action steps now and throughout the year to prepare and help reduce the risk of your home and property becoming fuel for a wildfire:

- Clear leaves and other debris from gutters, eaves, porches and decks. This prevents embers from igniting your home.
- Remove dead vegetation from under your deck and within 10 feet of the house.
- Remove anything stored underneath decks or porches.
- Screen or box-in areas below patios and decks with wire mesh to prevent debris and combustible materials from accumulating.
- Remove flammable materials (firewood stacks, propane tanks, dry vegetation) within 30 feet of your home's foundation and outbuildings, including garages and sheds. If it can catch fire, don't let it touch your house, deck or porch.
- Wildfire can spread to tree tops. If you have trees on your property, prune so the lowest branches are 6 to 10 feet from the ground.
- Keep your lawn hydrated and maintained. If it is brown, cut it down to reduce fire intensity. Dry grass and shrubs are fuel for wildfire.
- Don't let debris and lawn cuttings linger. Dispose of these items quickly to reduce fuel for fire.
- Inspect shingles or roof tiles. Replace or repair those that are loose or missing to prevent ember penetration.
- Cover exterior attic vents with metal wire mesh no larger than 1/8 inch to prevent sparks from entering the home.
- Enclose under-eave and soffit vents or screen with metal mesh to prevent ember entry.

Learn more about how to keep your family safe and reduce your home's risk for wildfire damage at [www.firewise.org](http://www.firewise.org).




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# Seller Fees.... What?

by Rebecca Wolfe Spratlin

What ARE all those fees that sellers and buyers are paying upon closing residential real estate transactions, and why? In an effort to make this clear, here is a brief run-down of fees and expenses that SELLERS are most likely to pay at closing (we will address buyers' fees in next month's article):

## SELLERS

**Title Insurance:** Although this may be negotiable, in Texas it is traditionally the seller who pays for the owner's title policy for the buyer. However, the lender's title policy is almost always paid by the buyer. The premiums for title policies are set by the state of Texas and are based on the purchase price of the contract. This means that the premium will be the same regardless of the title company or attorney group that closes the transaction.

**Realtors Commissions:** In general, the Realtor commissions for the Listing Agent (representing seller) and the Buyer Agent are both paid by the seller.

**Title Company Fees:** The title company charges a fee for settlement or closing, and this is almost always split evenly between the buyer and the seller. In addition, the title company passes on some of its expenses, such as the tax certificate, courier fee, e-recording fee and document preparation fee.

**Pro-Rated Property Taxes:** The seller pays for his pro-rated share of the property taxes from the first day of the year through the day of closing. These taxes are paid to the buyer. When the tax bill comes at the end of the year, the buyer pays for the entire year.

**Liens:** At the time a home is sold, all liens have to be paid off. In most cases these are in the form of first and second mortgages...but can also include unpaid bills for home improvements (e.g. workmen's liens, new windows, new garage door, etc.) All liens and expenses pertaining to the property have to be paid off at closing in order to provide the buyer with clear title.

**Home Warranty:** While this is not required, many buyers request the seller to pay for a one-year service contract and include this in the purchase contract. I always advise my seller clients to pay for a warranty for their buyers. If something goes wrong with appliances are systems after the sale, the new owner will call the service company...not the previous owner. Money well spent.

While there are MANY more fees and expenses that can be part of any real estate transaction, these are the most frequent ones paid by SELLERS in the typical transaction. When in the process of selling or buying any property, ask your Realtor, Title Officer and/or Mortgage Lender to review all charges and make sure you understand what each charge covers and whether or not they are negotiable.

## SUDOKU

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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.

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# BREAST CANCER

## Importance of Early Detection

By: Concentra Urgent Care

Breast cancer is the most common cancer among women in the United States, and is the second leading cause of cancer deaths. Screening is vital because early stages of the disease are easier to treat. The American Cancer Society recommends women:

- Obtain yearly mammography screenings, beginning at age 40
- Obtain yearly clinical breast exams
- Check your breasts regularly for lumps
- Discuss their breast cancer risk with their physician

Breast cancer risk increases as we age. Other factors that increase a woman's risk for breast cancer include:

- Having started menstrual periods at a young age
- Having a first child after age 30
- Use of hormone replacement therapy
- Having a family history of breast cancer

Men are also at risk for rare cases of breast cancer. All persons familiar with the normal look and feel of their breasts should promptly report any unexpected changes to their physicians. The American Cancer Society recommends both women and men consult their doctor if they notice any of the following:

- A new, hard lump or thickening in any part of the breast
- Change in breast size or shape
- Dimpling or puckering of the skin
- Swelling, redness, or warmth that does not go away
- Recurrent pain in a particular part of the breast
- Pulling in of the nipple
- Nipple discharge that starts suddenly in only one breast
- An itchy, sore, or scaly area on one nipple

*For more information about breast cancer and early detection, contact your health care provider, your Concentra health specialist, visit the American Cancer Society Web Site at: [www.cancer.org](http://www.cancer.org), or visit the National Breast Cancer Awareness Month Web site at: <http://nbcam.org/>*

### Fall Fresh Faces Party

Wednesday, November 11

5:00-7:30 p.m. at Balcones Dermatology

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## Highland Park West Balcones Area

# THINGS YOUR BURGLAR WON'T TELL YOU:

\_Of course I look familiar. I was just here last week cleaning your carpets, painting your shutters, or delivering your new refrigerator.

\_Hey, thanks for letting me use the bathroom when I was working in your yard last week. While I was there, I unlatched the back window to make my return a little easier.

\_Love those flowers. That tells me you have taste...and taste means there are nice things inside. Those yard toys your kids leave out always make me wonder what type of gaming system they have.

\_Yes, I really do look for newspapers piled up on the driveway. And, I might leave a pizza flyer on your front door to see how long it takes you to remove it.

