



HIGHLAND PARK WEST BALCONES
AREA NEIGHBORHOOD ASSOCIATION

THE HPWBANA NEWS

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www.hpwbana.org



Lettuce Recycle!

by Dena Houston

SMALLER GARBAGE CAN DILEMNA!!!

Are you wondering if your family should use a smaller garbage can from the City of Austin? Here is what you pay: a 32 gallon can is \$18.15 per month, a 64 gallon can is \$23.30 per month, and a 96 gallon can is \$41.85 per month (these charges do not include sales tax). The City of Austin will downsize your can for free. Just call 311 to make that happen. The great thing about getting a new garbage can is IT IS THE CLEANEST IT WILL EVER BE!

SOME WAYS TO HAVE LESS TO PUT INTO YOUR GARBAGE CAN

1. Recycle more plastic. There are plastic recycling bins at all the H.E.B. and Randall's Grocery stores, Home Depots and Lowes Home Centers, Targets, and Wal-Marts. These bins, unfortunately, have very incomplete listings of what they will accept. In fact, according to Plastic Film Recycling's website, <http://www.plasticfilmrecycling.org/>, they accept many items that are not listed as being recyclable. Items they do accept are:

(Continued on Page 2)

You Can't Always Get What You Want....

by Rebecca Wolfe Spratlin

But you get pretty darn close! Pricing a property appropriately in this neighborhood is always a complex endeavor. There are SO many homes in Highland Park West, Balcones Park, and area neighborhoods of various sizes, ages, degree of updates, quality of updates and types and sizes of lots. Some are on the river, some have breathtaking views of downtown Austin and Lake Austin, while others have views of Bright Leaf Preserve, Mount Bonnell and green spaces. There is no such thing as a "cookie cutter" house or lot in these neighborhoods.

I thought it would be important for all of us to better understand how close to list prices our neighbors are getting when selling their homes. I pulled statistics from MLS and conducted a study with very encouraging results. Refer to the graphs, below. The ratios of Average Sale Price per Square Foot to Average Original List Price per Square Foot have been steadily climbing from a low of 92.6% in 2011 to 94.7% in 2015. Just for illustration purposes, that is an average of \$21,000 additional revenue per \$1,000,000 home sold, not including the incredible increase in sold price per average square foot from \$225 in 2011 to \$320 in 2015...a 42% increase.

As with any analysis, it is important to understand that these statistics are AVERAGES, not absolutes. Not all homes will sell for 94.7% of their list prices. The range of sale price to list price per square foot during 2015 ranged from 64.5% to 104.5%, a rather huge range. Even with this wide range, the steadily climbing statistics during the past five years indicate a very positive trend.

(Continued on Page 3)

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.

(Continued from Cover)

- All clean and dry zip lock bags.
- Plastic cereal box liners (if it tears like paper, do not include); this includes the bags from cereal boxes, crackers, and biscuit and cake mixes (they must be clean and dry).
- All film and plastic wrap that surrounds packs of toilet paper, water bottles, and paper towels.
- Plastic bags - retail, newspaper, dry cleaning, bread, produce, and other plastic bags labeled #2 and #4. Please do not include food bags, such as those from frozen vegetables or salad mixes.
- Plastic shipping envelopes, including Tyvek®, bubble wrap, and air pillows (remove labels and/or deflate).
- Furniture and electronic wrap.

The website above lists all collection locations and a complete list of items collected at these bins.

2. Compost. It may seem overwhelming to do this, but it is easier than it seems. A backyard composting system can be purchased at many locations around the City and also online. A free composting class is available through the City of Austin and includes a \$75 rebate for the purchase of your composter. <https://www.austintexas.gov/composting>

A concern in the Highland Park neighborhood is critters. This is easily solved by purchasing either an enclosed tumbling composter or an enclosure that is wire on all sides with a top that can be secured.

