



# West Lake Hills ECHO

Volume 4, Issue 11

November 2015

## Your Neighborhood Heritage Spotlight on Rollingwood

*Submitted by Sean Kubicek and Claudia Scott*

Named for its densely wooded rolling hills, this quaint, affluent community offers small-town charm in the midst of the City of Austin. Situated between Mopac and West Lake Hills (Eastern and Western borders) and bordered by Stratford Drive and Bee Cave Rd to the North and South, Rollingwood is within short - if not walking- distance to Zilker Park, Barton Springs and Townlake/Lady Bird Lake. Part of Rollingwood is zoned into Eanes and part into Austin Independent School District.

Many houses are built on large lots in this quiet, densely wooded area. Much of the neighborhood was developed in the 1950s with most homes still resembling their mid-century modern style. A.D. Stenger, one of Austin's earliest mid-century modern architects and developers, build a glass and steel frame home known as The Butterfly Home on 312 Ridgewood Road in 1964.

Other homes have emerged in the 1970s and 1980s, along with the addition of more recent contemporary homes. A standard sized lot is generally priced in the \$700,000 range. Depending on condition and size, homes are valued in the \$300-\$500/SF with recent construction pushing these limits upward.

Many of the older homes have either been extensively remodeled or are now being replaced with new homes offering a blend of character of an established neighborhood with modern conveniences.

Perhaps one of Rollingwood's most unique features is Bandit's Cave, located at Riley Road and Pickwick Lane. It was reputed to have been the hideout of a gang that robbed the state treasury of \$17,000 in 1860.

In the early 1900s, the area now known as Rollingwood was part of a poor, isolated community known as Eanes. Families were large and many survived by raising livestock or chopping cedar.

The area began to change in the mid 1930s when reliable electricity and telephone service made life easier and more attractive to families seeking to escape the city life. Road improvements, including the paving of Bee Cave Rd in 1936, made commuting to Austin easier.

In 1946, brothers A.B. and George B. Hatley bought 300 acres of pasture land between Bee Cave Road, the Colorado River and Zilker Park for \$300 an acre. By 1955, they formed a village with 28 homes. Many Rollingwood streets are named for the Hatley family and their friends including Hatley Drive, Riley Road, Farley Trail and Vance Lane.

Fewer than 400 people lived in the community in 1960 but development picked up considerably as more families left Austin seeking low taxes, good schools and a quieter way of life.

The Village of Rollingwood became a city in 1963 with its own mayor and court system. A six member council oversees all public services, including the police, fire department EMS and garbage service that picks up twice a week.

Rollingwood gradually expanded its services to accommodate its growing population, imposing a special paving tax on homeowners in 1967 that resulted in the first widespread effort to pave the community's roads. The town's population doubled to nearly 800 people by 1970 and today is home to more than 1,450 residents. While Rollingwood has grown tremendously in just a few decades, the community takes pride in its small-town feel.

In 2015, Rollingwood was crowned No 1 suburb in Texas and No 23 in the United States by Niche Rankings.

Information Source: "Know your Heritage" series compiled by Heritage Title Company of Austin, locally owned and operated. [www.heritagetitleofaustin.com](http://www.heritagetitleofaustin.com)

## IMPORTANT NUMBERS

### EMERGENCY NUMBERS

EMERGENCY .....	911
Fire.....	911
Ambulance.....	911
Police Department .....	512-327-1195
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
Call Before You Dig.....	512-472-2822
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

Peel, Inc. ....	512-263-9181
Editor.....	westlakehills@peelinc.com
Advertising.....	advertising@peelinc.com

## ADVERTISING INFO

Please support the advertisers that make the West Lake Hills Echo possible. If you are interested in advertising, please contact our sales office at 512-263-9181 or [advertising@peelinc.com](mailto:advertising@peelinc.com). The advertising deadline is the 8th of the month prior to the issue.

## 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.

# 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.

**Roles:** Stimulate new advertising accounts in our community newsletters. Maintain current accounts assigned to you by Sales Manager. Service your accounts by assisting them from ad design to final proof approval.

**Skills:** Excellent communication through email and phone, with high level presentation and relationship-building skills. Strong prospecting and business development skills are a must. Previous sales experience preferred but not required.

