THE RIVER REVIEW

Photo by Mia Sanchez

April 2018

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Volume 12, Issue 4

NEWS FOR THE RESIDENTS OF RIVER PLACE

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Tiny Homes: What Are the Pros & Cons?

The tiny house trend is a big movement. Everyone from millennials to retirees is opting to live small, but that doesn't mean the lifestyle is right for you. Consider these pros and cons before you downsize.

What constitutes a tiny house?

Generally, tiny homes measure between 100 and 500 square feet. Many are portable, but some city ordinances and housing divisions require homes to be set on a foundation.

What are the pros?

People are drawn to tiny houses for a number of reasons. Owners of tiny homes often cite price as the deciding factor. Tiny homes range from \$10,000 to \$60,000, depending on the manufacturer. Even a top-of-the-line custom unit typically costs less than \$100,000.

Other perks include the freedom of mobility and the ability to live more sustainably. There's also the added flexibility to use the structure as a rental unit, add-on expansion or mother-in-law suite.

What are the cons?

Of course, not everyone is willing to contend with the realities of owning a tiny home. For instance, despite their low sales price, there are hidden costs that can sneak up on potential buyers. From construction crew markups and shipping fees to property taxes and plot purchases, the final figure can add up quickly.

What's more, unless you have enough liquid funds to make a cash purchase, financing for tiny homes can be difficult, and there are also obvious drawbacks such as space restrictions that complicate hosting guests and storing nonessentials.

No doubt our collective desire for simplification and financial freedom has birthed the tiny home movement. However, before you commit to one, it's important to educate yourself about the complicated regulations and overlooked nuances of owning a tiny home. To find out more, go here: https://www.curbed.com/2017/7/18/15986818/tiny-house-zoning-adu-affordable-housing

Article prepared by Diane Bennett, RE/MAX, Capital City

IMPORTANT NUMBERS

EMERGENCY NUMBERS

EMERGENCY	911
Fire	
Ambulance	
Sheriff – Non-Emergency	512-974-0845
Hudson Bend Fire and EMS	
Emergencies	512-266-1775
Information	

SCHOOLS

Leander ISD	
Cedar Park High School	
Vandegrift High School	
Four Points Middle School	
River Place Elementary	

UTILITIES

0.121120	
River Place MUD	512-246-0498
City of Austin Electric	512-494-9400
Texas Gas Service	
Custom Service	1-800-700-2443
Emergencies	
Call Before You Dig	
AT&T	
New Service	1-800-464-7928
Repair	1-800-246-8464
Billing	1-800-858-7928
Time Warner Cable	
Customer Service	
Repairs	
IESI (Trash)	
OTHER NUMBERS	
River Place Postal Office	512-345-9739

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ARTICLE INFO

The River Review is mailed monthly to all River Place residents. Residents, community groups, churches, etc. are welcome to include information about their organizations in the newsletter. Personal news for the Stork Report, Teenage Job Seekers, recipes, special celebrations, and birthday announcements are also welcome.

To submit an article for the River Review please email it to <u>riverreview@peelinc.com</u>. The deadline is the 15th of the month prior to the issue.

FEATURED FAMILY

Let's Meet the Patterson Family



Please join us in saying hello to Hallie and Todd Patterson as well as their 19 year old daughter Elizabeth (Lizzy) and their 23 year old daughter Elise. Hallie attended Drake University and works as a project manager while Todd attended the United States Air Force Academy and is an attorney practicing intellectual property litigation in the Austin area.

Lizzy is currently a freshman at the United States Air Force Academy in Colorado Springs, CO while Elise is just finishing up a minor (she actually attended graduation in December 2017) at the University of Arkansas in Fayetteville, AK. An interesting note is that this last stage of her education has taken her to Prague, the capital city of the Czech Republic. That has to be quite an experience!

Currently residing on Kite Tail Drive, the Pattersons have lived in River Place for 9 years. Previously, they lived in Phoenix, Arizona but are quick to point out how River Place provides quality school systems and an engaged, interactive community of friendly yet concerned residents. They appreciate the proximity to the downtown area but yet having the many outdoor activities that River Place has to offer.

Elise and Lizzy love hiking on the River Place nature trails while Hallie likes playing tennis at the River Place Country Club. Todd is a big fan of walking the golf course and the hills in the neighborhood. In addition, they have made many friends here and greatly enjoy seeing them around whether while running, walking or hiking the trails. Things like this are what makes all of us appreciate our tight-knit community!

