



HIGHLAND PARK WEST BALCONES
AREA NEIGHBORHOOD ASSOCIATION

THE HPWBANA NEWS

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www.hpwbana.org



Lettuce Recycle!

by Dena Houston

There are some exciting changes in the City of Austin's recycling program. Two recent changes are described below.

For several years, the City's recycling equipment could not handle bags of shredded paper. You can now recycle shredded paper by placing it in a paper bag, rolling the top of the bag closed, and placing it in your blue recycling bin.

Another new development is that the City's Recycle & Reuse Drop-Off Center (formerly known as Household Hazardous Waste Facility) now accepts all clean and dry Styrofoam. This includes supermarket meat packaging, egg cartons, hot/cold drink cups, and restaurants' food containers ("doggie boxes"). Austin Resource Recovery encourages citizens to take Styrofoam peanuts that are used in shipping containers to Pac Mail or Mail Boxes Etc. for reuse rather than recycling.

Here is a very informative City of Austin recycling website:

www.austintexas.gov/what-do-i-do.

Stay tuned for future tips that will include creative ways to recycle or reuse. If you have any questions, please send them to recycling@hpwbana.org.

Neighborhood "Luxury" Residential Market

by Rebecca Wolfe Spratlin

Each year, the Texas Association of Realtors releases a "Texas Luxury Home Sales Report." Luxury homes are defined as any home sold for \$1.0 million or more. The report from January – October 2015 indicates that Austin luxury home sales increased by 16.4% compared to that same period in 2014.

While it is always interesting to know how Austin as a whole is performing in the real estate market, I thought it was important to provide an analysis of how luxury home sales are faring in OUR neighborhoods, Highland Park West and Balcones Neighborhoods (HPWBAN). Per the chart below, you can see that the number of homes sold in our neighborhood during the past five years has decreased from a peak in 2012, but the number of luxury home sales continues to climb. The HPWBAN luxury home sales has increased from 18.6% of all homes sold in our neighborhood in 2014 to 23.7% in 2015, compared to only 2.1% Austin-wide. The average sale price of luxury homes in HPWBAN was \$1,631,944 during 2015, while the average sale price of luxury homes Austin-wide was \$1,381,821. This is an 18% variance, showing the high values in our neighborhood. Much of this value can be attributed to the extensive renovations of homes throughout the neighborhood, the low inventory and the high demand.

Most experts are in agreement that this rate of home value growth is not sustainable in the long term. However, continued job growth, economic strength, low housing inventory and high population growth will continue to provide a strong residential real estate market throughout 2016 and probably 2017 and beyond.

(Continued on Page 2)

Highland Park West Balcones Area

(Continued from Cover)

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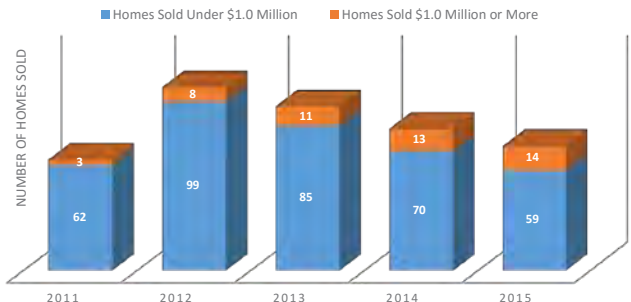
The HPWBANA Board meets on the first Monday of each month except December. Please go to HPWBANA.org for our current meeting location or contact president@HPWBANA.org.

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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Please support the businesses that advertise in the HPWBANA Newsletter. Their advertising dollars make it possible for all residents to receive a newsletter at no charge. No neighborhood association funds are used to produce or mail the newsletters. If you would like to support the newsletter by advertising, please contact Peel, Inc. Sales Office at 512-263-9181 or advertising@PEELinc.com for ad information and pricing.

