



# nwacaNEWS

NORTHWEST AUSTIN CIVIC ASSOCIATION

OCTOBER 2018

VOLUME 9, ISSUE 10

## President's Message

—Vicki DeWeese

Please help us in thanking our first responders and sponsors of the 1st Annual NWACA Neighborhood National Night Out.

**Platinum:** Randall's, Mesa Plaza, LTD., School of Rock, PostNet, Journey Martial Arts, The Turquoise Table, Austin Yard Cards

**Gold:** Sweet Caroline's, Torchy's Tacos, Shirley McPhail School of Dance, First Presbyterian Church, YPW Spanish Immersion School

**Silver:** Central Barbershop

Join officers from Austin Police Department for National Coffee with a Cop Day on Wednesday, October 3rd from 7-9 AM, at Whataburger on Anderson Lane. Representatives from APD will also host the Region 1 Baker Sector stakeholder meeting on Tuesday, October 9th from 6:30-8:00 PM at Hyde Park Baptist Church, 3901 Speedway.

The NWACA Civic Engagement Committee will host an election forum on Thursday, October 4th from 6-8 PM in Huffman Hall at St. Matthews Church, featuring candidates from AISD District 4 (NWACA Area) and District 9 (at-large). There will also be presentations on the Travis County bond issues. We will not feature mayoral candidates, but you can find more information regarding mayoral forums by following NWACA Notes, our weekly email. For more information and a sample ballot visit <http://lwvaustin.org/voter-guide/>. The deadline to register to vote is October 9th. Early voting begins October 22nd and runs through November 2nd. To sign up for NWACA notes, please visit [www.nwaca.org](http://www.nwaca.org).

Thanks to all of the neighbors who participated in the annual NWACA

Garage Sale! We had record-breaking participation this year. If you happened to find batteries, oil, paint, or antifreeze while cleaning out your garage, please join us for our annual household hazardous materials recycling event on October 13th from 8-10 AM in the southeast (Steck) parking lot of Anderson High School. This event is open to NWACA members only. If you are not a member, you can join for \$25 at the event!

Halloween is Wednesday, October 31st. Please exercise caution during the trick or treat hours while our children and visitors take over our neighborhood streets. Last year, we were fortunate to have our constable on patrol; we hope to have his assistance this year as well. To donate to the Constable Fund, please visit the "Get Involved" tab at [www.nwaca.org](http://www.nwaca.org).

NWACA has recently joined with one of our neighbors to promote "Neighbors Helping Neighbors." There is a variety of resources available, listed by topic. Many of the resources are available for free or at a low cost. A few areas covered include: Children's Healthcare, Veteran's Issues, Mental Health Support, Assistance for the Elderly, Free or Reduced Cost Meals, and Housing Aid. To view the list of resources, please visit [www.nwaca.org](http://www.nwaca.org). If you are aware of a relevant resource that is not listed, please email [vlaubacher@icloud.com](mailto:vlaubacher@icloud.com).

We are so fortunate to live in this special place and we look forward to continuing to build upon the community spirit of our neighborhood, working with both residents and businesses. Remember, we are a click away at [www.nwaca.org](http://www.nwaca.org) or via email: [nwacainfo@gmail.com](mailto:nwacainfo@gmail.com)

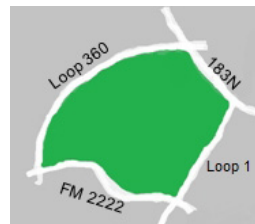
## Am I a Member?

Since you get the newsletter, you're a NWACA member, right? Not necessarily! Thanks to our advertisers, every single-family household in the NWACA area receives the monthly newsletter.

Members pay annual dues of only \$25, ensuring that NWACA special events such as the Fourth of July parade, fall garage sales, recycling events, and summer pool parties continue. NWACA committees such as Wildfire Prevention; Crime and Safety; and Tree, Wildlife, and Environment depend on your dues to produce educational materials and programs. The Special Projects Fund helps improve the quality of life in our neighborhood. Want to get more involved? Go to [www.nwaca.org](http://www.nwaca.org) and join a committee from the Get Involved tab.

If you're not sure you're a member, either go to [www.nwaca.org](http://www.nwaca.org) and use the quick link on the home page or email us at [nwacamembership@gmail.com](mailto:nwacamembership@gmail.com). Thanks from all your neighbors!

## New to the Neighborhood?



If this is your first copy of our newsletter, welcome to the NWACA neighborhood! The map shows our boundaries – Mopac, RM 2222, Loop 360, and US Highway 183 (Research Boulevard). There are about 13,500 households who are your neighbors and are happy you're here!

This newsletter is one way to know what's happening in NWACA, but there's much more. Check out the quick link For New Neighbors on the home page at [www.nwaca.org](http://www.nwaca.org). Use the Contact tab to see how to get the weekly NWACA Notes, sign up on Facebook, and join NextDoor. Become a dues-paying member by using the form at the end of this newsletter, or you can join online.

*Welcome to NWACA!*

## NWACA EVENTS CALENDAR

**October 2, 7-9 PM**

*Neighborhood areas*

*National Night Out*

**October 4, 6:30 PM**

Candidate Forum – AISD School Board District 4 and District 9 candidates; presentations on Travis County bond issues  
Huffman Hall, St. Matthew's Episcopal Church  
8134 Mesa Drive

**Oct 7, 2 PM**

Parks Committee  
Biderman's

**Oct 9, 8:00 AM**

Communications Committee  
Kneaded Pleasures

**Oct 9, 6:30 - 8:30 PM**

NWACA Board Meeting  
Galaxy

**Oct 13, 8-10 AM**

BOPA Collection  
Anderson High School Parking Lot

**Oct 20, 9AM - Noon**

Monthly park beautification in the park and on trails; sign up at <https://www.givepulse.com/event/72430-NWACA-Third-Saturday-Park-Clean-Up>  
Saturday-Park-Clean-Up  
Bull Creek District Park

**Oct 21, 2 PM**

Tree, Environment, and Wildlife Committee  
Kneaded Pleasures

**Oct 23, 5 PM**

NWACA Zoning and Transportation Committee  
Temple Beth Shalom, 7300 Hart Lane, r.201

**Nov 3, 9 AM to Noon**

It's My Park Day – beautification at the preserve at 7810 Sterling Drive, just off Burney Drive; Register after October 3 at [www.austinparks.givepulse.com](http://www.austinparks.givepulse.com)  
Stillhouse Hollow Preserve

