



THE HPWBANA NEWS

Volume 12, Number 12

December 2016

www.hpwbana.org

HAVE A HAPPY AND SAFE
HOLIDAY SEASON

2017 HPWBANA Board of Directors Named

At the November 7, 2016 Annual Member Meeting of the Highland Park West Balcones Area Neighborhood Association held at the Yarborough Branch Library, Chereen Fisher, Dawn Lewis, Jason Lindenschmidt, and Noel Stout were re-elected for two year terms to the Board of Directors.

A report on the 2016 Year in Review was provided. Neighbors attending the meeting voiced safety concerns about the vegetation growing on the west side of the road (45th/Perry Lane) between the exit gate of Camp Mabry and Horseshoe Bend as well as the need for APD traffic enforcement throughout the main streets of HPWBANA during non-rush hours. HPWBANA will forward these concerns to the appropriate city departments and encourages any resident to report problems to

311. Mowing of the west side of the road (45th/Perry Lane),

the Valley Oak drainage area (between

Highland Terrace West and Perry Lane) and the west side of the Hancock Bridge is the responsibility of the City of Austin. Using the 311 system documents the reports of problems; the correction of the problems still remains with the appropriate department. The more 311 reports, generally the quicker the response/correction.

Following the Annual Meeting, the Board of Directors convened and elected the following officers for 2017: Pieter Sybesma, President; Jason Lindenschmidt, Vice-President; Dawn Lewis, Secretary; and George Zwicker, Treasurer. The 2017 Board of Directors members are: Ty Allen, Chereen Fisher, Wallis Goodman, Rebecca Spratlin, and Noel Stout.

Joining the HPWBANA List Serve

To Join the HPWBANA List-Serve, interested neighbors should go to the Join the List Serve tab on the HPWBANA.ORG website (<http://hpwbana.org/join-the-yahoo-group>) and complete the application.

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- 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**
 Pieter Sybesma president@hpwbana.org
- VICE PRESIDENT**
 Jason Lindenschmidt..... vp@hpwbana.org
- TREASURER**
 George Zwicker..... treasurer@hpwbana.org
- SECRETARY**
 Dawn Lewis secretary@hpwbana.org
- NEWSLETTER EDITOR**
 Tammy Starling.....newsletter@hpwbana.org
- WEBMASTER**
 Jan Roberts.....webmaster@hpwbana.org
- BOARD MEMBER**
- Ty Allen
 - Chereen Fisher
 - Rebecca Spratlin.....
 - Noel Stout.....
 - Wallis Goodman
- board@hpwbana.org*

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.

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

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HPWBANA Board Meetings for 2017

Mark your calendars!

The Highland Park West Balcones Area Neighborhood Association Board of Directors will meet for its January 9, 2017 and February 6, 2017 monthly meetings at the Yarborough Branch Library, 2200 Hancock Drive. The Yarborough Branch Library will be closed for renovations from March through November 2017 necessitating a change in meeting location for the remainder of 2017.



*January and February 2017
Yarborough Branch Library*

The HPWBANA Board will transition to the Old Quarry Branch Library, 7051 Village Center Drive (near the HEB), for the monthly meetings for the balance of the 2017 year. Meetings at the Old Quarry Branch Library are scheduled for the evenings of March 6, April 3, May 1, June 5, August 7, September 11, October 2, and November 6. There will not be monthly meetings in July or December 2017.



*March-November 2017
Old Quarry Branch Library*

REACHING YOUR NEIGHBORS *and many others...*

- Avery Ranch
- Bee Cave
- Bella Vista
- Belterra
- Canyon Creek
- Cat Mountain Villas
- Circle C Ranch
- Courtyard
- Forest Creek
- Highland Park West Balcones
- Jester Estates
- Ladera
- Lakeway
- Legend Oaks II
- Long Canyon
- Meridian
- Northwest Austin Civic Association
- Paloma Lake
- Parkside at Mayfield Ranch
- Plum Creek
- River Place
- Rocky Creek
- Sendera
- Steiner Ranch
- Sweetwater
- Tarrytown
- Teravista
- Twin Creeks
- Villages of Westen Oaks
- West Lake Hills

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Lettuce Recycle!

by Dena Houston

HOLIDAY RECYCLING

The holiday season has its own recycling and reuse challenges. Below are some tips and suggestions for handling these problems that are generated at this time of the year.