HPWBAN HOME SALE PRICES



Highland Park West/Balcones

Metric	< \$1.0 Million		= / > \$1.0 Million	
	2014	2015	2014	2015
Number of Homes Sold	70	59	13	14
% of Total Homes Sold	81.4%	76.3%	18.6%	23.7%
Average Sale Price	\$574,568	\$656,361	\$1,283,692	\$1,636,964
Average Sale Price Per Sq.Ft.	\$269	\$298	\$352	\$401
Days on Market	67	31	102	85

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35th Street Underground Electrical Service Project Update February 11, 2016

The first advertisement date for the project has been pushed back to the end of February or early March. The 35th Street Underground Electrical Service Project will be located on West 35th Street, between Hillview Road and Foothills Drive. This additional time allows the design engineer to make changes in how the project's duct bank passes the two existing storm drain box culverts that cross 35th Street. These changes will make the construction work easier, safer and less expensive.

The proposed traffic control plan and sequencing remains as discussed during the September 16 meeting at the Westwood Country Club. Work in the immediate vicinity of Maintenance Drive, Pecos Street, and Balcones Drive is limited to the weekends.

The construction project contract includes funds so that the contractor can hire Austin Police Department Officers and provide flaggers to help with any additional traffic congestion caused by the work. This project funded the January installation of a traffic monitoring camera at the intersection of 35th St and Exposition Blvd.

Public Work's Sidewalk and Special Projects group will take

advantage of the opportunity to work behind the contractor's barricades to install sidewalk along the north side of 35th St from the existing sidewalk at Hill View Road to Foothill Drive and along the northwest side of Old Bull Creek Road to tie into the existing sidewalk.

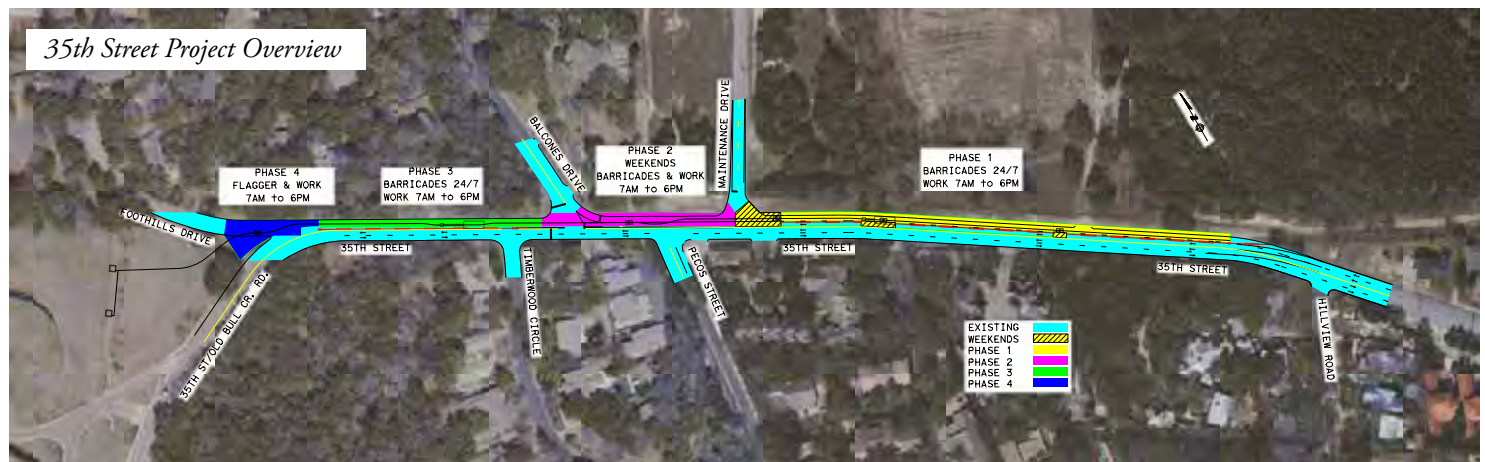
Additional 35th Street project information is available at: <http://bit.ly/1PokMkz>

Information on the Davis Water Treatment Plant projects is available at: <http://bit.ly/1E7edm4>. These projects are being managed by Richard Duane. You may reach him at Richard.Duane@austintexas.gov or 512-974-7730.

If you or someone you know would like to receive future project updates, please send an email to Dennis.Crabill@austintexas.gov requesting to be added to the distribution list.

Please call/email with questions to: Dennis Crabill, Public Works Department | Project Management Division, City of Austin | 505 Barton Springs Rd | Suite 900 | Austin, TX 78704

t 512.974.7232 | m 512.914.9427 | f 512.974.7222



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Rebecca@RebeccaGetsResults.com

Join the Fun! Perry Park Spring EGG HUNT

Saturday, March 26

9:30 a.m. Don't be Late!