**Nov 4, 2 PM**

Parks Committee  
Biderman's

**Nov 6**

*Election Day – Mayor, Governor, other state offices, school board, bond election, various propositions  
Throughout Austin*

**Nov 13, 8:00 AM**

Communications Committee  
Kneaded Pleasures

**Nov 13, 6:30 - 8:30 PM**

NWACA Board Meeting  
Galaxy

**Nov 27, 5 PM**

NWACA Zoning and Transportation Committee  
Temple Beth Shalom, 7300 Hart Lane, r.201



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## KEY CONTACTS

Austin Citywide Information Center.....512-974-2000 or 311  
Emergency, Police..... 911  
Non-emergency (coyote sightings, compliance issues) ..... 311  
To check status, go to: <http://www.austintexas.gov/department/myaustincodestatus>  
APD District Representative,  
Officer Darrell Grayson...512-974-5242  
District 10 Councilmember, Alison Alter.....512-978-2110  
Enroll in the District 10 monthly newsletter: .....  
.....[district10@austintexas.gov](mailto:district10@austintexas.gov)  
.....[www.district10austin.com](http://www.district10austin.com)

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**Each of the Board members can be reached at:**  
**[nwacainfo@gmail.com](mailto:nwacainfo@gmail.com)**

The NWACA Board meets on the 2nd Tuesday of each month, except December. Please visit our calendar at [www.nwaca.org](http://www.nwaca.org) to see the specific time and location. If you wish to speak at a Board meeting, please send email a week before the meeting, so that we can get you on the agenda.

NWACA is bordered on the north by US Highway 183 (Research Boulevard), on the west by Loop 360, on the south by RM 2222, and on the east by Mopac (Loop 1)

## ADVERTISING INFO

Please support the advertisers that make the NWACA News possible. If you are interested in advertising, please contact our sales office at 512-263-9181 or [advertising@peelinc.com](mailto:advertising@peelinc.com). The advertising deadline is the 8th of the month prior to the issue.

## Ground Broken for New Doss Elementary School

—Lauren Ward

On September 6th, our community gathered to celebrate the beginning of the new Doss Elementary School building process. After speeches from Superintendent Ted Cruz, Principal Janna Griffin, and other AISD representatives, the Doss Choir sang the Doss song to commemorate a fresh start. Then, the kids joined Hootie the Doss Owl and the special guests, to participate in an actual groundbreaking ceremony. Dirt flew, and kids laughed, and it was a beautiful moment to reflect on all the hard work that has gone into building a new school for our community. Demolition of the old building is slated for October 12th, with the new campus to open in Fall of 2020. More details can be found here: <http://austinisid2017bond.org/doss-es/>



## Annual Highland Park Elementary Fundraiser

—Public Service Announcement



Highland Park Elementary School will be holding its annual fundraiser, the Highland Park HOOT, on Friday, October 19, 2018, from 5 PM to 8:30 PM.

All ages are welcome! Come and enjoy fun games, carnival rides, haunted house, and Hootacular food!





**Austin Film Festival and Writers Conference,  
October 25-November 1, 2018**

*The following was collected from the Austin Film Festival's web site, encouraging everyone to attend.*

"Austin Film Festival is really about creativity, about trying to help people find their voice. And it's fun!" (Ron Howard) Lawrence Kasdan said we are the greatest film festival in the world, and Paul Feig said we are the best film festival hands down, and Ed Solomon said 'there is no us and them' at AFF, so there you have three good reasons to get a badge and attend the Austin Film Festival and Writers Conference. 'We do not just name drop, we frigging give 'em to you in the flesh, then we stand back and watch them joyfully share their hearts and souls and guts with you to help make you a better writer, and we also watch them turn to you for some payback inspiration (not B.S., happens all the time, read our testimonials), which proves we are indeed the greatest film festival in the world. Hands down."

"There is no magic formula for success for any writer, but there is magic that happens at AFF...A story is a story, for better or worse, and whether people listen to it or watch it unfold on a big screen or a small screen or stage, all that matters is that the audience is moved. That's every writers job. The AFF offers you a lot of valuable information from a lot of multi-talented wizards who have cracked their writing racket and have wrestled it to the ground."

"...The Writers Conference features over 175 panels, workshops, roundtables, and pitch sessions covering every nook and cranny of the art, craft, and business of storytelling through film, television, and new media. Hosting over 150 speakers, these working professionals range from writers, directors, and showrunners to producers, executives, agents, and managers cover basics like: researching and editing your story, creating and funding your film while somehow paying the rent, working with a writing partner facing a blank page on a bad day, or risking a new direction after established success."

"Austin Film Festival is a diverse collection of talent, background, expertise, and knowledge. Offering access and insight through panels, pitches, workshops, and roundtables, AFF is the one stop shop for storytellers. And because the full experience is so interactive, panelists are not just names on a list, but artists you get to know over the course of the week. This is a festival and conference designed for contact, for catalyzing ideas, and collaboration."

"If the panels are the substance of the Conference and the films are the showcase, the kaleidoscope of parties are AFF's great escape. ...the parties are a kinetic experience where A-Listers and amateurs mix and mingle over endless plates of barbecue and late-night night caps. Offering absolutely all-inclusive experiences, and unparalleled networking opportunities, these events begin around sundown and bleed into unforgettable nights. From the Opening Reception to the annual Film Texas BBQ Supper to the bevy of closing soirees, Austin Film Festival delivers entertainment to be seen, and more importantly, to be lived."

Various badges offer different levels of access to films and panels. Check it out at [austinfilmfestival.com](http://austinfilmfestival.com)

*Syndicated from <https://austinfilmfestival.com/>*



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## Help Beautify Stillhouse Hollow

—Parks Committee

As part of Austin's It's My Park Day, the NWACA Parks Committee invites you to gather and help plant more native flowering plants at Stillhouse Hollow Preserve on Saturday morning, November 3. We put a variety of native plants out last fall and watered them through the dry days that followed. There are spaces for many more! We'll also be doing some trash cleanup, since this bit of green space gets quite a bit of use.

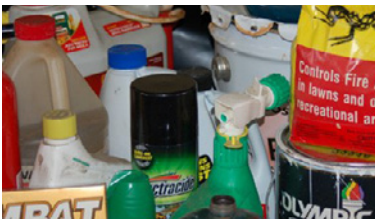
Please sign up after October 3 at this link to join us on It's My Park Day, from 9 AM to noon on Saturday, November 3: [www.austinparks.givepulse.com](http://www.austinparks.givepulse.com) Each volunteer must create a GivePulse account to register and sign a liability waiver online at the time of registration. Instructions are given on the website.