3. Look in your garbage can. When you take it to the curb for pickup, is it only half full? If you are using a 64 gallon can, you might be able to downsize to a 32 gallon can. If you are worried about extra garbage at the holiday season, a sticker for an additional bag of garbage is only \$4.00 + tax. Even if that is done several times a year, it is still a significant savings over the cost of a larger can.

If you want to share your story about why you chose to use a smaller garbage can, please send it to recycling@hpwbana.org.

Here is a very informative City of Austin recycling website: <http://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.

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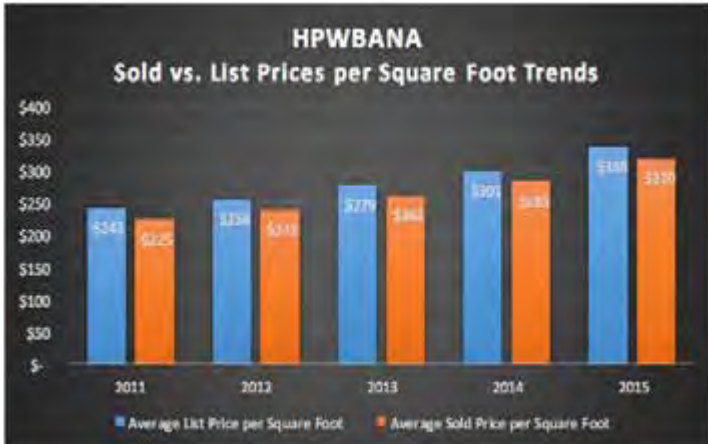
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The goal is to fill in the grid so that every row, every column, and every 3x3 box contains the digits 1 through 9. Each digit may appear only once in each row, each column, and each 3x3 box.

View answers online at www.peelinc.com

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Honey Bee Swarms

Honey bees are beneficial by producing honey, wax and pollinating crops. With warmer temperatures, honey bees are becoming more active and may soon begin to swarm.

Honey bee swarms look like a large clump of bees clustered together. The swarm may stay in a location from a few hours to a week. Swarms are produced as a part of the colony's reproductive process. An established colony produces a new queen, causing the old queen and half the worker bees to leave the colony to search for a new nesting location. Swarming honey bees are usually gentle and unlikely to sting. Swarms are not protecting their home, food or offspring. Scout bees are sent out from the swarm to search for a nesting site. Colonies produce comb and honey and are defensive. Bees from a colony are more likely to sting as they are guarding their home, food and offspring.

Sometimes, honey bee colonies can be found in wall voids, chimneys, attics or sheds. If bees are in a wall void, DO NOT block their entrance; this makes them search for another way to exit and could lead bees into the structure. To keep bees from entering a home, seal any holes found in walls where pipes enter the home, cracks in window framing, knotholes, weep holes, or cracks between wood and brick junctures.

While many enjoy having honey bees around, some people are severely allergic to their venom. This, along with other situations, such as bees located near sensitive areas (such as playgrounds) may require removal or even extermination of the bees.

People should NOT try remove or exterminate bees on their own. Beekeepers and pest control companies have equipment to carry out these jobs in a safe manner. The city or county does not provide bee removal services.

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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Mid-Century Modern Landmark in HPWBA

By Trey McWhorter

On February 10, 2016, the Austin City Council approved designation of The Rainey House at 3941 Balcones Dr. as an Austin City Landmark. The Rainey House is a quintessential Mid-Century Modern home faced in white stucco and walls of glass, which many neighborhood residents know by its original turquoise trim.

Perched above Balcones Drive with views of the surrounding hill country and Lake Austin, the Rainey House is built of concrete and steel to commercial specifications. The architecture represents significant innovation in residential design for its era, and shares many characteristics with the "Palm Springs" Mid-Century Modern Style: angularity, post-and-beam construction, carports and large driveways, walls of glass that open the house to the outdoor spaces and afford dramatic views on hilly sites such as those on Balcones Drive, and deep overhangs that shelter the building from Austin's hot sun and periodic rainstorms.