Whether golfing, bowling or hosting BBQ's on their back patio, the Pattersons are an active bunch that likes to socialize. As a family, they enjoy doing things together like having breakfast at Waterloo Ice House and then perhaps taking in a movie or going to a concert. As for the girls, Elise is a passionate history buff while Lizzy is the creative, artistic one. At Vandegrift she



was heavily involved in ViperBots, their robotics organization.

When it comes to sports, Elise previously played soccer at VHS and was on the VHS girl's swim team when she was in high school. Now though, she has taken up and enjoys doing Cross-Fit. Lizzy was on the Vandegrift Girls' Lacrosse team in high school and now plays LAX at the United States Air Force Academy as a freshman walk-on.

The Pattersons love meeting new people and being engaged as much as possible which are the things that make River Place such a great community! I think we would all have to agree with that!



In And Around River Place

RIVER PLACE ELEMENTARY FUNDRAISER

On April 21st a PTA fundraiser for River Place Elementary is being held at the River Place Country Club at 7 pm. The River Place Elementary PTA is a non-profit organization that provides support to River Place Elementary School (RPE). It will be a special night honoring RPE's legacy of making a difference to Four Points area children and the surrounding community. River Place Elementary relies heavily on the PTA to help cover the shortfall between what it receives in state and district funding and the actual cost of educating each child.

It is a Live and Silent Auction and the tickets for admission are \$75.00 each. VIP tables are available as well. Tickets and more information may be obtained here: http://rpepta.corecommerce. com/RPETitanStore. Attire is Cocktail. Also see the notice about this event included elsewhere in this issue.

RIVER PLACE DRAINAGE CHARGE ON UTILITY BILLS

Residents are now being billed for this service via their City of Austin utility bill. The City of Austin recently sent us a letter explaining the charge: "Among other things, it funds citywide programs to monitor and close flooded roads, maintain our storm drain system, monitor water quality in our creeks, clean up pollution spills, clean trash and debris from Lady Bird Lake and projects to ease the effects of flooding, erosion and water pollution."

While it basically pertains to the handling of water draining from your property because of your property's amount of "impervious" cover (roof, driveway, patio, etc.), the City assures us that each property's charges are calculated the same way, using the calculation included in the "Find my Drainage Charge" tool at www.austintexas. gov/drainagecharge. Questions may be directed to Customer Service at 512-494-9400.

While the City has been diligent in explaining the drainage charge, we see two issues of concern: 1) In some cases at least, even for average sized properties, this charge will exceed the cost for actual water usage, and, 2) As residents install patios or walkways to decrease water usage/ costs, will those conservation savings simply be offset by permanent increases in their drainage charges? Again, we appreciate the City's attention to this matter but questions like these still linger.

CONFUSION OVER PARK PAVILION RESERVATIONS

Some residents have complained about the charge for park pavilion rental and some have suggested it's due to the Limited District oversight. Scott Crosby explains it however: "For Residents, there is a \$50 fee plus a \$50 refundable deposit. Non Residents fee is \$100 plus a \$100 refundable deposit. You can see the fees on the Limited District web site here: http://www.riverplacelimiteddistrict.org/ pavilion-rental.html"

SEVERN TRENT IS NOW INFRAMARK

Relating directly to the above concern, please note that Inframark is the company now overseeing our parks and trails as well as our trash/waste disposal, at much lower rates than the City would be charging us.

Inframark is the same company as before with the same phone number and address-they simply changed their name. Please note there is an on line reservation system called MindBody which you can access at the limited district web site above. Their phone is 512-246-0498. About reservations (tennis or pavilion,) the person to speak to is Misty Henderson at extension 30411. They have installed a new phone system and were having some problems but hopefully that's all been worked out by now.

LIMITED DISTRICT VOTE COMING UP MAY 5

We hope you plan to vote for continuation of the limited district, making it permanent-vote coming up May 5th. Continuing as a limited district will allow our parks and trails (and much more) to be privately managed as they are now (instead of by the City of Austin) and our trash/waste removal process to continue as is, instead of at the significantly increased rates we would incur if the City were in charge.

The City of Austin simply cannot provide the quality of services we expect and have become accustomed to. They would manage our parks, tennis courts, soccer fields, nature trails, boardwalk, pavilions, pond, basketball court, etc. the same as they manage all the other City parks and similar services. And waste removal would be much more expensive. We view this as 'no contest.' Please vote.

