



HIGHLAND PARK WEST BALCONES  
AREA NEIGHBORHOOD ASSOCIATION

# THE HPWBANA NEWS

Volume 12, Number 1

January 2016

[www.hpwbana.org](http://www.hpwbana.org)

## ANNUAL HOLIDAY OPEN HOUSE FOR BEVERLY 'HOOD!

This year was another fun and festive Annual Holiday Open House for the Beverly 'Hood neighbors. The annual tradition has been hosted by LouAnn Lindley and Thomas Gay family for many years and is a much anticipated event for many. Neighbors have come and gone through the years, but some neighbors who have moved out of the hood still return for the annual tradition. One notable feature of the Lindley-Gay household is the trampoline in the front yard. Neighbors have witnessed generations enjoy that trampoline through the years, and kids that used to jump on that trampoline now have kids of their own!

It's a wonderful time for the neighbors to join together and reconnect and welcome the new comers to the 'hood. John Berry typically organizes the carolers that perform for the crowd (and, in years past, have caroled door-to-door for the elderly residents.) All neighbors bring a dish and drink to share, with Tara Blankenship's corn casserole being a highly sought after treat of the evening!

If you have an annual get together in your little neighborhood of HPWBA, tell us about it. And if you are looking for inspiration to get to know your neighbors, take a hint from Thomas and LouAnn and open your doors! You may be starting a wonderful tradition!



## IMPORTANT NUMBERS

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Non-emergency Police (coyote sighting, etc.) ..... 311  
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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).

HPWBANA 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

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# Code Next Update

*Submitted by Dawn Lewis*

As you know, Austin is rewriting its Land Development Code and CodeNEXT is the process where they write, test, discuss and create the new code.

The goal is to fix the current code and then make changes that will reflect and are aligned with the current needs of Austin. Under Imagine Austin, the premise upon which the future vision of Austin was created which will incorporate community values, CodeNEXT was created to work with community to make decisions that will benefit all as Austin grows and develops.

The most recent part of the process was held In November when the City held a series of Sound Check forums, in which citizens could attend focus groups and city staff would present potential plans and applications of the revised code. These meetings allowed citizens to provide input on some of the new prospects for code development in keeping with the Imagine Austin design that would emphasize form-based codes and building a “missing middle”. Form based codes emphasize the physical character of development and de-emphasizes the regulation of land uses (e.g. ). The “missing middle” concept, coined by Daniel Parolek in 2010, defines a range of multi-unit or clustered housing types compatible with single family homes to help alleviate the growing demand for walkable urban living. These revisions are seen as strategies to accommodate Austin’s growth and reduce sprawl.

These changes in the code will have an impact on the central city neighborhoods, including ours, and it is incumbent upon all of us to monitor the process. We all appreciate the integrity and beauty of our neighborhood and changes in the code have the potential to impact this area. There is valid concern that the city will be selective with their interpretation of Imagine Austin and put more emphasis on increased development and infill in the central city and less on the views of residential neighborhoods.

The current stage of the CodeNEXT trajectory is where they are taking information they have garnered from their public engagement process and beginning to draft the new code with Imagine Austin as its focal point. The draft code should be available in Fall 2016 for full public review. However, there are still opportunities for the public to monitor the decision making that is taking place in the creation of the new code. Please be sure to check out the website for information on how to do that and to learn more about this process.

Here is the link: <https://www.austintexas.gov/department/codenext>



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## Highland Park West Balcones Area



### Update from the Bull Creek Road Coalition on The Grove

*By Donna Edgar*

Last month you read in here a summary of what had transpired so far concerning the Grove, formerly TxDOT land at 45th and Bull Creek Road. The final section of that article concerned “what’s next” and mentioned the upcoming second facilitated meeting. In early December, that meeting took place (the facilitator is Shuronda Robinson of Adisa Communications who was brought in as the most recent of several attempts to finally get some actual negotiations going with the developer). Above are two illustrations distributed at the early December meeting by Garrett Martin of MileStone/ARG developers. What’s interesting about them is that they don’t match. Each drawing actually illustrates the same area of the tract, the first as a “pretty picture” of the sort he uses in his public marketing meetings, and the second is a 3-D representation of only some of the buildings proposed for the site (none of the 1515 housing units + 600 congregate living + 180 low-income housing is shown, only commercial, office and retail buildings). BCRC has been asking for a 3-D representation of his proposed PUD since early spring and received this

partial representation in December. These two illustrations show the same NW corner of the tract, and it can be seen that the two buildings in the 3-D rendering are not shown in the ‘pretty picture’. In actuality, the PUD proposes to build right up to the sidewalks and curbs along Bull Creek Road. Additionally, there are dwelling units (townhouses, etc.) right up to the edge of the pathway behind 45th St. so it will in effect serve as the front yard to these dwellings.