Architect B. D. "Pat" Riley designed the iconic home in 1957 for the family of distinguished pathologist Dr. J. R. Rainey. Dr. Rainey is perhaps best known for encouraging the City of Austin to establish a department of pathology at Brackenridge Hospital and for later co-founding Clinical Pathology Labs (CPL), which expanded to hospitals to perform lab work and autopsies and is today a multi-state company.

Riley designed many Austin commercial buildings, schools, churches and municipal buildings as well as residences. This author has identified several other Riley designed homes in our own neighborhood, including his own personal residence at 4515 Balcones Dr. Others in HPWBA include both 4501 and 4503 Balcones Dr, as well as 4508 Crestway Dr and 5405 Western Hills Dr.

Dr. and Mrs. Jon Pierre Filardi purchased 3941 Balcones Dr. in October 2014. Angela Filardi is a registered nurse and active in a number of Austin-area charitable organizations. She is outgoing president of The Seton Development Board, past chair of their annual black tie event, a past chair of the Children's hospital annual gala, a past chair of several fund raising events for St. Andrews Episcopal School and the Travis County Medical Alliance and past officer in the Travis County Medical Alliance. Dr. Filardi is a board-certified anesthesiologist, specializing in pediatric anesthesia with Capitol Anesthesiology Association where he has practiced since 1990. He is a former ironman triathlete and enjoys swimming and cycling. He has served as the medical director of the Austin marathon medical team for 12 years and pioneered the use of onsite treatments for heat stroke and hyponatremia. He has participated in foreign medical missionary trips, is a member of several medical societies and is on the affiliate medical teaching staff at Dell children's hospital. His other interests are travel, photography, cooking, and learning about

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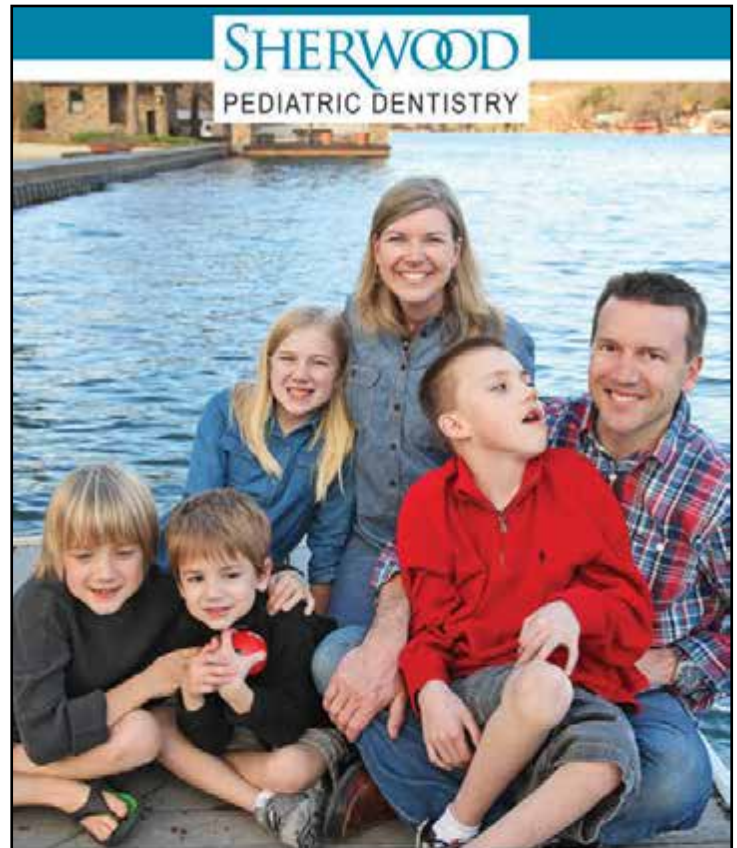
all things Midcentury modern! They have three children, Ryan (25), Jenna (22) and Julia (19).