\_If decorative glass is part of your front entrance, don't let your alarm company install the control pad where I can see if it's set. That makes it too easy.

\_A good security company alarms the window over the sink. It also includes the windows on the second floor, which often access the master bedroom (and your jewelry). It's not a bad idea to put motion detectors up there too.

\_It's raining, you're fumbling with your umbrella and you forget to lock your door.... understandable. But, understand this: I don't take a day off because of bad weather.

\_I always knock first. If you answer, I'll ask for directions somewhere or offer to clean your gutters. Don't take me up on it!

\_Do you really think I won't look in your sock drawer? I always check dresser drawers, the bedside table and the medicine cabinet.

\_You're right – I may not have enough time to break into that safe where you keep your valuables. But if it's not bolted down, I'll take it with me!

\_A loud TV or radio can be a better deterrent than the best alarm system. If you're reluctant to leave your TV on while out of town, search the internet for a device that works on a timer and simulates the flickering glow of a real television.



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### MORE THINGS A BURGLAR WON'T TELL YOU:

\_Sometimes I carry a clipboard. Sometimes I dress like a lawn guy and carry a rake. I do my best to never, ever look like a crook.

\_The two things I hate most: loud dogs and noisy neighbors.

\_I'll break a window to get in, even if it makes a little noise. If your neighbor hears one loud sound, he'll stop what he's doing and wait to hear it again. If he doesn't hear it again, he'll just go back to what he was doing. It's human nature.

\_I'm not complaining, but why would you pay all that money for a fancy alarm system and leave your house without setting it?

\_I love looking in your windows. I'm looking for signs that you're not home and for the flat screen TVs and gaming systems I'd like. I'll drive or walk through your neighborhood at night, before you close the blinds, just to pick my targets.

\_Avoid announcing your vacation on your Facebook page or other social media. It's easier than you think to look up your address.

\_To you, leaving the window open just a crack during the day is a way to let in a little fresh air. To me, it's an invitation.

\_If you don't answer when I knock, I try the door. Occasionally I hit the jackpot and walk right in!

Please remember to report all suspicious people or vehicles by calling your local police department or 9-1-1!



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## Highland Park West Balcones Area



### Adding Yoga to Workout Regime Can Improve Health

Implementing yoga into a workout routine can provide unique health benefits, said a Baylor College of Medicine physician and yoga enthusiast.

Yoga is a broad philosophy containing many different paths to achieve the goal of physical, mental and spiritual well-being, said Dr. Bobby Kapur, assistant professor of medicine at BCM and associate chief for emergency medicine at the Harris County Hospital District's Ben Taub General Hospital. In physical fitness, yoga is the practice of physical postures and breathing exercises that allow a person to strengthen the body and at the same time enter a meditative and relaxed state of awareness.

Yoga entails various positions, stretching and deep breathing. Practicing yoga can help a person improve flexibility, balance, limberness, blood circulation, and it can also relax muscle tension and fight infection, Kapur said.






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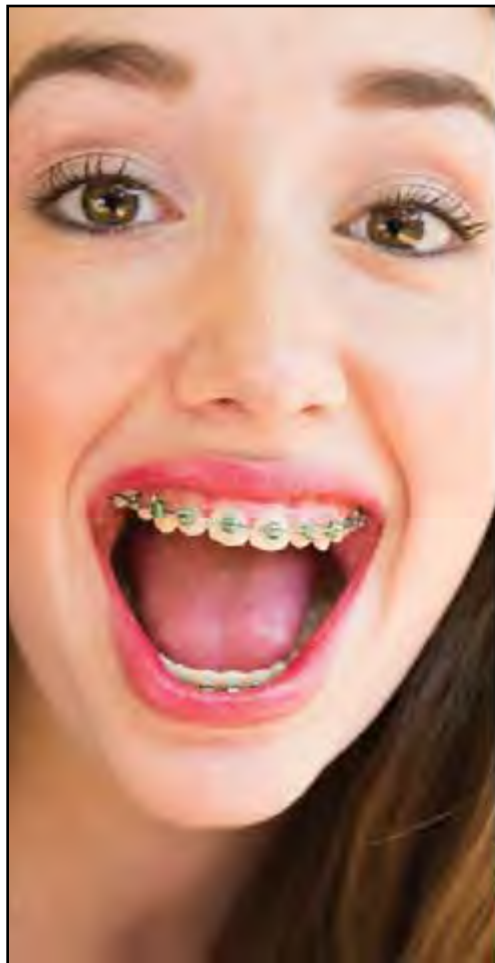
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# November

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[texasmilitaryforcesmuseum.org](http://texasmilitaryforcesmuseum.org)

**7-8** Austin Celtic Festival • [austincelticfestival.com](http://austincelticfestival.com)

**11** Veterans Day Parade • [nov11.org](http://nov11.org)

**12-21** Creekshow • [creekshow.com](http://creekshow.com)

**14-15 & 21-22** East Austin Studio Tour • [east.bigmedium.org](http://east.bigmedium.org)

**15** Susan G. Komen Race for the Cure 5K • [komenaustin.org](http://komenaustin.org)

**18-22** Junior League's A Christmas Affair • [jlaustin.org](http://jlaustin.org)

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

**27-12/24** Blue Genie Art Bazaar • [bluegenieartbazaar.com](http://bluegenieartbazaar.com)

**28** Chuy's Children Giving to Children Christmas Parade • [chuysparade.com](http://chuysparade.com)

**28-29** Renegade Craft Fair • [renegadecraft.com/austin](http://renegadecraft.com/austin)



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[trey.mcwhorter@moreland.com](mailto:trey.mcwhorter@moreland.com) • [moreland.com](http://moreland.com)