**Benefits:** Commission Based  
Apply by sending resume to [jobs@peelinc.com](mailto:jobs@peelinc.com)



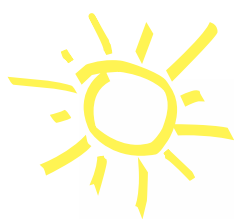
PEEL, INC.



## FOR JUNIORS!

Free practice ACT/SAT's will be given Nov 14th at the College Nannies + Tutors Learning Centers! The exam mimics the setting and timing of the actual tests. A free College Admissions Coaching session is also available. Call 372-8385 or email [austintx@collegetutors.com](mailto:austintx@collegetutors.com) to reserve a date.

The  
**Children's  
Center  
Of Austin**



Now offering

**Spanish  
Enrichment**  
⇒ at all three ⇐  
**schools!**

**CCOA-STEINER RANCH**  
4308 N. Quinlan Park Rd.  
Suite 100  
Austin, TX 78732  
512.266.6130

**CCOA NORTHWEST  
AUSTIN**  
6507 Jester Boulevard  
Building 2  
Austin, TX 78750  
512.795.8300

**CCOA-WESTLAKE**  
8100 Bee Caves Rd  
Austin, TX 78746  
512.329.6633

**Currently Accepting Student  
Enrollment**



[childrenscenterofaustin.com](http://childrenscenterofaustin.com)



## **SAVE THE DATE**

### **25th ANNIVERSARY OF "EASB LIVE!" TO RAISE FUNDS FOR NEONATAL INTENSIVE CARE UNIT (NICU) AT SETON MEDICAL CENTER AUSTIN**

The Elizabeth Ann Seton Board announces its annual benefit, EASB LIVE! TWENTY FIVE! at Camp Mabry, on Saturday, April 23, 2016 at 6 p.m.

Event chairs Elisabeth Anderson and Lesley Pitts anticipate another successful sell-out event to raise funds to support building and equipment needs for neonatal intensive care unit (NICU) and mother/baby services at Seton Medical Center Austin.

"Our board is excited that our work will maintain the utmost in care, including new equipment and enhanced surroundings for babies and their families in Seton's NICU," explained Elisabeth Anderson. "The community has been amazing in their support of EASB Live! for 25 years, and we can't wait to improve the lives of our very most vulnerable with this year's gala. What we are doing will give a baby the hope and help it needs to live, thrive and have a full life's story."

The 1,300 plus attendee event features a lively cocktail party, elegant dinner buffet, incredible auction packages, exciting live

concert and "The Backyard" after-party, sponsored by Horizon Bank, hosting some of Austin's most craved food trucks, music and more. 2016 Sponsorships and tables begin at \$4,000. Tickets start at \$500.

"This year's Live Auction promises to offer items you simply can't buy anywhere else," added Lesley Pitts, Gala Co-Chair. Our little ones are our future, and ensuring them a successful beginning in life is motivation in itself for our board to knock it out of the park for our 25th anniversary."

The Elizabeth Ann Seton Board is dedicated to improving the lives of Central Texas communities by supporting the work and vision of the Daughters of Charity healthcare ministries through fundraising, education and community advocacy with The Seton Fund. The name honors America's first native born saint, Elizabeth Ann Seton, who founded the American branch of the Daughters of Charity in 1809.

To learn more visit <http://www.setonfund.org/easb-live-2016>, or contact Susan Hewlitt at 512.324.3275 – [schewlitt@seton.org](mailto:schewlitt@seton.org)

## **This fall, prepare for winter with a furnace tune-up.**

Fall Tune-Up and Inspection \$89.00,  
each additional system \$30.00

**Contact us Today!**

**512-440-0123**



[www.ClimateMechanical.com](http://www.ClimateMechanical.com)



8312 S. Congress Ave., Austin, Tx 78745

TACLA28642E

**\$20 OFF  
next visit**



## Mealybugs

Mealybugs are pests of landscape plants and houseplants. They are often active during times of warm, dry weather, but can also become a problem indoors at any time of year. Infestations usually start at the base of stems and then spread from there as populations increase.

Mealybugs are a type of unarmored scale insect. They are sexually dimorphic (males & females look different). Males have wings while females remain wingless and nymph-like throughout their life. Females are oval, soft-bodied and covered with a white waxy powder.

These insects have piercing-sucking mouthparts which they use to penetrate plant tissue and suck out juices. This can lead to chlorosis (yellowing of the plant), wilting and distortion. With larger infestations, the insects may cause stunted growth, premature leaf drop or death of the plant. Mealybugs are also known for secreting honeydew, a sweet, sticky substance on which a fungus called \*sooty mold may grow.