Again, these are both the developer’s illustrations and serve to illustrate why frustration and lack of trust have arisen over time.

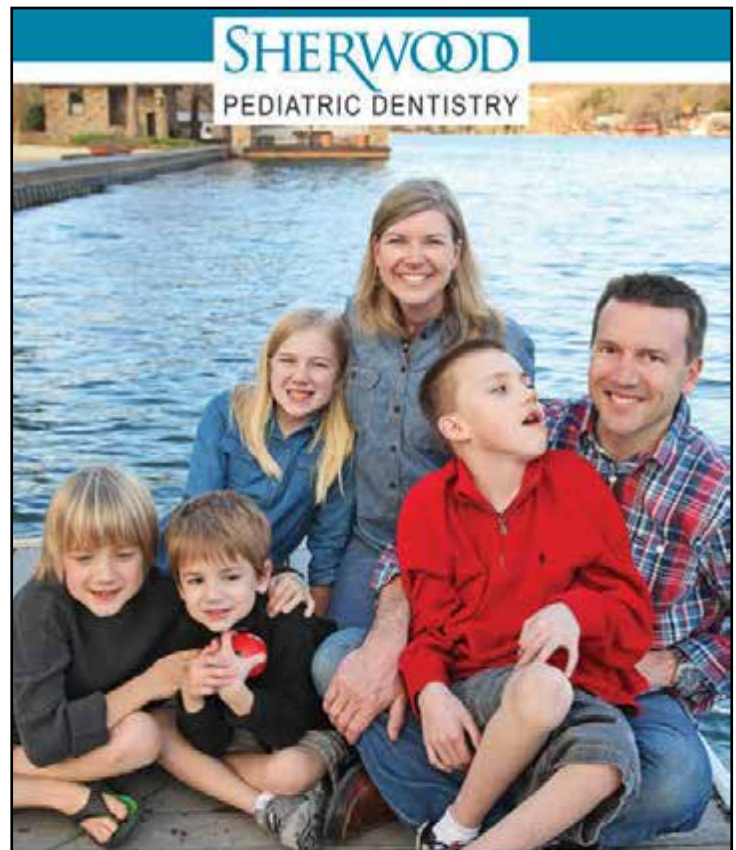




# 2016 Meeting Schedule

Mark your calendar! The HPWBANA Meetings will be held on the following dates, the first Monday of each month, except July and September due to holidays. HPWBANA meetings are held at the Yarborough Library.

Monday, January 4, 2016  
 Monday February 1, 2016  
 Monday, March 7, 2016  
 Monday, April 4, 2016  
 Monday, May 2, 2016  
 Monday, June 6, 2016  
 Tuesday, July 5, 2016  
 Monday, August 1, 2016  
 Tuesday, September 6, 2016  
 Monday, October 3, 2016  
 Monday, November 7, 2016



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# Who Represents Whom?

by Rebecca Wolfe Spratlin

It's a big decision to buy or sell your home. It's perhaps an even bigger decision to decide who to trust to represent you in that transaction. Selecting a competent Realtor with years of experience in selling homes and representing buyers of homes in your neighborhood is a good start in the selection process, but a key issue in selecting an agent, is selecting one that you know will always represent YOUR best interests by representing you, and only you.

Let me clarify. In Texas, it is completely legal for a Realtor to represent the buyer and the seller on a single transaction. For example, you hire a Realtor to list, market and sell your home. That same agent can legally represent the buyer who wants to buy your home. Seems simple and straightforward, right? Well, think again. The way the Texas laws of agency are written, when a Realtor represents a seller, her DUTIES (within legal constraints) are to provide the seller with:

- Obedience (follow sellers' directives)
- Undivided Loyalty
- Disclosure (of all material facts)
- Confidentiality
- Accounting (making sure fees, earnest money and other funds are accounted for)
- Reasonable Care and Diligence (in preparing contract, negotiating and conducting the transaction)
- And, must provide opinions and advice (regarding pricing, negotiating, etc.)

In any situation where the listing agent agrees to also represent the buyers, the agent owes these same duties to the buyers. The question is...how can one agent represent the best interests of the seller (usually includes selling for the highest price possible on their terms) and at the same time represent the best interests of the buyer (usually includes purchasing the property for the lowest price possible on their terms)? There are just too many conflicts of interest when one agent tries to provide "undivided loyalty" and to represent both buyers and sellers in one transaction.

