



HPWBANA

HIGHLAND PARK WEST BALCONES
AREA NEIGHBORHOOD ASSOCIATION

THE HPWBANA NEWS

Volume 14, Number 3

March 2018

www.hpwbana.org

Join the Fun! Perry Park Spring EGG HUNT

Saturday, March 31

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



HIGHLAND PARK WEST BALCONES
AREA NEIGHBORHOOD ASSOCIATION

VOLUNTEERS NEEDED

Perry Park Spring Egg Hunt

**Saturday, March 31
8:30-10:00 am**



Help hide eggs, set up event
and hand out prizes

Movie in the Park

**Saturday, June 2
5:00-6:00 pm and 9:00-9:30 pm**



Help set up tents, run extension
cords and general set up
Help wrap-up event

July 4th Parade and Weiner Roast

**Wednesday, July 4
8:00 am - 11:00 am**



Set up tables, make snow cones,
roast wieners, judge decorations and
hand out prizes

Contact

Rebecca Spratlin
TEXT or Call 512-694-2191
Rebecca@RebeccaRealtyLLC.com

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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TO RENOVATE OR NOT TO RENOVATE?

THAT IS THE QUESTION

by Rebecca Wolfe Spratlin

In established neighborhoods such as ours in HPWBANA, there are all kinds of options on how to get the homes we need as our life stages evolve. I frequently hear this critical question from neighbors: How much should I spend to renovate and/or add on to my home? As with most questions, there is not one simple answer, but many things to consider. Before moving forward consider the following points.

Determine the recent sale prices of homes on your street and immediate area – Homeowners want to be careful that they do not “over improve” beyond what the neighborhood can support. It is most advantageous to be in the lower to mid-range of homes on the street. This way, the owners will get a lift in the value of their homes based on the higher value of the surrounding homes. Before starting your project, talk to a local real estate Broker who knows your market and who can advise you on the amount of money you can spend and still be well within the values of neighboring homes.

Determine the quality of finishes in homes on the street and immediate area – When renovating, owners want to finish-out their homes at least as well as surrounding properties. For example, if nearby homes generally have hardwood flooring, it would not be a good idea to cut corners and install a laminate “wood look” floor. It would also not be wise to install an extremely expensive exotic wood floor.

Before doing the renovation or addition, determine the features that are most in demand, but not trendy – The one mistake I see many homeowners make, is to over personalize their homes, so that when it comes to selling, their choices devalue their homes. If you just have to have a turquoise kitchen, that can be achieved with paint, furniture upholstery and décor rather than countertops, tilework and appliances...as those items are costly to replace. Current trends include beautiful patterned tile floors. It is unlikely that that trend will last for many years, so homeowners may want to use it sparingly or instead may want to introduce patterns using area rugs, wallpaper and accessories.

Consult an architect when renovating and designing additions – This will be the best money you will spend on your project. I can't even count the number of homes I've seen where simple design mistakes have devalued homes. I've seen laundry rooms only accessible by walking through bedrooms. I've seen homes that have only a master bathroom on the main level. I've seen homes where the bedrooms are of significantly different sizes, so there can be no equity among the kids' rooms. I've seen homes where attached garages have no doorways into the homes. Be sure there is a logical flow throughout

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Lettuce Recycle!

by Dena Houston

LEAVES – THE GIFT THAT NEVER ENDS!



This issue of my “Lettuce Recycle” column marks two years of my contribution to the HPWBANA newsletter. I love writing this column. It is an honor to be able to share recycling information with such a wonderful neighborhood.

We start dealing with our leaves in November. By January, we have raked, and bagged, and shredded, and when we look up at our Red Oak trees, the leaves are still hanging on, tormenting us with their refusal to fall and be done!

NOW IT'S MARCH AND THE LIVE OAK LEAVES ARE
FALLING!!!
GIVE US STRENGTH!

WHAT CAN WE DO WITH THESE LEAVES?

Live Oak leaves are a particular problem because, unlike pecan or red oak leaves, they don't easily shred, mulch, or break down in our backyard compost bins. SO, what are our options?

- Plastic bags of leaves, left at the curb, are collected as trash and the customer is charged \$9.60 + tax per bag.
- Paper bags or old garbage cans filled with leaves are collected by the City at no charge and the contents become Dillo Dirt.
- Leaves placed in the green curbside compost collection bins go to Organics by Gosh and become compost.

- Leaves that lawn services collect are often put into plastic bags and carted off to the landfill. So much for Zero Waste!

Are there things we can do if we use a lawn service and they use the plastic bags that are sent to the landfill? YES! Ask your lawn service to use the paper bags and leave them at your curb for pickup – MORE DILLO DIRT. The argument can be made that this saves the lawn service the drive to the landfill and the cost to dump the leaves.

If you have any other ideas, please email me at recycling@hpbwana.org and I will share them in the next newsletter.

WHAT IS DILLO DIRT??

Dillo Dirt is a compost made by the City of Austin since 1989. All yard trimming collected curbside, as well as some of our treated sewage sludge, are combined and composted to create Dillo Dirt. The heat generated in the composting process is sufficient to eliminate virtually all human and plant pathogens. After “cooking” for over a month, this compost is “cured” for several months. Dillo Dirt meets all Texas and EPA requirements for “unrestricted use” and can be used in vegetable gardens. You can buy Dillo Dirt at Home Depot, Rock N Dirt Yard, Austin Landscape Supplies, and Lowes.