\*Sooty mold is a fungus that grows on honeydew excretions. Sooty mold can indirectly harm the plant by covering plant surfaces and reducing the amount of sunlight that reaches plant tissues, resulting in reduction of photosynthesis.

Since all but male mealybugs are wingless, adult females have to be

placed near a host plant for them to infest it. They can crawl short distances to plants. Immatures can be blown to new locations by the wind, move by water or be transported by animals.

Tips for mealybug management:

- Conserve beneficial insects; there are many insects that will feed on mealybugs or parasitize them
- \*\*Use high pressure water sprays to dislodge the insects from the plant
- \*\*Insecticidal soap
- \*\*Horticultural oils
- \*\*Insecticides labeled for mealybug control
- For severely infested plants, it may be best to throw the plant away and buy a new one
- \*\*If treating houseplants, move plants outside during treatment then move back inside once treatment has dried.

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)

*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.*



## Tim Whitten

Board Certified Family Law Attorney

**25 Years Experience**

812 San Antonio Street, Suite 401  
Austin, TX 78701

[www.whitten-law.com](http://www.whitten-law.com)

[info@whitten-law.com](mailto:info@whitten-law.com)

512.478.1011

Divorce can be unexpected. If it cannot be avoided, then we want to help you protect your interests, whether they are family relationships that will survive the divorce or your property interests. We want to try and help you reduce the emotional financial stress of the process, while also protecting your interests. We will try and help you settle your case amicably, but if that is not possible, we have experience and will pursue ethical litigation. We have attorneys of different experience levels and different billing rates. We offer a variety of options, including full scope and limited scope representation. We want to give you some choices.



## Practice Areas:

Adoption | Grandparent and Non-parental Rights | Collaborative Law  
High-Asset Divorce | Modifications of Custody, Possession, and Support





# TENNIS TIPS

*By USPTA/PTR Master Professional, Fernando Velasco*



**Step 1**



**Step 2**



**Step 3**



**Step 4**

## HOW TO HIT A ONE-HANDED BACKHAND

In previous newsletters, I offered tips on how to hit a Forehand and a Two-Handed Backhand. In this issue, I will give you instructions on how to execute a one-handed backhand for a right hander. This stroke is still used by many league and tournament players since it gives players a wider range of reach and flexibility to hit slices and drop shots. In this illustration, Jake Stine from the Grey Rock Tennis Club in Austin, TX shows the proper form and technique to hit the one-handed backhand stroke.

**Step 1: Ready position:** The body is facing the net. The right hand is holding the end of the racket in a forehand grip position and the left hand is on the throat of the racket. The left hand is holding the racket slightly tighter than the right hand. Feet are shoulder width apart and the body is in good balance.

**Step 2: Back swing:** When the opponent's ball is headed to the backhand side, the left hand takes the racket back and the right hand

changes the grip with one quarter turn placing the index knuckle at the upper ridge of the handle. The body should start taking the racket back before the ball bounces. Notice the turn of the upper body and the right foot leading the left foot. Eyes are still focused on the incoming ball.

**Step 3: Point of Contact:** The eyes now shift toward the point of contact which should be about 12-18 inches in front of the right foot. The right hand is holding the racket tight. The racket has made contact with the ball and weight of the player has shifted toward the point of contact. It is important to keep the right shoulder closed and not open the left hip too early. Flexing the right knee will allow more flexibility and power on the ball.

**Step 4: Follow Through:** Once the racket has made contact with the ball, both of the arms need to be extended for better balance. The right arm should be straight and the follow through upwards above the head.

Look for next Issue: The Forehand Volley.



### ST. ANDREW'S EPISCOPAL SCHOOL K-12



**scholar**



**artist**



**athlete**



**servant**

**We are now accepting applications for K-12!**  
**Join us for open house and small group tours this fall.**  
For more information call 512.299.9802 for grades K-8 or 512.299.9720 for grades 9-12. Visit [www.sasaustin.org](http://www.sasaustin.org).