Stillhouse Hollow Preserve is just off Burney Drive at 7810 Sterling Drive.



## BOPA Collection Event October 13th—New Location!

—Joanie Arrott



Start gathering those leftover paint cans, used oil and oil filters, and dead batteries. On Saturday, October 13th from 8:00-10:00AM, NWACA will be hosting our annual BOPA Collection Event for NWACA members at the Anderson High School parking lot. If you're not a NWACA member, you can join at the event.

We can collect only: batteries, oil, latex paint, and antifreeze. We cannot accept other household hazardous wastes including: oil-based paint, paint thinner or stripper, cleaning chemicals, pool chemicals, pesticides, or light bulbs.

Don't be late! We must close at 10 AM, to be able to get the materials to the City site and unloaded before they close at noon.

Want to help out? We always need volunteers for our collection events. We need folks to corral the cars, unload vehicles, load the

collection truck, and assist with separating the collected materials. If you're looking for a great opportunity to help serve your neighborhood, meet your neighbors, and protect the environment, come join us! Any questions or volunteer sign-up can be sent to [nwacainfo@gmail.com](mailto:nwacainfo@gmail.com)

Got more than just BOPA? Austin's Resource Recovery Center will accept other hazardous wastes like lawn chemicals, fluorescent bulbs and tubes, cleaners, solvents, and insecticides. The Resource Recovery Center, located at 2514 Business Center Drive, is open 9AM to 5PM Monday-Friday and 7AM-noon on Saturdays. More details and location info can be found at: <http://www.austintexas.gov/hhw>

## Short-Term Rentals - a "Game of Homes"

—Mike Polston

The Short-Term Rental (STR) movement ("Game of Homes") in Austin began almost ten years ago. HomeAway (now part of Expedia) and AirBnb created the marketing process engine, which has quickly spread around the globe. Initially, this was to "share part of your home" with visitors. As Silicon Valley investors watched this model, they and the marketing companies quickly created a broader strategy, where entire homes could be rented for short-term duration (typically 4 nights). A very informative book on this subject is *What's Yours is Mine* by Tom Slee.

There are many players in the "Game of Homes;" currently HomeAway (Expedia) and AirBnb are the dominant players. They provide most of the marketing and bookings for STRs around the world, charging fees to the STR owners in order to generate revenue. The STR homeowners provide the inventory of homes; some of them create their own websites and perform direct marketing, thus bypassing the larger firms. The pricing models are very fluid and seem to reflect supply and demand for STR hotels in Austin.

City governments also play a role, since they are tasked with issuing licenses and enforcing regulations. Neighbors adjacent to STRs play a role, since they generate STR complaints to the cities. Cities establish regulations to attempt some level of management. Code departments are typically providing the inspections and licensing. The City and State organizations are players in this model, as they try to implement a hotel tax for all STRs. In Texas, the process is the same for STRs as we see for commercial hotels. Property Management firms are additional players in the Game. These forums provide one stop shopping for property management, which is especially critical for the STR owners who do not live in Austin.

The most important players in the Game are the adjacent homes to an STR Hotel. These are typically the providers of the monthly 311 calls. The neighbors can easily watch the activity next door, since STR guests typically show up on Thursday and leave on Sunday. The number of guests per home is difficult to measure,

*(Continued on Page 7)*

(Continued from Page 6)

and many owners will advertise space for a large number of guests per night. A growing number of STR type 1s (owner lives there) are effectively operating as a STR type 2 (owner does NOT live there). They vacate their property and move in with their friends or family, while generating revenue from their STR.

Our Austin leadership has put several ordinances and regulations in place, and they are getting more effective as time goes by. The City has been pulled into several lawsuits from Attorney General Paxton and the Texas Public Policy Forum (TPPF). The recent Texas Supreme Court decision was targeted at an HOA complex in San Antonio. The HOA lost the case due to incomplete and vague wording in their bylaws. Homeowners are advised to update their deed restrictions in order have specific, well-defined documentation that states durations of rental use. My street has made these changes, and the deed restrictions now require rental leases of at least 30 days.

Who benefits from the STR model? In general, all of the players mentioned above, except for one, benefit from a revenue stream. One indirect benefit is evident in the Austin entertainment industry. Cheap, high-guest-density lodging helps this industry. The only player who does not benefit is the neighbor next door to an STR.

Many cities around the globe have started new processes regulating STR or Vacation Rental Destinations, in order to manage the growth and impact on housing and neighborhoods. Other cities have just given up on STR management, banning all STRs across their jurisdiction. It is easier quite often to just ban the STR model, rather than trying to manage all of the homes and have enough city staff to regulate these hotels. We should not forget that allowing an STR in a residential neighborhood requires a legal change to the zoning regulations. The cities that allowed STRs can easily change the zoning laws back to outlaw STRs in neighborhoods. My opinion is that the City of Austin, like many other cities, will eventually prevail with a simple ban of STRs (all types). Many Texas cities allow STRs in commercial-zoned areas, and Austin has allowed this also.

The fundamental value of a home is "Location, Location, Location." If you try to sell your home which is adjacent to an STR, your realtor may have to show your home on days when the STR is not occupied. Texas does NOT have any law in place that would require a seller to state his home is adjacent to a STR (also known as a commercial hotel). If I was in the market to purchase a home, I would ask my realtor to contact the City of Austin Code Department in order to discover any adjacent homes which hold an STR license. I would also ask for a report from the City 311 STR Complaint Department to see if any complaints have occurred on the adjacent homes. Finally, I would personally visit the neighbors and ask them questions concerning STRs. I would also inspect the deed restrictions.

## Have a Safe SPOOKTACULAR HALLOWEEN

THIS IS AN EXCITING TIME OF YEAR  
FOR KIDS! TO HELP ENSURE  
THEY HAVE A SAFE HOLIDAY,  
HERE ARE SOME TIPS  
FROM OUR HOME TO YOURS!



When in doubt, throw it out!

Inspect all candy before it is consumed.

Trick or Treat only at well-lit homes and never enter a stranger's home.

Be cautious of other's pets and animals.

Drive carefully and be safe.

Travel in small groups and be accompanied by an adult.

Carry a cell phone for quick communication.

Have emergency contact information attached to costumes and treat bags.

Use reflective tape on costumes for greater visibility.

Have kids carry glow sticks or flashlights with fresh batteries.

Stay on well-lit streets and always use the sidewalk.

