



President's Message

—Vicki DeWeese

Happy Thanksgiving!
gratitude.changes.everything

Gratitude: from Latin gratus 'pleasing, thankful,' noun: **gratitude-** the quality of being thankful; **readiness to show appreciation for and to return kindness.**

"There are two kinds of gratitude: The sudden kind we feel for what we take; the larger kind we feel for what we give" (Edwin Arlington Robinson).

As a neighborhood, we can give thanks for one of the biggest achievements in the history of NWACA that is finally going to become a reality - **The Loewy Family Playground**, near Murchison Pool - a playground that will be open to the public during the school day IN our neighborhood! Please take the time to say thank you and show your appreciation to the following people (in alphabetical order): Caroline Alexander, Stephannie Behrens, Phil and Adam Loewy, and the NWACA Parks Committee, for making this dream come true. The extremely generous donation from the Loewy family completed a longstanding fundraising effort by the NWACA Parks Committee.

And, following a busy, rainy day of **NWACA Garage Sales** (thank you Mike Polston, Chair), we had a fabulous turnout for our first annual **NWACA Neighborhood National Night Out** to show appreciation for our first responders. We'd like to give a special shout out to our neighborhood Constable, Sgt. Sam Lindsay, for his help with set-up and

take down; Austin Fire Department- Station 19; Austin Travis County EMS; our district representative from APD, Officer Darrell Grayson and his wife; and NWACA Board member, Chris Roddy, who serves as AISD PD Supervisor, and his wife. NWACA member, Kim Jowers (Constituent Liaison to District 10 Council Member Alison Alter) read a proclamation from Mayor Steve Adler proclaiming September 29, 2018, as the first annual NWACA National Night Out.

Our event sponsors shared kindness with our neighbors, serving Randall's hotdogs, Torchy's Tacos, and Sweet Caroline's snowballs, which were all gone in a flash! On hand to help were our Night Out Chair, Connie Lundgren; NWACA Board members Caroline Alexander, Joanie Arrott, Brad Banister, Roger Bolick, Chris Hajdu, Bridget Keating, Rachel Lance, Mike Polston, Chris Roddy, Teri Schock, and Lauren Ward; as well as Ms. NWACA, Joyce Statz; Boy Scouts from Troop 3: Tom Helmbrecht, Samuel Skaggs, Zander Rafferty, Ben Hudson, Joaquin Bartelli, Henry Ward, Cal Meroney, and parents Karl Martin and Megan Helmbrecht. Thanks to Kristin Schell for donating a Turquoise Table, won by NWACA volunteer, Megan Helmbrecht. And, thank you to NWACA volunteer, Valerie Hnath Laubacher, for serving as event photographer! Last, but not least, thank you to my sweet family for always coming through. I am so grateful to all of our volunteers and sponsors who help make this Night Out event, the July 4th parade, and our many other programs happen

(Continued on Page 2)

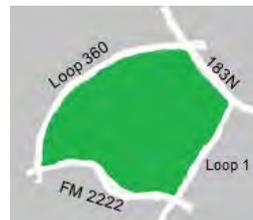
Am I a Member?

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 and join a committee from the Get Involved tab.

If you're not sure you're a member, either go to www.nwaca.org and use the quick link on the home page or email us at 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 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

November 3, 9 AM - NOON

It's My Park Day - beautification at Stillhouse Hollow Preserve

Register at www.austinparks.givepulse.com
7810 Sterling Drive, just off Burney

November 3, 9 AM - NOON

It's My Park Day - removal of invasive species at Bull Creek District Park. Register at www.austinparks.givepulse.com

6701 Lakewood Drive

November 4, 2 PM

Parks Committee
Biderman's

November 6

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

November 13, 8 AM

Communications Committee
Kneaded Pleasures

November 13, 6:30 - 8:30 PM

NWACA Board Meeting
Galaxy

November 27, 5 PM

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

December 11, 8 AM

Communications Committee
Kneaded Pleasures

December 15, 1 PM

Cap Metro Bus Adventure to the Armadillo Christmas Bazaar
Northcross Mall Station to Palmer Events Center

December 16, 2PM

Tree, Environment, and Wildlife Committee
Kneaded Pleasures

President's Message (Continued from Cover)

throughout the year. Please take the time to thank our board members, committee chairs, Boy Scouts, and NWACA volunteers. Visit www.nwaca.org to view a list of all of our sponsors, so you can thank them too! A last minute Night Out sponsor who joined us after our printing deadlines was Gold sponsor, Wes Peebles Homes.