Follow us!  
 [facebook/sasaustin.org](https://www.facebook.com/sasaustin.org)  
 @sasaustin

The West Lake Hills Echo is a private publication published by Peel, Inc. It is not sanctioned by any homeowners association or organization, nor is it subject to the approval of any homeowners association or organization, nor is it intended, nor implied to replace any publication that may be published by or on behalf of any homeowners association or organization. At no time will any source be allowed to use the West Lake Hills Echo contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from Peel, Inc. The information in the newsletter is exclusively for the private use of Peel, Inc.

**DISCLAIMER:** Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

\* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

\* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

\* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

## STEVE'S PLUMBING REPAIR

Master License: M-39722

- Water Pressure Problems
- Sewer & Drain Service
- Fiber Optic Drain Line Inspections
- Free Estimates
- Satisfaction Guaranteed

**Steve Brougner**  
**512.276.7476**

2605 Buell Ave



## Vivia Robertson

Realtor, GRI, ABR, ALHS

Kuper Sotheby's International Realty

512.695.8981

Viva.Robertson@SothebysRealty.com

ViviaRobertson.KuperRealty.com

8008 Spicewood Lane

Austin, Texas 78759



## THE DISCOVERY SERIES

FAMILY ENTERTAINMENT AT THE PARAMOUNT AND STATESIDE THEATRES

**SUNDAY, NOVEMBER 8, 2015**  
PARAMOUNT THEATRE



This musical adaptation will celebrate friendship, the fall season, and the wonderful world that author Julia Donaldson has created. **Wear your Halloween costumes one more time!**

**DECEMBER 11-13, 2015**  
STATESIDE AT THE PARAMOUNT



A new take on a classic tale that is uniquely Austin - not to be missed!  
Featuring new musical score written and performed by Mother Falcon

**TICKETS & INFO: AUSTINTHEATRE.ORG OR 512 474-1221**

PARAMOUNT THEATRE • 713 CONGRESS AVE | STATESIDE AT THE PARAMOUNT • 719 CONGRESS AVE







**PEEL, INC.**

308 Meadowlark St. South  
Lakeway, TX 78734

PRSR STD  
U.S. POSTAGE  
PAID  
PEEL, INC.

WES



**Claudia Scott**

REALTOR®

512-480-0848 x 139 ofc  
512-373-0745 cell  
claudia@moreland.com  
claudiabscott.com

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

**Sean Kubicek**

REALTOR®

512-480-0848 x 198 ofc  
512-826-1135 cell  
sean@moreland.com  
seankubicek.com



## Real Estate Market Update *for West Lake Hills* (east of 360)

	Median			Average		
	Sept 2015	Sept 2014	% Change	Sep 2015	Sep 2014	% Change
List Price	\$1,162,500	\$900,000	+29.2%	\$1,170,442	\$1,056,740	+10.8%
Sold Price	\$1,130,500	\$845,800	+33.7%	\$1,140,967	\$985,777	+15.7%
Square Feet	3,466	3,113	+11.3%	3,425	3,134	+9.3%
LP/SF	\$345	\$297	+16.1%	\$337	\$313	+7.6%
SP/SF	\$336	\$288	+16.8%	\$328	\$296	+11.0%
SP/LP	97.1%	96.5%	+0.5%	97.5%	95.4%	+2.3%
DOM	14	22	-38.6%	40	44	-8.4%

Price Range	Quantity	DOM	Price Range	Quantity	DOM
\$149,999 or under	0	--	\$500,000-\$549,999	1	15
\$150,000-\$199,999	0	--	\$550,000-\$599,999	1	23
\$200,000-\$249,999	1	4	\$600,000-\$699,999	3	157
\$250,000-\$299,999	0	--	\$700,000-\$799,999	0	--
\$300,000-\$349,999	0	--	\$800,000-\$899,999	3	7
\$350,000-\$399,999	0	--	\$900,000-\$999,999	1	93
\$400,000-\$449,999	1	3	\$1,000,000 or over	13	26
\$450,000-\$499,999	0	--	<b>Total:</b>	24	40

Westlake properties are not a commodity but reflect the original and unique personalities of their owners.

As such 78746 homes cannot simply be compared on a price per sf basis.

Sean was born and raised in Westlake and we both reside in and appreciate the nuances of the area.



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

LUXURY  
PORTFOLIO  
INTERNATIONAL

LEADING  
REAL ESTATE  
COMPANIES  
OF THE WORLD

Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) for September 2015. All data is provided 'AS IS' and with all faults. Copyright 2010 Austin Central Texas Realty Information Services, Inc. Adapted from Gracy Title.