Watch for cars that are turning or backing up.

Never dart out into the street or cross between parked cars.

Falls are the leading cause of injury on Halloween.

Ensure children wear well-fitting costumes and that their eyesight is not limited by masks.



## PLANNING TO SELL IN 2019?

NOW IS THE TIME TO START A CONVERSATION!

Read our NWACA market update inside and call Julie for a free market analysis.



# nest

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## Bulk Pickup Days

—Charlie Galvin

The City of Austin schedules two days per year for bulk pickup of large items at curbside for transport to the landfill. The City of Austin's guidelines are the following:

**Bulk items include:**

- Doors
- Carpet
- Furniture
- Appliances (remove doors)
- Passenger car tires (remove rims; limit eight tires per household)
- Lawn mowers (remove gas/oil)
- Railroad ties (cut in half)
- Pallets
- Rolled fencing
- Nail-free lumber

**Bulk item collection crews cannot collect:**

• Brush, household trash, cardboard boxes, hazardous materials, mirrors, automotive chassis and bodies, motorcycles, trailers, boats and tires that are still mounted on rims

- Sheet glass and other construction and remodeling debris

Please do not include items that are typically taken to non-profits such as Goodwill. First, although you may intend to help those in need, the assets of value that are left at curbside are typically picked up by people with expensive pickups with trailers. They typically resell those items to those in need, and they may peruse your property to determine if you have adequate security measures installed. Second, if items of value are not picked up, and if the city does pick them up, they go to the landfill; this is a shameful waste of an asset. Third, for larger items that you cannot transport to places like Goodwill, The Salvation Army and Easter Seals have trucks that will come pick them up.

In the future, NWACA will include reminders in its newsletters before bulk pickup with information about where various types of material can be recycled or made available for reuse, including the contact information for The Salvation Army and Easter Seals. Using this information, you can both dispose of items intended for landfill and help organizations that serve the needy.



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# WHY AGE 7?

**Why are so many elementary kids in braces these days?  
We get this question all the time! Here's the scoop.**



Contrary to popular belief, the increase of children in early braces is NOT due to parents overly-concerned with aesthetics, or practioners "pushing" treatment. Orthodontists have been doing early treatment for decades. However, when you and I were young, they used more appliances (think big removable chunks of plastic and metal). Today, we tend to choose braces over appliances. In addition, the pediatric dental profession has grown tremendously. With their specialized training, fewer children that need early orthodontic intervention are missed.

The American Association of Orthodontics and the American Academy of Pediatric Dentists recommend that all children be evaluated for orthodontic needs at age 7. This does not mean that all children need early treatment. Since some orthodontic problems can cause irreversible damage and some can only be treated before the skeletal structure is mature, it is important to identify which children may need treatment:

- |   |  |
|---|--|
|  Early or late loss of baby teeth     |  Asymmetric face                       |
|  Underbite                           |  Severe crowding                      |
|  Overbite, or protruding upper teeth |  Crossbite in the front or back       |
|  Prolonged finger sucking habit      |  Irregularly erupting permanent teeth |

In many instances, Dr. Arnold and Dr. DeSantis will recommend postponing orthodontics until all the permanent teeth are in, usually around middle school. We will monitor your child's growth and development over the following years until orthodontic treatment timing is right. These visits are always complimentary. If we do recommend an early round of treatment, it is often for one or more of the following reasons:

- Lower the risk of trauma to teeth and gums
- Reduce the chance for permanent tooth extraction
- Correct oral habits that alter the shape of the jaw bones
- Reduce the need for jaw surgery
- Simplify adolescent orthodontic treatment
- Improve appearance

Bottom line - you have nothing to lose by having your child evaluated for orthodontics. At a minimum you can rest assured that either no early treatment is needed, or if it is, that we didn't miss the window to intervene.

**OUR ORTHODONITC EVALUATIONS ARE ALWAYS COMPLIMENTARY. WE WOULD LOVE THE CHANCE TO GET TO KNOW YOUR CHILD'S GROWING SMILE AND BITE!**

**CONTACT OUR OFFICE**  
**512.485.4410 OR ADBRACES.COM**  
**3916 Far West Blvd. Austin, TX 78731**



Dr. Gerard DeSantis & Dr. Erin Arnold

## Neighbors Helping Neighbors

—Valerie Laubacher

The NWACA web site now has a spreadsheet that lists resources available to residents living in Austin to help anyone in need. The variety of resources available is listed by topic. Many of these resources are available for free or low cost. Areas covered include Children's Health Care, Veterans, Mental Health, Elderly, Free and Reduced Meals, and Housing to name a few. See the Neighbors Helping Neighbors item in the Quick Links section of the home page at [www.nwaca.org](http://www.nwaca.org)

If you know of a relevant resource not listed on the spreadsheet, please email [VLaubacher@icloud.com](mailto:VLaubacher@icloud.com) to have it added.



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Contact us today to receive advice that always puts your interest **FIRST**.



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## Contending with the New Normal - Year-Round Wildfire Seasons

—Joyce Statz

Like it or not, Texas is more and more like California. When it comes to wildfire threat, there are some common threads. Unlike years ago, the notion of wildfire season is going away. Cities and surrounding communities who live near green spaces are seeing that the new normal is for year-round wildfire. Communities are more likely than ever to face catastrophic wildfires like this year's Carr and Mendocino Complex Fires - and preparation should not be underestimated. To quote a California author, "With accumulation of fuels, with climate change, with more people moving into the wildland-urban interface and building in high-risk areas, this is the new normal."

In the past, nature eliminated the dead wood and accumulated brush with natural wildfires every 40-50 years, but as we've populated the spaces next to those natural green areas, we have stopped those fires from happening. The result is a growing accumulation of fuel, now in proximity to dense populations. Because of the threat of fire to nearby property and because of how smoke from such fires creates breathing problems for residents, it's not feasible for pre-emptive burns to be set to clear the wildfire fuel. With the weather extremes we now experience, the amount of wildfire fuel grows – lots of new green growth during the very wet seasons, which becomes dry and dangerous in the severe droughts.

Preventive measures can be taken, of course, at a city and at a homeowner level. Where development has not already occurred in the green spaces, a city's development code can establish regulations that building be done with care. Such regulations involve the types of building materials used, the distance of buildings from the green space (depending on factors such as the slope of the area), and the availability of water and access by firefighters in times of potential fires. Those are some of the considerations in the International Wildland Urban Interface Code, a guideline for local government entities as they create regulations for development. The City of Austin is in the process of adopting its variant of this code, with input from developers and from all affected City departments. Fortunately, this code will provide guidance for new development in the areas of the City which are most at risk. Unfortunately, it can do nothing to affect the homes and businesses that already exist in those same at-risk areas.