DADS IN THE HOOD APRIL 14

As Joy Rasul posted on Nextdoor: SAVE THE DATE! April 14-15 Join us for the annual Dads In The Hood campout Saturday, April 14 - Sunday, April 15 at Sun Tree Park! Dads In The Hood is a unique opportunity to gather with neighborhood friends and family on an overnight campout preceded by an afternoon of fun in the park. Dads In The Hood will create lasting memories for kids and parents alike. There are many exciting afternoon activities -- this year we plan to have laser tag competitions, hamster wheel races, a rock climbing wall, obstacle courses, bounce houses, a petting zoo, and a balloon artist to name just a few.

The Kona Ice truck will come out with a variety of ice slushies; dinner and breakfast is also provided. More details and schedule will be available at Sun Tree Park next week. Please sign up by Monday, April 2nd to take advantage of the discounted rate of \$20 per person for River Place residents (\$30 per person for non residents or for River Place residents after April 2nd). Paid entry is required for all events and meals. See Schedule of Events and FAQ for additional details.

Heads Up from Around the City

COMMUNICATIONS & PUBLIC INFORMATION OFFICE, CITY OF AUSTIN AGENCY

Save Austin's Creeks and Barton Springs Pool! / ¡Ayúdenos a salvar a los riachuelos de Austin y la piscina de Barton Springs!

(Vea más abajo la traducción en español) Highly destructive zebra mussels have invaded many popular Central Texas waters, and Austin's local creeks and Barton Springs are now at risk. In Barton Springs Pool, zebra mussels would boost algae growth, cut people's feet, increase maintenance costs, and pose a threat to the endangered salamanders. People can easily spread this invasive species from one body of water to another.

Zebra mussel larvae (young) are invisible to the naked eye, and millions of them can live undetected on wet items for days and form new colonies when introduced into another body of water.

Every time you recreate in infested, or potentially infested, water (including Lake Travis, Lake Austin, Lady Bird Lake, and "Barking Springs" by Barton Springs Pool), it's important to take the following steps:

- 1. Wash your swimsuit, water shoes, wetsuits, and towels in hot water and dry them thoroughly.
- 2. Clean and dry all toys, coolers, rafts, buckets, and other items.
- Clean and dry your dogs between swims. Help keep our treasured creeks and Barton Springs Pool safe from a zebra mussel invasion! For questions or more information, visit https://tinyurl.com/ya52fu3m or contact Liz Johnston (Liz. Johnston@austintexas.gov / 512-974-2619).

NEW EVENT

BIRDATHON: Birding Commons Ford with the Prince of the Prairie

Details:

Sat, Apr 14, 7:00 AM - Sat, Apr 14, 11:30 AM Commons Ford Ranch Metropolitan Park

<u>7:00 AM - 11:30 AM</u>

Join Ed Fair, Prince of the Prairie, as he leads his last official field trip at Commons Ford. For those who don't know, it was Ed's idea and hard work that transformed the prairie from one full of nonnative grasses to a beautiful native prairie with over 70 species of plants native to this area.

Ed will be retiring soon and then possibly going to Costa Rica for an extended stay. We thought a Birdathon field trip would be a wonderful way to celebrate Ed's accomplishments and raise money for Travis Audubon.

We expect to find migrants moving through as well as some of the breeding birds having recently returned to the park. There will also be

the option of arriving early and possibly hearing some of our night birds such as Eastern Screech Owl, Great Horned Owl, Common Poorwill, Chuck-will's-widow, and Eastern Whip-poor-will. Don't miss this opportunity to experience the park with the birder who put it on the map!

Travis Audubon Payment, Withdrawal, and Refund Policy for Birdathon Events

Payment for a Birdathon special event is due at the time of registration. If payment is not received within a week of registration, the registrant may be dropped from the roster. Payment is considered a donation, so there are no refunds for Birdathon special events. There may be an opportunity to transfer your registration to another available Birdathon special event. Please contact the Travis Audubon office: 512-300-BIRD (2473) or Read more

Posted by Ellen Filtness from River Place

TRAVIS COUNTY TNR SOCIAL MEDIA ADMIN., TRAVIS COUNTY AGENCY

Reservations are now being accepted for the Travis County Hamilton Pool. Get your reservation in now for this majestic wonder of nature! Reservations: http://bit.ly/hamilton-pool

http://cbsaustin.com/news/local/reservat...

JUICY LIVIN NOW OPEN IN FOUR POINTS AREA

Hi Neighbors, Juicy Livin is now open!! We are looking for evening and weekend help. Please swing by trailer at Rock House trailers (next to Thundercloud on 620/2222) and let us know if you are interested. We are serving 100% Raw cold press juice, smoothies and Açaí bowls ! Plus specialty coffee.