Participants will be divided into
the following age categories:
Up to 2, 3-4, 5-7, 8 and older



See the Easter Bunny!

Find the Golden Egg!

**Guess the number of Jelly Beans
and win a Prize!**

Only elementary age children are invited to participate
in the hunt, please. Older children can volunteer to hide
eggs. If you or your child would like to help out with the
egg hunt, please send an e-mail to
volunteer@hpwbana.org

WILDLAND FIRE

Precautions

With the approaching March winds, warmer temperatures and drying vegetation, residents need to be reminded of the need for wildfire/brush fire safety awareness and preparedness.

Do not park vehicles on the dry grass. The heat from the vehicle's exhaust system can cause the grass to catch fire.

Remove combustible materials from around your home. Keep grass mowed short.

Pack critical medicines, important documents, and family heirlooms to be ready to leave at a moment's notice.

Agree on an evacuation plan that includes what to do if you get separated and where you'll go in case of evacuation.

TEN SIMPLE STEPS TO PROTECT YOUR HOME FROM WILDLAND FIRE

Wildfire can strike home if you have not taken some steps to protect your house and property. The actions and precautions listed below are designed to help you prepare your home and lessen the threat of wildland fire damage to you and your property.

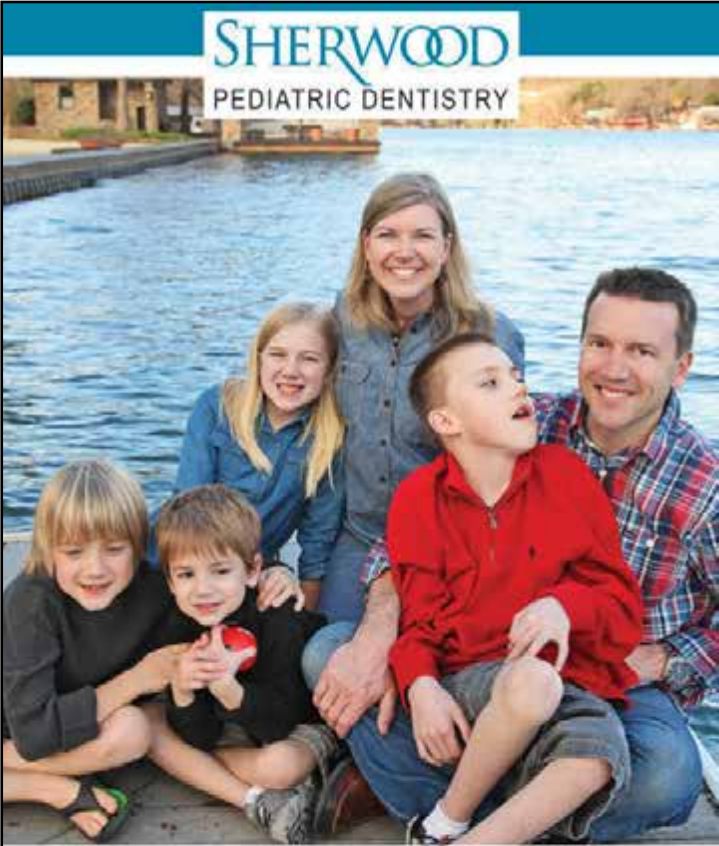
- LPG/propane tanks should be far enough away from buildings for valves to be shut off in case of fire. Keep area around the tank clear of flammable vegetation.
- Store gasoline in an approved safety can away from occupied buildings.
- All combustibles such as firewood, wooden picnic tables, boats and stacked lumber should be kept away from structures.
- Clear roof surfaces and gutters regularly to avoid build-up of flammable materials such as leaves and other debris.
- Remove branches from trees to a height of 15 feet or more.
- In rural areas, clear a fuel break of at least three times the fuel length around all structures.
- Have fire tools handy such as: ladder long enough to reach your roof, shovel, rake and a bucket or two for water.
- Place connected garden hoses at all sides of your home for emergency use.
- Assure that you and your family know all emergency exits from your home.
- Assure that you and your family know all emergency exits from your neighborhood. (Balcones Drive, 35th Street, Perry/45th Street, Hancock Drive, Mount Bonnell Drive and RM2222)

Each family should be proactive to prepare for emergencies: Prepare a Basic Emergency Supply Kit; Make a Plan for Safety and Communicating with Family; Be Informed; and Get Involved in Preparing the Community.