For those homes that already exist, our best option is to make those homes and businesses as hardened against wildfire as possible. Almost never does that involve removing trees; in Central Texas, the shade from our trees is a precious resource that helps prevent wildfire by minimizing growth of brush in that shade. Instead, we need to focus on eliminating the "dead and down"

*(Continued on Page 11)*



(Continued from Page 10)

materials on our properties, which provide the fuel for wildfire; and we need to remove any opportunities for embers from a fire to ignite threaten life and property. There is excellent advice about how to minimize the risks from wildfire at these locations:

- NWACA web site ([www.nwaca.org](http://www.nwaca.org)) – see the materials under the Resources tab in the Library section for Wildfire Prevention; an excellent overview is in the document Ready, Set, Go
- NWACA web site ([www.nwaca.org](http://www.nwaca.org)) – see the archive of articles about wildfire prevention under the Resources tab in the blog section for Wildfire Prevention

To get specific advice about your home or business, have a free Firewise risk evaluation. Two volunteers who have been trained by the Austin Fire Department will walk around your property with you, pointing out what is helping make you safe (like gutter covers), and where there are risks you may want to address. It takes about 45 minutes to do the walk around the outside of your house, and the volunteers are very knowledgeable. They'll also bring you a set of reference materials. Since 2013, a cadre of eight volunteers have done 250 home evaluations throughout NWACA, and every homeowner involved has been grateful for the advice. Sign up by using the Firewise Request link in the Quick Links on the home page at [www.nwaca.org](http://www.nwaca.org)

If you have a keen interest in wildfire and are interested in becoming a Firewise evaluator, please let me know at [joyce.statz@gmail.com](mailto:joyce.statz@gmail.com) Through the Austin Firewise Alliance, we offer quarterly day-long training sessions for neighborhoods throughout Austin. The next training event is Saturday, October 6, and there are spaces available.

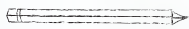
For further reading about how smart cities in Australia and the U.S. are focusing on wildfire prevention with development codes, shared resources, and technology, see this article from August 20, 2018 - <https://www.smartcitiesdive.com/news/cities-year-round-wildfires/530387/>



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## Bond Election Information

—Public Service Announcement

The City of Austin has called a bond election for Tuesday, Nov. 6, 2018. Voters will consider seven City of Austin propositions.

Combined, the propositions amount to \$925 million, divided as follows:

- \$250 million for affordable housing;
- \$128 million for libraries, museums, and cultural centers;
- \$149 million for parks and recreation;
- \$184 million for flood mitigation and open space;
- \$16 million for health and human services;
- \$38 million for public safety; and
- \$160 million for transportation infrastructure.

Transportation projects resulting from approval of the 2018 bond would be coordinated with 2016 Mobility Bond improvements.

**More information here: [AustinTexas.Gov/2018Bond](http://AustinTexas.Gov/2018Bond)**

## Rinse Your Recyclables—but Not Too Much

—Joanie Arrott

I'm guilty as much as the next person about throwing dirty recyclables in my blue bin. What's the harm? The materials are melted, crushed, shredded, or some other form of destruction, but the problem exists before this step. In the world of single-stream recycling collection, the harm comes from the potential impact of oozing or sticky recyclables. One word sums it up—contamination.

While the recycling facility may eventually wash all the materials they recycle, a lot of it sits around first. You can recycle an unrinsed beer bottle or can, but it's better to rinse it. And if you throw out a glass container with a lot of food waste, the recycling center is likely to just throw it out. As a result, excess food waste can make it more expensive to recycle materials.

With a local recycling system that collects paper and containers in the same bin, rinsing also keeps that paper recyclable. Pasta sauce oozing out of the jar and onto newspaper can make that newspaper un-recyclable. This is the major reason why pizza boxes (or any

*(Continued on Page 13)*



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PROPERTIES

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



(Continued from Page 12)

portion that has grease stains) should not be thrown in your recycle bin; the grease can contaminate any other paper materials.

If you're concerned about using fossil fuels and adding to climate change as a result of rinsing your recyclables, it's understandable. Studies from Wheaton College Massachusetts found that recycling saves far more energy than the cost of washing the containers. They also recommend to use cold water. Evidently, rinsing only uses up 2-8% of the energy saved by recycling, and most of that energy comes from heating the water.

So don't give your recyclables a bubble bath, but don't worry that you're undoing all your good work by giving a reasonable rinse or even just wiping away the gunk. You're making the world a little less filthy.



## Let the Tree Planting Begin

—Joanie Arrott

Now is the time to plan, purchase, and plant your heart out. We're entering the best times to plant trees in Texas! Trees planted in fall and winter have more time to grow a strong root system that will allow the tree to obtain water during the hot, hot summers in our region.

Trees offer social, environmental, and economic benefits throughout their lifetime. But not all trees are equally well-suited for every planting site or in every climate. Tree selection and placement are two of the most important decisions a homeowner makes when landscaping a new home or replacing a tree. Many trees have the potential to outlive those who plant them, so the impact of this decision can last a lifetime. Matching the tree to the site benefits both the tree and the homeowner.

More information about tree selection, placement, and species native to Central Texas can be found at: <http://austintexas.gov/departments/tree-resources>.

### LOCATION

Plant your tree at least 20 feet from other trees or structures, don't plant near above or below ground utilities.

### DIG! DIG!

Dig a hole about 6 inches wide and the depth of the root ball. The root ball is the area containing the roots and soil. Keep the top of the root ball even with the ground and make sure the tree is placed on firm soil to prevent sinking. Keep the root collar clear of soil and mulch to prevent disease and root rot.

### FILL IT UP

Backfill the hole with the original soil and no additives. For additional nutrients, add compost on top of the ground under the mulch. Use your hand to tamp the soil until the hole is filled. Leftover soil should be placed in a ring that is about 1 foot from the tree.

### MULCH

Build a 4" tall mulch ring around the tree keeping the mulch at least 2 inches from the trunk. Mulch keeps the soil moist, adds nutrients, and improves soil structure.

### WATER

2 x week  
x 2 years

Sapling trees need about 2 ½ gallons of water applied twice a week. Leave a hose on trickle for about 10 minutes two times a week. Water year round for two years.