Thank you to **NWACA Civic Engagement Committee**: Mike Polston, John Sepheri, and Rachel Lance for the election forum they held last month, with special thanks to John Sepheri and Rachel Lance for moderating. If you haven't already done so, remember to **VOTE** on Election Day! City Bonds, AISD School Board- District 4 and At-Large-District 9, will all be on the ballot. Thank you to St. Matthew's Episcopal Church for hosting our election forum and so many other meetings for NWACA throughout the year.

While NWACA provides election information to our neighbors, our by-laws do not permit us to endorse candidates. You may have noticed that there was a paid political ad in our last newsletter. Peel, Inc. our publisher, is responsible for selling advertising to cover the costs of publishing and mailing our newsletter. NWACA has previously had no control over who purchases advertising. We have made the publisher aware of our policies and political ads will not be allowed in future newsletters. We hope that no one was offended by the ad in last month's newsletter, and we want to make it clear that the ad did not represent an endorsement from NWACA.

More civic news: the City of Austin plans to present new flood plain recommendations to Council in February 2019, based on the new Atlas14 study. The Atlas14 study expands some of the current 100-year floodplain areas, as the Austin area could have increased rainfall in the future, making our 100-year flood plain areas roughly equivalent to the current 500-year flood plain areas. Public hearings are planned for December and January. If you would like to see how your property might be affected, go to www.austintexas.gov/FloodPro/ To view a livestream from a meeting held by the City of Austin at the Austin Board of Realtors, go to the ABOR Facebook page or to read an article, "Expanding City of Austin Floodplains, What You Need to Know," go to their website: www.abor.com

Thank you to NWACA Board members: Joanie Arrott, Roger Bolick, Julie DePalma, and Bridget Keating, as well as long time NWACA recycling event organizers, David Hogan and Joyce Statz, plus volunteers from Anderson High School for hosting the **NWACA BOPA** (Batteries, Oil, Paint, and Antifreeze) **Collection Event**. Thank you, **Anderson High School**, for providing a new location for our event. 72 NWACA

(Continued on Page 4)

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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
.....www.district10austin.com

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- Lauren Ward

Each of the Board members can be reached at:
nwacainfo@gmail.com

The NWACA Board meets on the 2nd Tuesday of each month, except December. Please visit our calendar at 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. The advertising deadline is the 8th of the month prior to the issue.

President's Message (Continued from Page 2)

members participated! Our recycling events are members-only events because we have to rent a truck to take items to the collection sites. Non-members can always join at our events; or, better yet, go to www.nwaca.org and **Join Now!** We will have another event in the spring to collect broken electronics and Styrofoam.

Recent "Hot Topics" on our Facebook page have been mangy coyotes, car break-ins, and traffic violations. Please read more about coyotes and car break-ins in this newsletter, and donate to the NWACA Constable Fund at www.nwaca.org.

Did you know the City of Austin closed, NOT just City offices, but the entire town? It did, in October 1918! With flu season approaching, you'll enjoy reading the fascinating article about the 1918 flu in this newsletter. Thank you to Richard Denney from the NWACA History Committee and to our new History Committee Co-chairs, Chris Hajdu and Carol Jones. Email them at nwacainfo@gmail.com if you have ideas for an interesting story or someone to interview.

In the spirit of gratitude for this month, "**Trade your expectations for appreciation and your whole world changes in an instant**" (Tony Robbins). 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 just a click away at www.nwaca.org or via email at nwacainfo@gmail.com



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First Annual NWACA National Night Out was a Hit!

– NWACA Communications

Hundreds of neighbors joined together for the First Annual NWACA National Night Out on Saturday evening, September 29, 2018. The weather cooperated nicely! Neighbors enjoyed meeting each other and having a bite to eat - hot dogs from the Randall's grill, tacos and the fixings from Torchy's, and snowballs from Sweet Caroline's. There was an opportunity to register to vote and to visit with all sorts of first responders: EMS, Austin Police Department, Austin ISD Police, Travis County Constable, Austin Fire Department - and to climb aboard their vehicles!

Many thanks to all our sponsors: Austin Yard Cards, Central Barbershop, First Presbyterian Church, Journey Martial Arts, Mesa Plaza Ltd, PostNet, Randall's, Shirley McPhail School of Dance, Sweet Caroline's, The Turquoise Table, Torchy's, Wes Peoples Homes, and YPW Spanish Immersion School.