GIFT WRAP PAPER – Wrapping paper (except wrapping paper with glitter or foil) is recyclable and can be placed directly into the blue curbside bin.

STYROFOAM PEANUTS and **BUBBLE WRAP** - Take these items to mail box stores like Pak Mail on Balcones. They will happily reuse them. However, do not take boxes to them. They use parts of the boxes (like the flaps), but have no way to recycle the rest of the boxes. They end up getting thrown into the trashcan and ultimately into the landfill.

BLOCK STYROFOAM – This cannot be placed into the recycling carts. All Styrofoam can be taken to the Reuse and Recycling Drop-Off Center.

BATTERIES – Household batteries, including rechargeables, can be recycled at most Austin Public libraries. Here is a complete list of the battery drop off locations in Austin: <http://austintexas.gov/page/battery-drop-locations>

CHALLENGES

HOLIDAY PARTIES – Many of us love to entertain during the holidays. It is often a challenge to select dinnerware and utensils that are recyclable. Paper products are not recyclable, but plastic cutlery, plates, cups, and bowls can be recycled curbside. Hot drink cups are the real problem. The only hot drink cups that are recyclable in Austin are Styrofoam cups, but they cannot be recycled curbside. They need to be taken to the Reuse and Recycling Drop-Off Center. All the above items must be clean and dry.

TRASH OVERFLOW – Extra bags of trash that do not fit into your trash cart, with the lid closed, must be placed next to the trash cart and tagged with an EXTRA TRASH STICKER. These stickers can be purchased at most local grocery stores for \$4.00 + tax. Extra bags without a sticker will be charged \$8.00 + tax per bag by the City.

Lettuce Recycle suggestion – keep a few of these stickers on hand for emergency trash overflow.

CARDBOARD BOXES THAT WILL NOT FIT INTO THE BLUE CART –

Cut or fold extra cardboard into 2 feet X 2 feet sections and tie them into manageable bundles with string or twine. Place the bundles next to your recycling cart.

OTHER RECYCLING OVERFLOW – Place additional items in a cardboard box or reusable container next to your blue cart.

CHRISTMAS TREES - You can leave them at the curb for the yard waste trucks to pick up. Trees over 6 feet tall need to be cut in half. The trees become free mulch.

QUESTIONS FROM OUR READERS (AND THE ANSWERS): ARE THE WHITE PAPER CARTONS THAT MARGARINE COMES PACKAGED IN RECYCLABLE? YES – Just put this into your curbside blue bin.

ARE THE PAPER CANISTERS THAT BREAD CRUMBS COME IN RECYCLABLE? YES – Just put this into your curbside blue bin.

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 or recycling ideas, please send them to: recycling@hpwbana.org.

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Home Selling During the Holidays

by Rebecca Wolfe Spratlin

Should we wait until after the holidays to list our home? Should I take my home off the market during the holidays? These are common questions all Realtors are asked during this time of year. Before deciding, consider these facts:

- Since many sellers do delay listings or withdraw listings during the holidays, there is a decline in inventory during the holiday months. This results in fewer competitors for those sellers who list and remain on the market during this time.

- There are buyers out there throughout the year, not just during the peak summer months. Homes are in demand due to job transfers, births, retirements, empty nests, financial changes and a number of other reasons that can happen anytime during the year. I have noticed a sudden surge in showings for listings in the HPWBANA area for all price ranges during the past two weeks.

- Homes look great when decorated for the holidays. This is usually the time of year when people spruce up their homes in anticipation of entertaining and hosting family and friends. Take advantage of this by showing your home during the holidays.

- If you have dinners, guests and other events during which you prefer not to have showings, it would be most advantageous to notify your Realtor that you do not want showings during specified dates, rather than delaying your listing, or taking your home off the market throughout the whole holiday season.

- I recent study I completed surprisingly shows that during December and January, there is an increase in home sales and a decrease in days on the market for homes sold in our neighborhood, compared to other months outside of the peak summer months.

In making any home sale decision, it is important to weigh the pros and cons of the timing. Since the demand for homes in the HPWBANA area continues to outweigh the supply, anytime is really a good time to sell in our desirable neighborhood. Happy Holidays!