### DON'T DO IT

Young trees grow stronger when they are able to sway with the wind. Remove all stakes and tape when planted.

## DIAL BEFORE YOU DIG

Call 1-800-344-8377 at least 72 hours prior to planting your tree to allow time for the utilities to be marked. The tree should be placed at least 5 feet away from underground utilities, sidewalks or driveways.



## Help Prevent Package Theft

—Crime and Safety Committee



At a meeting of APD District Representatives several months ago, a topic of recurring concern was addressed: package theft. Two solutions were proposed. Most of the packages taken from the reports we see on Facebook and Next Door involve Amazon package deliveries. It is possible that thieves follow the trucks. Possible ways to avoid those thefts include:

- Having a willing person on the street allow packages to be delivered to their address, because someone is always home to receive them.

- Amazon has lockers around town where you can have your package delivered, with you picking them up at your convenience. See this link for all the details.

[www.amazon.com/b?ie=UTF8&nnode=6442600011](https://www.amazon.com/b?ie=UTF8&nnode=6442600011)



Drivers for other delivery services point out that Amazon drivers are generally new to this business, so may not be as well-trained as drivers for other services, with respect to watching for potential thieves. It is probably best to use an address where someone is always there to receive the package or to use a service

that requires signature for the package. A simple test run by one of our neighbors points out the need for caution: “I had a package from Amazon Friday and repacked the box as empty and left back on my doorstep. It was picked up within 4 hours and when they discovered empty, they threw it on my frontyard.”

## Moving? Selling Your Home?

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## Widow Spiders

—Wizzie Brown, Texas AgriLife Extension Service



There are four species of widow spiders found in Texas, the best known being the black widow. Coloration for widow spiders can vary dramatically, but Southern black widows are typically jet black with two reddish-orange triangles on the underside of the abdomen, forming an hourglass shape.

The triangles sometimes do not touch each other creating a broken hourglass shape. Males and juveniles are smaller and often show more color, with bright markings on their sides or back.

Females lay eggs in an oval sac which can hold from 25 to over 900 eggs. Depending on temperature and time of year, eggs usually hatch after about 20 days. Spiderlings stay near the egg sac for several days where they consume their brothers and sisters. Survivors throw a thread of silk to the wind and are carried off in a process called “ballooning”. They eventually locate a sheltered spot where they build a loosely woven web and remain for the rest of their lives. As time progresses, widows build larger webs to capture larger prey. Males eventually leave their webs to find females for mating. In a natural setting, most females do not eat males after mating.

Widow spiders do not like being in the open. They can often be found outside in protected areas such as rainspouts, shrubbery, firewood piles or unused grills or BBQ pits. It is also possible to find them in garages, cellars, crawl spaces, attics, furniture, or electric or water meter boxes. Widows are shy creatures and often people are bitten when they accidentally disturb a web.

The bite of a black widow sometimes is not noticed, but when it is, it often feels like a pin prick. The bite location will have two red marks surrounded by redness and swelling. The bite reaction is systemic and intense pain usually occurs within 1-3 hours and continues for up to 48 hours. Other symptoms include tremors, nausea, vomiting, leg cramps, abdominal pain, profuse perspiration and rise in blood pressure. It is also possible for breathing difficulties and unconsciousness to occur. If bitten by a black widow, immediately seek medical attention.

When working around the house or in the yard, it is best to wear leather gloves to avoid being bitten by venomous arthropods.

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](http://www.urban-ipm.blogspot.com)

## Special Thanks to Members

—Membership Committee

NWACA thanks members who generously contributed to the 4th of July Parade Fund, the Park Fund, and the Constable Fund, between August 20, 2018 and September 16, 2018.

Donations to the 4th of July Parade Fund help NWACA to host the best 4th of July parade in Austin! The Park Fund helps us do events in our parks and revitalize parks in the NWACA area. The Constable Fund helps us provide the patrol activities of the Travis County Constable.

- Ursula Brinkman
- Harold and Lynne Cline
- Vicki and Pete DeWeese
- Greg and Dianne Field
- Jim Freeman and Abby Lawson
- Cheryl and Richard Hazeltine
- Joan and Hammond Hendrix
- Walter and Ingrid Hennigan
- Mart and Sue Hoffman
- Mary Markley
- Valerie and Tom Maurer
- Liz Merkel
- Dottie Riley
- Sharon Roberts
- Sandra and Marshall Sack
- Diane and Donnie Williams
- (and apologies to anyone whose donation we might have missed!)

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**MORRISON**  
**FOR AUSTIN MAYOR**

A Mayor who  
will continue  
to fight for  
neighborhoods  
at City Hall!



Pol. adv. Laura Morrison Campaign, Steve Bercu, Treasurer. This campaign has not agreed to comply with the contribution and expenditure limits of the Austin Fair Campaign Chapter.



## Where to Recycle All That Stuff?



Many places recycle the materials you no longer need – some gets repurposed, some gets processed specially. Check out these options:

[www.nwaca.org](http://www.nwaca.org) – search for recycling to see where to take commonly recycled and reused items

<http://www.austintexas.gov/what-do-i-do> - the City web page for how to recycle specific types of things



## SUDOKU

View answers online at [www.peelinc.com](http://www.peelinc.com)

2		7				1		9
	9			6				
6			7				2	
	4			1		3		
	1			5		4		
								6
								8
				2	8	5	7	1
8					7		4	

© 2006, Feature Exchange

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.



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# NWACA REAL ESTATE

## NORTHWEST HILLS AND WESTOVER HILLS MARKET REPORT UPDATE

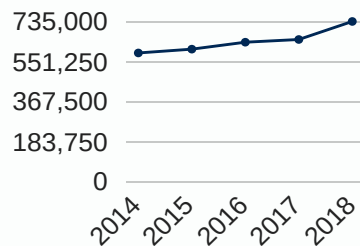
SUMMER IN  
REVIEW

BELOW IS AN OVERVIEW OF ACTIVITY AND PRICING OVER THE PAST 5 SUMMERS - MAY 2014 THROUGH AUGUST 2018. PRICES HAVE CONSISTENTLY INCREASED AND DAYS ON MARKET HAVE DECREASED. HOW LONG CAN THE TREND CONTINUE? STAY TUNED FOR ANOTHER UPDATE IN OCTOBER!