According to the Filardis, the house purchase was totally serendipitous. Says Pierre, "It just fell into my lap." The Filardis had moved onto Edgemont drive in 2013 after 23 years in Tarrytown and around that time Pierre had become interested in the midcentury modern style. "I knew the style from childhood, the furniture, the homes, the cars, the look of the era, and always loved it, but didn't know what 'midcentury modern' meant. Around 2012 we had attended an exhibit at the Blanton called "The Essence of Cool" which was all about Midcentury Modern style- the music, furniture, clothing, homes, appliances, cars, etc." At that point Pierre had the bug and knew the nomenclature of the style he liked.

He began reading up on it and decided that it was a bucket list item for them... to own a midcentury home. He asked his realtor to stay on the lookout for anything interesting that was very midcentury modern, but that it was unlikely he would be wanting to move again. Then a year later in 2014 she called on a lark about the home on Balcones. Pierre and Angela went to look at it, mostly just thinking they could get ideas for their home on Edgemont. According to Pierre, about 20 seconds after walking into the home he knew he wanted to buy it. His wife thought he had lost his mind.

Says Pierre, "The modern styles, think Dwell magazine, are so popular now and are so closely related. It is very much back in fashion, particularly on the West coast and many cities. Preservation societies exist all over the country for MCM. There is a huge annual festival in Palm Springs celebrating all things MCM. Lots of folks like the midcentury modern era even though they don't know a moniker for it."

And for all of those fans of mid-century modern architecture, the HPWBA neighborhood is full of outstanding examples from regional and internationally recognized architects, including Barton "Pat" Riley, Roland Roessner, Leonard Lundgren, Frank DeGroot, Fehr & Granger and Harwell Hamilton Harris



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April Gardening Tips

Offered by WeekendGardener.Net

Use this list to help you figure out what gardening tasks you want to accomplish this month.

Planning

When purchasing bedding annuals this spring, choose properly grown plants with good color. Buy plants with well-developed root systems that are vigorous, but not too large for their pots. Plants that bloom in the pack are often root bound and can be set back for several weeks after being transplanted. Plants not yet in bloom will actually bloom sooner, be better established and grow faster.

For hot-weather color, select one of the following: Gloriosa Daisy, Madagascar Periwinkle, Ornamental Peppers, Mexican Zinnia or Amaranthus 'Joseph's Coat. Plan to attract hummingbirds to your garden this year by planting red or orange flowers. Monarda (common names: beebalm, horsemint, Oswego tea, and bergamot) is a good perennial plant that thrives in sun and provides nectar for these small birds.

Planting

Begin to plant seedlings of warm-season vegetables such as tomatoes, peppers, and eggplants. You can also start your pumpkin seeds now.

Sow beets, beans, cucumbers, carrots, lettuce, sweet corn and radishes

Plant herbs such as thyme, sage, parsley, chives and basil

Sod or sow new lawns, and over seed damaged older lawns

Start planting out warm season annuals such as impatiens, marigolds, petunias, sunflowers, zinnia, lobelia, alyssum

Finish planting summer-flowering bulbs like tuberose, gladiolus, dahlias, and callas

Plant chervil, coriander, dill, rosemary, and summer savory outside after the last spring frost date for your area. Your Extension agent should be able to give you the date.

Maintenance

Mulch soil to save water, smother weeds, keeps soil cooler. Spread 1-3 inches (2.5-7cm) of bark chips, compost, wood shavings, or other organic material under shrubs trees, annuals and vegetables. Thin vegetables that were sown too thickly, like basil, carrots, green onions, or lettuce. Prune spring-flowering shrubs and trees after bloom is over.

Fertilize everything right now, but do not feed spring-flowering shrubs like azaleas, camellias, and rhododendrons until after they have finished flowering. Use an acid based fertilizer. They also should be pruned after blooming.



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The best ways to improve your home's curb appeal are the most obvious ones.

It doesn't make a lot of sense to add ornamental flowers if your lawn is yellow and dead. A new door knocker won't do much if your home's paint is chipped and falling off. Taking a nice long look at your house will make it clear what project you should tackle first.

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