See a batch of photos of the event on the NWACA web site, www.nwaca.org – use the Resources tab to go to the Photo Gallery and select the event.



Keeping up With Doss Construction

– Public Service Announcement from AISD

Want to Learn More About the Doss Bond Project? Sign Up Online for Email Updates.

AISD is creating 21st century learning spaces for all students through the 2017 Bond Program. The bond program is an investment in the district's facilities, teachers and staff, and students. Student success is the ultimate goal and the district's driving force.

Doss Elementary School broke ground on their modernization project Sept. 6th. As you may know, because of the large student population and the limited size of the site, Doss students have temporarily relocated to the former Lucy Read campus for the 2018-19 and 2019-20 school years, while Doss Elementary School is being modernized.

To receive email updates specific to the Doss project, you may sign up online at <https://tinyurl.com/DossUpdates> For information on all the bond programs throughout AISD, visit www.aisdfuture.com

Thank you to the district and the many volunteers who made Doss' transition to the Lucy Read campus successful!

Bus Adventure to Armadillo Christmas Bazaar

– Transportation Committee

On December 15th, we'll be taking our next NWACA bus adventure with Cap Metro. This time, the destination is the Armadillo Christmas Bazaar at Palmer Events Center. We'll catch the #803 bus at the Northcross Station on Burnet Road (on the west side of Burnet, close to Panda Express) at 1 PM, returning whenever we choose; the bus runs every 20 minutes on the weekend.

Cap Metro will provide bus passes for everyone who wants to go. NWACA will pay the Christmas Bazaar entry fee for the first 25 people who sign up. Kids 12 and under are free. And... you have no parking fee, which for this event is \$8.

Come join us! Put it on your calendar now, and we'll have a signup link in the December newsletter.

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— Joanie Arrott

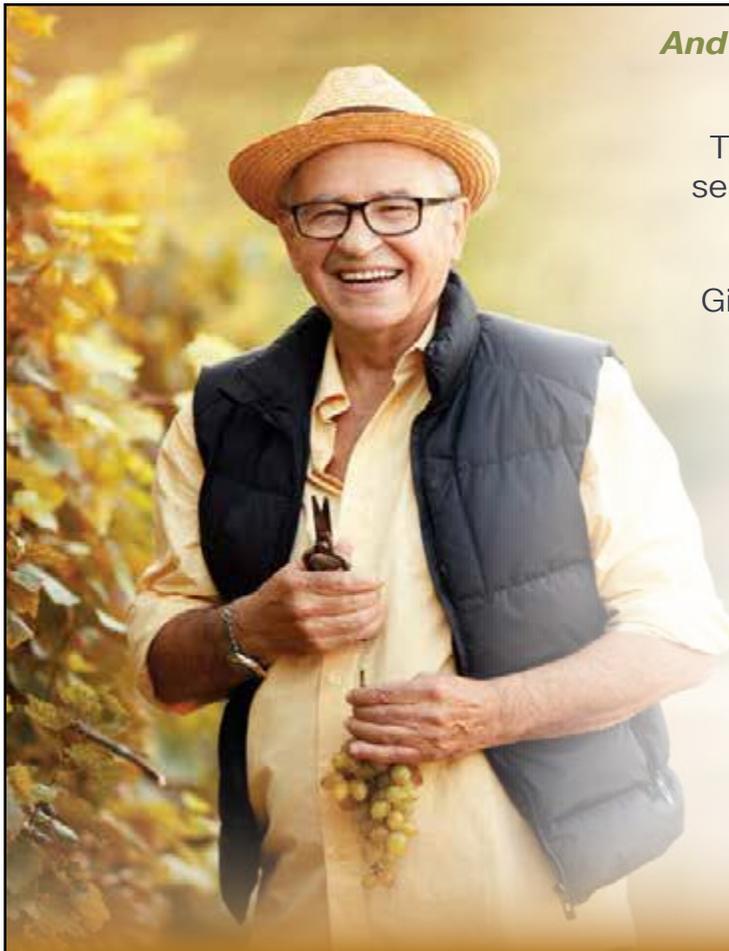


Our work could not be possible without the tireless energy and support of our volunteers. Not only do we benefit from the effort of NWACA's Tree, Wildlife, and Environment Committee members, but we also enjoyed the participation of nine students from Anderson High School. Our deepest gratitude to everyone who braved the rainy weather to support our organization and neighborhood.