A wealth of information to help you is available at:

www.ready.gov/wildfires

<http://txforests-service.tamu.edu/main/article.aspx?id=8512>



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Zika Virus

Zika virus is transmitted by Aedes mosquitoes and there is no specific treatment or vaccine currently available. The best way to avoid getting the virus is to avoid being bitten by infected mosquitoes. About 20% of people with Zika virus actually get ill. Severe disease, requiring hospitalization, is uncommon and death due to the virus is rare.

The incubation period of Zika virus is thought to be a few days to a week, but is still unknown. Symptoms include fever, skin rash, conjunctivitis, muscle and joint pain, and headache. Symptoms tend to be mild and last from 2-7 days. Zika virus can be contracted through the bite of an infected mosquito, through blood transfusions, through sexual contact, and from mother to child during pregnancy.

The mosquitoes that are able to transmit Zika virus are also able to transmit dengue and Chikungunya viruses. These mosquitoes are daytime biters, but can also bite at night. Aedes mosquitoes lay their eggs in standing water-buckets, tires, tree holes, animal water dishes, etc.

To protect yourself from mosquito bites, wear light-colored clothing that covers as much skin as possible, use insect repellent (read and follow label instructions), use screening on doors and windows, use mosquito netting (if needed) while sleeping, and reduce standing water areas.

For more information on Zika virus, please see the CDC website here <http://www.cdc.gov/zika/index.html>

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

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TIPS FOR SAFE NIGHTTIME DRIVING

Driving at night can be tricky—especially through neighborhoods or dimly lit landscapes—so it's important to keep in mind a few basic guidelines to make sure you and your vehicle both are well-prepared for the trip. Consider the following suggestions to help get you to your destination safely.

Ensure headlights are aimed properly. If you think your headlights are casting light too far above or below your line of vision on the road, you may need to adjust their aim. You can do this either by following instructions in your vehicle owner's manual or seeking help from a vehicle maintenance professional.

Dim dashboard lights. Most vehicle makes and models come with a dimmer for the instrument panel. Make sure it's set to the lowest brightness to limit distraction. Also remember to turn off overhead or visor lights while driving, which also can limit visibility at night.

Don't wear tinted glasses. Yellow lenses sold to enhance nighttime driving could actually decrease visibility instead of amplify colors and objects. If you wear prescription lenses, opt for an anti-reflective coating, and clean them thoroughly and frequently to optimize effectiveness at night.

Learn how to spot animals and objects. While driving at night, be on the lookout for wildlife creatures' eyes, which can easily be spotted as pairs of glowing retinas. Any animals' eyes—like raccoons or deer—typically will reflect the light from your headlights long before their true shapes come into view.

Don't focus on headlights in oncoming traffic. Keep your eyes on the road in front of you and avoid looking into the headlights of oncoming traffic—especially if you notice a car using the high-beam headlight setting. If the headlights on the car behind you cause a glare in your rearview mirror, adjust the mirror.

Clean your windshield. Use a clean microfiber cloth or newspaper to clean the windshield—inside and out. Make sure the windshield is streak- and smudge-free before driving at night, and try to avoid wiping window condensation with your hands. Fingerprints and oils from your skin can cause streaks that limit visibility in the dark.

Know when to use your fog lights. Many vehicles come equipped with fog lights, which typically are located underneath the front headlights and are aimed low, where fog usually appears on the road. Fog lights also can be useful on a particularly dark road to further illuminate your path.

Adjust your exterior mirrors. Pointing your side-view mirrors down slightly can help reduce glare from other drivers' headlights and still allow you to see by tipping your head forward a few inches.

Have your eyes checked. Your eyes' ability to keep moving and scan the landscape rather than solely focus on one spot is imperative for successful nighttime driving. Visit your eye doctor for regular checkups to determine whether prescription lenses could help you see better at night.

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RODEOAUSTIN.COM

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