### MEDIAN SALES PRICE



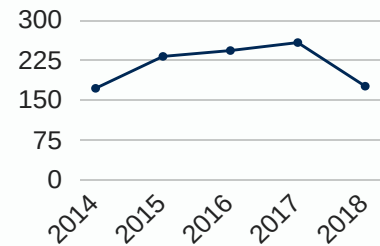
Median sales price  
up 13% from 2017



### NUMBER OF SALES



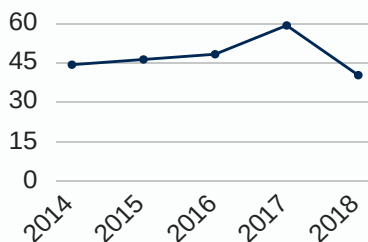
Number of sales  
down 32% from  
2017



### AVERAGE DAYS ON MARKET



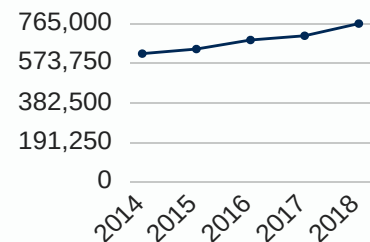
Average DOM  
down 32% from  
2017



### AVERAGE SALES PRICE



Average sales price  
up 8.4% from 2017



### August 2018 Update

ACTIVE LISTINGS: 80  
MEDIAN SALES PRICE: \$766,750  
AVERAGE DOM: 35

FOR ADDITIONAL INFORMATION OR UPDATES, PLEASE FEEL FREE TO CONTACT JULIE.  
[WWW.NESTPROPERTIESAUSTIN.COM](http://WWW.NESTPROPERTIESAUSTIN.COM)

**JULIE WAIDELICH**  
BROKER/OWNER, REALTOR®

SOURCE: ABOR MLS including data through August 31, 2018. Based on NWACA Boundaries: MOPAC/HWY. 360/2222/SPICEWOOD SPRINGS

## WHAT'S IN SEASON AT THE WILDFLOWER CENTER?

*Submitted by Amy McCullough, Lady Bird Johnson Wildflower Center  
Photography by Alan Cressler (American witch-hazel) and Wildflower Center (Barbados cherry)*

Here's what's likely to be blooming, fruiting or setting seed in Central Texas this time of year. Look for these native plants around town, at the Wildflower Center and perhaps in your own backyard!

### AMERICAN WITCH-HAZEL (HAMAMELIS VIRGINIANA)

We swear we didn't choose witch hazel because of Halloween — it's just an added bonus that this striking tree blooms around the same time little kids are donning pointing hats and toting cauldrons and brooms. But *Hamamelis virginiana* — best known by its fragrant, lime-yellow, crepelike petals — does have a few tricks up its stems: Its seed capsules are essentially nature's champagne corks; once dry, they can launch seeds as far as 30 feet. And myth holds that forked branches can be used as divining rods for locating underground water. But witch hazel's true magic is as a skin treatment; its extract is used on insect bites, minor burns and poison ivy and for improving skin quality. Sounds like this witch is one of the good kind.



### BARBADOS CHERRY (MALPIGHIA GLABRA)

alias for this perennial shrub; its papery pink blooms, lush leaves and tart fruit sure make us happy. Known to some as “wild crapemyrtle,” *Malpighia glabra* has plentiful delicate blooms not unlike the popular non-native landscaping plant, crepe myrtle. A true heat-lover, Barbados cherry does well in dry soil and thrives from Texas south through Mexico, Central and South America, and the Caribbean. Birds love its fruits (known as acerola cherries and high in Vitamin C), and it provides nectar for a clutch of butterflies. As an attractive choice for hedges available in tall or dwarf varieties, it certainly provides eye candy for humans, as well.

Find these plants at the Wildflower Center and learn more about them at: [wildflower.org/plants-main](https://www.wildflower.org/plants-main)



## FALL FOR NATIVE PLANTS

In Texas, fall is the best time to plant! Get seeds and seedlings, shrubs, perennials, water plants, and more at our Fall Native Plant Sale. Members get in free and have the first sale day entirely to themselves. Members-only Friday, October 12; open to the public Saturday, October 13; 9 a.m. - 5 p.m. both days. Visit <https://www.wildflower.org/featured-events> for more info.





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- Debi and Tom Etheredge, Owners of Modern Acupuncture Arboretum Market

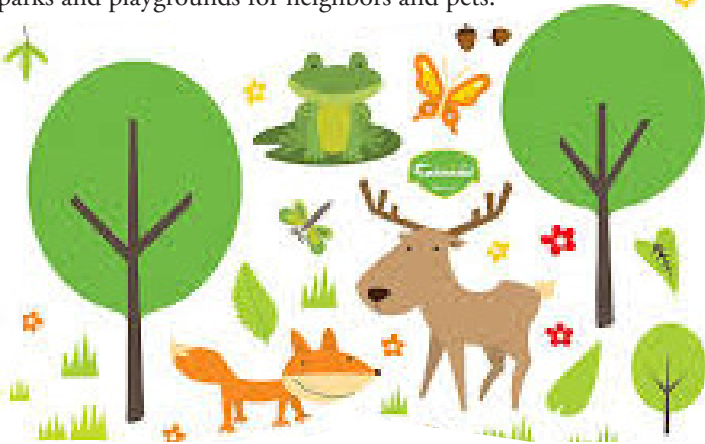
\*Complimentary offer for new patients and residents of Texas only. For new patients who are not Texas residents, standard introductory offer rates will apply. See clinic or clinic's microsite at [www.modacu.com](http://www.modacu.com) for licensed acupuncturist(s)' name and license info, which may include requirements permitted by individual state regulatory licensing or governing agencies. Clinics may be managed and/or owned by franchisee or Prof. Corps. Individual results may vary. All rights reserved.



# NWACA News

## Help Keep our Wildlife Wild!

NWACA advises residents to NOT feed wildlife. Many well-intentioned individuals do so out of concern for the wildlife they are feeding. However, intentional and unintentional feeding of wildlife attracts predators to the wildlife being fed. Additionally, an association with humans and food contributes directly to habituated behaviors of animals like coyotes and feral hogs, which then become aggressive in pursuit of a food or prey attractant. Please eliminate food attractants from your yards for the safe enjoyment of our streets, parks and playgrounds for neighbors and pets.