Similarly, if you are an unrepresented buyer, and the listing agent is representing the seller exclusively, that agent has a duty to the sellers only, and is focused on their best interests, not yours. So, if you are buying a property, I believe it is in your best interest to have your own representation and only consider representing yourself if you are an active, local Realtor, local real estate attorney or have extensive and recent experience in negotiating and buying local residential properties. Remember that real estate laws, contracts and market conditions vary by state and change rapidly. You and/or your representative will need to be knowledgeable about all of these components in order for you to have your best interests adequately represented.

It is my personal recommendation that the next time you hire a listing agent to sell your home, insist they agree to represent you and

your interests exclusively, and have no part in representing the buyers. If you are buying a home, be certain you have excellent representation focused on your best interests. All buyers and sellers deserve to have the undivided loyalty of the person representing them in such an important transaction.

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☐ Events  
☐ General

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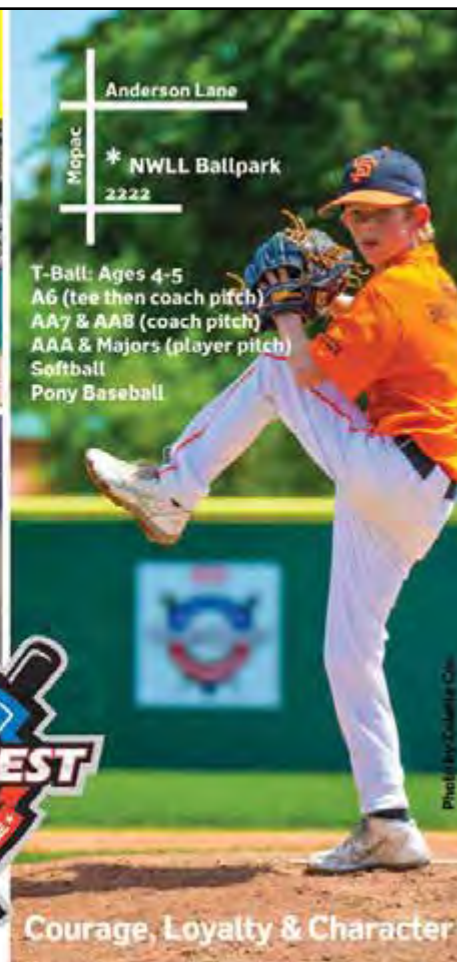
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## Highland Park West Balcones Area

# Springtails

Springtails are very small, jumping insects that can sometimes become a problem inside homes. Springtails are usually found in areas of moisture, so indoors they may be located near potted plants, sinks, bath tubs or kitchen compost areas. These insects are typically found outside in gardens, near swimming pools or near where there is excessive moisture or standing water.

Springtails are small (about 1/16 of an inch long), wingless and come in various colors. These insects have a “tail” that latches into a space on the underside of the body that they can use to “jump” several inches into the air.

Springtails are considered a nuisance insect, but some may chew on roots and leaves of sapling plants. They usually do not cause enough damage to warrant control measures to be taken. If you have springtails in your home it points to a moisture problem that should be fixed.

Options for helping reduce springtail problems:

- Remove excessive mulch and/ or leaf litter near the home
- Change watering schedule to reduce the amount of moisture near the home

• Use fans or dehumidifiers to reduce moisture indoors

- Seal cracks, crevices, pipe & wire penetrations on the outside of the home
- Replace or repair any screening on doors and windows that is damaged
- Replace weather stripping around doors and windows that does not provide a good seal
- Suck up any indoor infestations with a vacuum

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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Please be a considerate pet owner and do the following: (1) Pick up your dog's poop (2) Don't leave the bagged poop on the street, and (3) don't throw it away in someone else's trash can. There have been a lot of complaints in the past month of these exact problems—people not picking up dog waste, people picking it up, but leaving their bags on the street (probably intending to return later to retrieve them, but forgetting,) and people throwing the dog waste away in other folks' trash cans. We all love our dogs, so please be a considerate pet owner.



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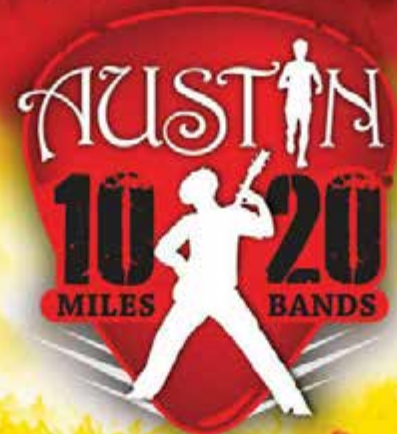
8		7			2		4	9
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The goal is to fill in the grid so that every row, every column, and every 3x3 box contains the digits 1 through 9. Each digit may appear only once in each row, each column, and each 3x3 box.

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