QUESTIONS FROM OUR READERS AND THE ANSWERS:

WHAT HAPPENS TO THE ITEMS COLLECTED BY THE CITY FOR BULK COLLECTION? ARE THEY RECYCLED? Anything set out for bulk collection that is collected by City trucks GOES TO THE LANDFILL. These items are not recycled. The only recycling or reuse that occurs is when the drive-by entrepreneurs get these items first.

Personal note: I was shocked when I first learned that bulk items go to the landfill. It made me take a closer look at what was not

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|--|---|---|

(Continued from Page 4)

picked up before the City trucks came by. I thought about what might be taken to one of our local charities or what could actually go into the recycling bin.

RESPONSES FROM READERS:

I often receive questions from readers. However, this month, I received two very lovely “thank you” emails that I would like to share.

- *Thanks for the plastic bag recycling info in the HPWBANA newsletter. This information will probably double the amount we have going into the grocery store collection bins instead of the trash can.*
- *I want to thank you for your column on recycling. I have kept them since sometime in 2016. I am currently doing a massive downsizing, simplifying, organizing project in my home. Yesterday I spent many hours compiling your suggestions. Thank you for all your efforts.*

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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(Continued from Page 2)

your home and it's very livable for all kinds of owners.

It's best not to renovate half-way – It's a hard sell when part of the home is beautifully updated and the rest is dull and dated. If you're going to update, be sure to update at least the kitchen and the master bathroom...and preferably the other bathrooms. These are the rooms that buyers value the most. Good, energy efficient windows are also important to buyers.

Decide the primary objective of your renovation and/or addition – There are some homeowners that are comfortable "over-improving" and personalizing their homes knowing that they will never get their money back out when they sell. If their objective is to maximize their enjoyment of their home regardless of the financial return...that's great. It's good to know going in, however, that the investment made will not payoff upon the sale of the home.

As with any investment, it is always beneficial to do your homework, determine your objectives and move forward fully informed. Our neighborhood offers many opportunities to invest, improve and enjoy our homes.

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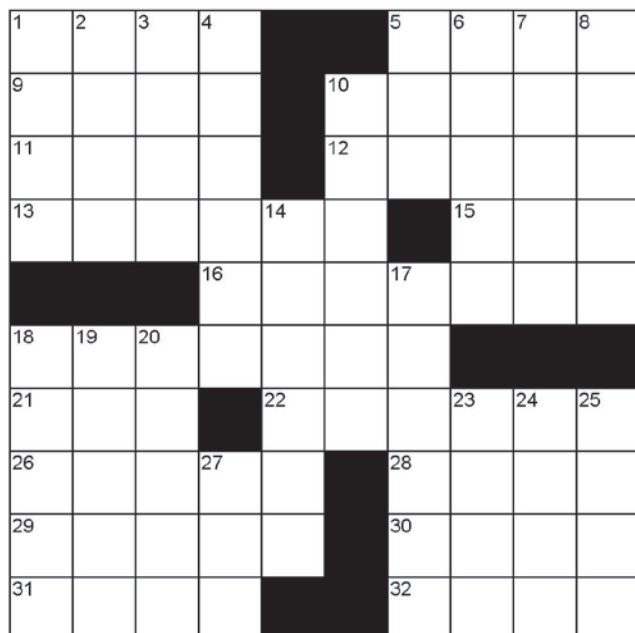
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ACROSS

1. Blow
5. Green Gables dweller
9. Not there
10. Ask for legally
11. Smooth
12. Island nation
13. Fertilized cell
15. Ex-serviceman
16. Rovers
18. Covered in coarse hair
21. Single
22. Sacred songs
26. Scrimmage
28. Prophet who built the arc
29. Remove
30. Canal
31. Eye infection
32. Tear

DOWN

1. Virtuoso
2. Airy
3. "Ribbit" animal
4. Singing voices
5. Wing
6. Innocent
7. Meat curing ingredient
8. Gives off
10. Sharks
14. Man's wig
17. Less nice
18. Houses
19. Sluggish
20. Electrical device
23. Tenet
24. Water pipe
25. Cote
27. East southeast

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MARCH EVENTS



and do
something fun!

3-4 La Primavera Bike Race | Lago Vista | www.lagovista.org

4 Austin Kite Festival | Zilker Park | www.abckitefestival.com

10-11 Guns of 1863 | Camp Mabry | www.texasmilitaryforcesmuseum.org

10-24 Austin Rodeo | Travis County Expo Center | www.rodeoaustin.com

17 St. Patrick's Day Festival | Jourdan-Bachman Pioneer Farms | www.stpatricksdayaustin.com

17 Mud Dauber Festival and Chili Fest | Luckenbach | www.luckenbachtexas.com

21-25 Dell Match Play | Austin Country Club | www.pgatour.com

22-25 Vintage Porsche Rallye | Kerrville, TX | www.hillcountryrallye.org

31 Texas Whiskey Festival | Bullock Texas History Museum | www.txwhiskeyfest.com



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