**PET WASTE *poollutes***  
[www.ScoopthePoopAustin.org](http://www.ScoopthePoopAustin.org)  
512-974-2550

*If you would like this yard sign, please send email to [nwacainfo@gmail.com](mailto:nwacainfo@gmail.com)*

**WARNING**



**CRIME WATCH ZONE**

**Spot Crime.**  
**Be a Neighborhood Watch Block Captain**  
**Stop Crime!**  
More info: email [nwacainfo@gmail.com](mailto:nwacainfo@gmail.com)



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ACHIEVE GR<sup>2</sup>NESS



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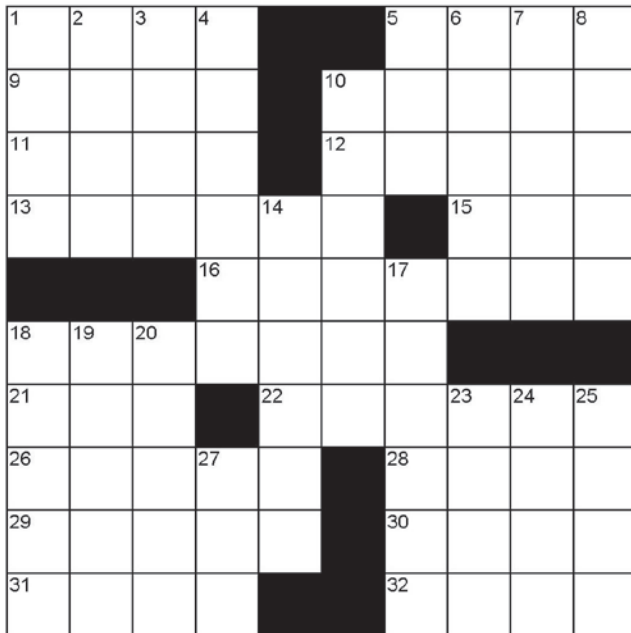
**Mission statement:** To take what I've learned from playing at both the collegiate and professional level and bridge the gap between what's being taught at the highest level of play to those even as young as 4th grade.



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## CROSSWORD PUZZLE



### ACROSS

1. Brush's partner
5. Father
9. Like a wing
10. Boss
11. Roman emperor
12. Slow
13. Japanese cars
15. Directory (abbr.)
16. Lands of an estate
18. "War and Peace" author
21. Copy
22. Potato brand
26. Seafood
28. Asian country
29. Roof overhang
30. Connection
31. Molt
32. Chew

### DOWN

1. Can not
2. Margarine
3. Christ's mother
4. Animal families
5. Expression of surprise
6. Flying animals
7. Start
8. Before
10. Protest
14. "Grand" mountains
17. Looking at
18. Music cassettes
19. Ms. Winfrey
20. Part
23. Smooth
24. Male parent
25. Fresh
27. Newly \_\_\_\_, Nearly Dead

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## NWACA MEMBERSHIP FORM

Send annual dues of \$25 with this form to:  
NWACA, P.O. Box 26654, Austin, TX 78755

Name(s): \_\_\_\_\_

Street Address: \_\_\_\_\_

\_\_\_\_\_ Zip \_\_\_\_\_

Email #1 (kept private; print): \_\_\_\_\_

Email #2 (kept private; print): \_\_\_\_\_

Phone (with area code): \_\_\_\_\_

Date: \_\_\_\_\_

### ANNUAL DUES: \$25

(Optional) 4th of July Parade Contribution:

\$10\_\_\_ \$20\_\_\_ Other \_\_\_

(Optional) Parks Fund Contribution:

\$10\_\_\_ \$20\_\_\_ Other \_\_\_

(Optional) Constable Fund Contribution:

\$10\_\_\_ \$20\_\_\_ Other \_\_\_

*You can also pay via PayPal by going to [www.nwaca.org](http://www.nwaca.org),  
selecting the Get Involved Tab, and choosing Join/Renew*

**Volunteers are always needed on our committees.**

**Please mark those on which you'd like to actively participate.**

- Civic Engagement
- Communications
- Crime and Safety/Neighborhood Watch
- Events/ 4th of July
- History
- Parks
- Sponsorship
- Transportation
- Tree and Environment
- Wildfire Prevention

## Why Join NWACA

The Northwest Austin Civic Association is your neighborhood association. NWACA represents you on issues like crime prevention, transportation congestion and excessive speeds, zoning concerns, and wildfire prevention. NWACA plans the annual 4th of July Parade, organizes election forums, sponsors an annual neighborhood garage sale, recycles household waste, publishes this newsletter, and much more! Your support makes it all happen! Join us.

## Prevent Oak Wilt

### PLAN AHEAD - PRUNE

### NOV thru JAN

- **Beetles Inactive**
- **Dormant Season**
- **Coldest Months**

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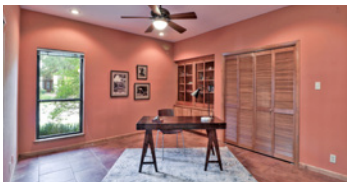
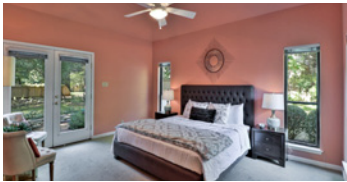
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## Rare Opportunity in The Courtyard Tennis & Swim Club



### Two Flat, Adjoining Lots Totaling .29 AC

Lovely Austin Stone home at 5505 N Scout Island Cir. This is a rare opportunity to own two level, usable lots in The Courtyard. Fortunate to have superb curb appeal, this home is located on an enviable corner, cul-de-sac lot with desirable side entry garage. There is ample room on the adjoining, separately Surveyed lot ripe with possibilities. The property possesses mature, stately oak trees providing superb shade.

Enjoy 3 Bedrooms, 2.5 Baths, two living and two dining areas. Entry into the home is through a gated courtyard surrounded by a limestone wall. The spacious family room, flooded with natural light, boasts views of the backyard space filled with foliage and a peaceful water feature.

The family room has a vaulted ceiling, plantation shutters, and a cozy limestone fireplace. The private Master Suite, located on the first floor, is smartly tucked

away on one side of the home. It has a high ceiling creating an airy, relaxing environment and French doors to access the backyard. Most rooms have views of the amazing outdoor space equipped with a deck for entertaining and dining.

As a resident of The Courtyard, you have access to Lake Austin via the beautiful community park which is equipped with a playground. You can launch a kayak from the community dock or enjoy a lazy day fishing. Hiking trails are perfect for pets and people. Easily walk to the 360 Bridge and hike to the overlook of scenic downtown Austin. During Dell Match Play, cross over to enjoy the tournament. If you enjoy tennis and swimming, join the private club conveniently located within the neighborhood and have the opportunity to play on indoor courts.

For more information about this wonderful home and property, please contact me.



**Dawn Lanier, ABR, GRI**

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