Posted by Michael Dean, River Place



RIVER PLACE (MAYBE NOT SO) CLEVER QUIPS OF THE MONTH

I was born to be wild, but only till around 9 pm or so.

I sometimes READ READ as READ when it should be READ as READ.

Her: I was up till 4 am with the baby. Him: It's probably not good to keep a baby up that late.

I like to help people find something they lost by pointing out that it must be around here somewhere.

Before I got married, I didn't even know there was a wrong way to put milk back into the fridge.

My wife wanted two kittens but I'm the man of the house..... so we got two kittens.

I don't think the therapist is supposed to say "wow!" that many times in the first session but here we are.

What I thought I'd say most as a parent: "I love you." What I actually say most: "Don't lick that."

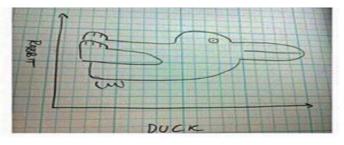
A co-worker said "Could you be any more annoying?" So, the next day I wore tap shoes to work.

What do lawyers do after they die? They lie still.

Did some financial planning and it looks like I can retire at 63 and live comfortably for 6 weeks or so.

To the guy who invented zero: Thanks for nothing.

"It doesn't matter if you win or lose...until you lose."— Snoopy, from Peanuts





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TENNIS TIP OF THE MONTH: The Stoplight Approach

In playing singles, as we have discussed in the past, you want to move your opponent around and then hit the winning shot. Today we talk about what shot to select so that you stay safe yet aggressive. I call it the stoplight approach.

Tennis Tip: First, let's begin by dividing the court into three parts. Part 1 is the portion of the court from the baseline back to the fence. This is the red light portion. When you find yourself in this area of the court (and you will) you want to "stop" or suspend your aggressive strokes. Obviously this is not where you want to be. So to move your opponent to the red light area, you need to hit a high, topspin (if possible) looper or roller so the ball will land deep in the court and then bounce high toward the fence. Your opponent has little choice but to back up if he or she wants to properly handle this shot. Hopefully a short shot will be forthcoming.

Next comes the area between the baseline and the service line, the green light portion. When your opponent's shot lands in this section of the court, you must think green or "go". It's time to play aggressive and move your opponent around. You want to use power, placement and angles to move your opponent off the court or to an awkward position, approaching the net to volley if possible.

The final area is between the service line and the net, the yellow light portion. We call it yellow because, while you still want to stay aggressive in this area of the court, you must use some "caution" so as not to hit the ball long or into the net. Stay aggressive however! You are still in the "kill zone." A put away drive, an approach shot or even a creative (crosscourt if possible) drop shot are your primary weapons. We don't practice these close to the net "easy shots" nearly enough.

It's easy to practice each of these positional shots by simply dropping a ball and hitting it from the three areas of the court, moving back and forth across the court for variety. Make sure your shorter shots have plenty of shape, using topspin, to bring the ball down into your opponent's court. Then have some fun using the stoplight approach to remind you of the proper type of shot as you play. Your consistency and confidence will grow as you now have a comprehensive approach to your game!

If you have a question on these techniques, feel free to call or text me. Walter: 512-497-9971

"From what we get, we can make a living; what we give however, makes a life." – Arthur Ashe

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VANDEGRIFT HIGH SCHOOL RELAY FOR LIFE

The Four Points community is invited to the Vandegrift High School HS 8th Annual Relay for Life benefitting The American Cancer Society is on Friday, April 13th at 6:00 p.m.-2:00 a.m. at Monroe Stadium!

So, what is Relay? Relay is a VHS community event including 1000+ Vipers, family, friends, and community members joining others in their fight against cancer, celebrating those who have survived cancer, and remembering those we have lost to cancer. It is a powerful evening including a Survivor Lap & Ceremony, a Luminaria Ceremony, tons of live music, guest speakers, food, and games...all organized by VHS students from clubs and organizations across campus. To date, Vipers have raised over \$200,000 in the fight against cancer!

How can community members get involved?

- 1. Volunteer! Contact Kirsten.Mulligan@leanderisd.org for information.
- 2. Sponsor a part of the event (the DJ, food, law enforcement, moonwalk, etc.) Contact Kirsten.Mulligan@leanderisd.org to sponsor at Relay.
- 3. Donate to VHS Relay for Life or contact Kirsten.Mulligan@ leanderisd.org to make an in-kind donation.
- 4. Purchase a luminaria here! For a suggested \$5 donation, you can remember, honor, or celebrate a loved one who has been affected by cancer. We will light a luminaria in their name at a special ceremony at dusk.



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