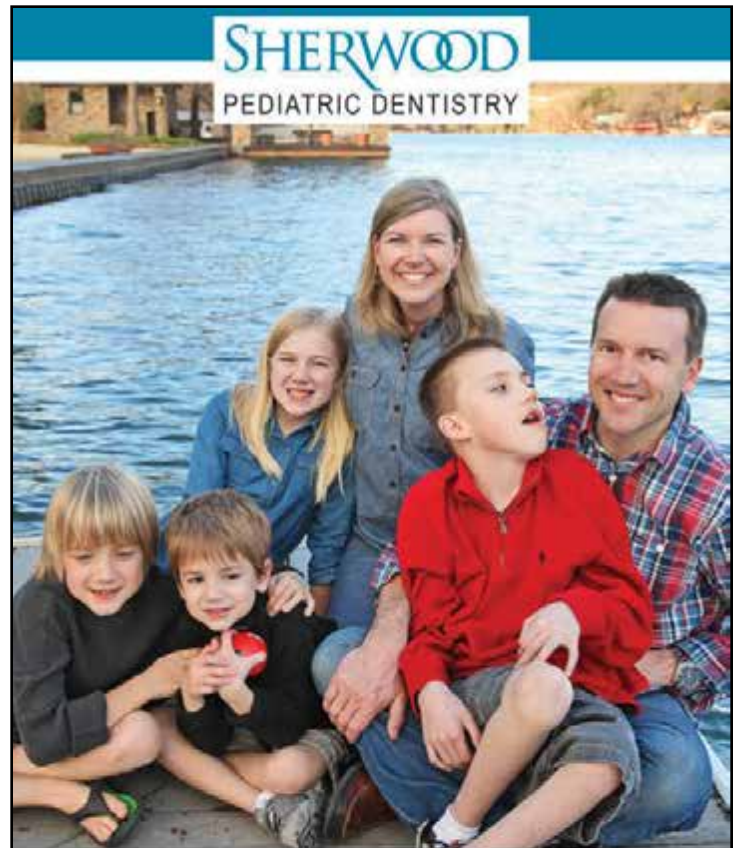
Neighborhood Compassion Watch!

Compassion is action

Let's each of us make it our mission to bring positive change and solutions to our own lives, our communities, and our world. Let's sustain our hope for a better world through personal action.

Try this in December. Start a compassion jar or box in your home. Challenge yourself and your family members to seek out and discover compassion in your home, neighborhood, school, and workplace (acts of kindness, service, respect, love, acceptance, generosity, hope, peace, gratitude, forgiveness, and caretaking of the Earth). Pay close attention and discover these acts in yourself and others. Recognize these acts by dropping a note or a marble or pebble into the jar or box. See how full it gets. Find a time to share with each other what you discover.

Share your stories here and we'll publish them [give the email address of the newsletter editor here]. Also, share via social media with the hashtag #compassionup.



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Is it time for you to remodel?

By: Benny Rowe, owner of The Homeowners' Advisor

So, you've looked around the house, and are not all that happy with what you see. Not that it's unlivable – I mean everything's neat as a pin (or not) – and the plumbing and electricity work fine, the doors open and close without sticking, and not that much is really amiss, but you still want something to change. It's not that you don't like the location or your neighbors, but the house just doesn't feel so great any more...and maybe you could use more room.

Does that mean it's time to remodel, or possibly even add on? Well, maybe. It depends on the level (and source) of your discontent, the feasibility of your idea(s) and your financial wherewithal.

Assuming that you're not thinking about fixing up just to sell (that's a different subject), here are some considerations to help you make a decision:

1. Do you like where you live but...
2. You need more room?
3. Is it difficult to function in your current space?

4. Are you just ready for an upgrade?

And:

5. Will what you're contemplating add value to your property?
6. Do you intend to remain in your home for at least 3 more years?

If you've answered yes to 1, 4 & 5, and at least one other, then you should probably think about remodeling your living space...the place where you want to relax, and recharge (and live with your family). In the vast majority of cases it's well worth the investment, and it can (and should) bring you a tremendous amount of satisfaction if done correctly.

And being done correctly means a lot of planning, vetting, and involvement in the process. It's really not that daunting – if you're prepared to put some effort into the operation, and if you plan well and have good counsel. You'll end up with something that's functional, and that you really like... and you might actually have some fun along the way.

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