We'll be back in early 2019 for our Spring Used Electronics and Styrofoam Collection. Hope to see you then!



Thanks to everyone who made our Annual BOPA Collection Event another success! We had 72 households take part in bringing their paint cans, used motor oil, antifreeze, and batteries. If you missed the event, the City of Austin Reuse and Recycle Drop-Off Center is open 6 days a week, and they will take much more than we could at our event. More information about their facility can be found here: <http://www.austintexas.gov/dropoff>

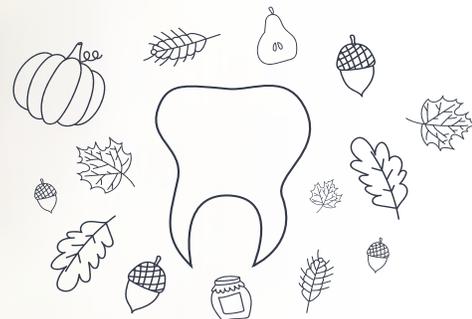


And all at once, summer collapsed into fall.

— Oscar Wilde

The holiday season is around the corner! A season to spend time with friends and family. A season of joy and giving!

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Playground Fundraising is Complete – Thank you, Lowey Family!

– NWACA Parks Committee



The NWACA Parks Committee is delighted to announce the The Loewy Family Playground at Murchison Pool Park.

Planning for the playground at Murchison Pool started more than four years ago, and fundraising began in March of 2016. We

have been fortunate to have generous financial support from so many families and businesses throughout the NWACA area. Earlier this year, Phil and Adam Loewy approached the NWACA Parks Committee wondering how they could help. They wanted a place for their one-year-old son Clayton to be able to play closer to home. It's been a common theme in our neighborhood, and that's why building a playground here has been a goal of NWACA for so many years. It was clear that the most important way for the Loewy family to help get the playground built would be to close the gap in funding. Their very generous donation has

allowed us to finish fundraising, which gives the project a green light to move forward to permits and construction, with ground-breaking likely in the first half of 2019.

Because of the extraordinary nature of their donation, the Austin Parks and Recreation Department has agreed that the playground will be called The Loewy Family Playground.

Phil attended UT for her undergraduate studies. After living in Fort Worth, she returned to Austin four years ago. Adam has lived in Austin for over 20 years. Adam shared - "We love how everyone is so friendly in Northwest Hills. It's truly a warm village in the heart of Austin. We wouldn't want to live anywhere else."

Adam is one of the top personal injury lawyers in Austin. He has recovered tens of millions of dollars for his clients since starting his firm, the Loewy Law Firm, in 2005. Phil currently works for a parent tech startup, Babyation, serves on the Board of Advisors of the Texas Book Festival, and enjoys volunteering with a number of non-profits around Austin. The Loewy family's philanthropy has touched many parts of Austin. Since 2014, they have donated more than \$750,000 to Austin-area charities and non-profits including the Central Texas Food Bank, the Jewish Federation of Austin, the Texas Book Festival, the Austin Center for Grief and Loss, Texas Hillel, Austin Pets Alive, and many others.



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NWACA History Interview: Steve Bronson

– Carol Jones

Steve Bronson was born in Maine, and his family moved to Northwest Hills in 1968 when he was 6 years old. His father had their house built on Rockledge Drive, near the limestone quarry which is now the site of Murchison Middle School. Later, in 1993, Steve and his wife bought the house from his mother, so he has lived in the same house he grew up in ever since.

Steve remembers that the neighborhood was a very special place to grow up. There were lots of kids in the neighborhood around the same age and they did everything together. They played outside constantly. Sometimes they would explore the sewer drains underneath the houses. They stayed in touch with each other with walkie-talkies, and rode minibikes and motorcycles all around the quarry. They stayed outside all day until the streetlights came on and they had to go home.

Everybody knew everybody. All the neighbors knew where each kid lived. One neighbor would load up a truck every 4th of July with fireworks for the kids to shoot off.

With the help of a telescope on the roof of Steve's house, the kids could actually watch movies being played at the Burnet Road drive-in theater. That drive-in theater location later became a storage unit facility, but it still has its iconic 1950s-era sign out front.

Balcones Drive was the main thoroughfare to get to town, as well as to get to UT. The HEB store was on Far West Boulevard, and there was

a convenience store nearby; but otherwise, the quarry extended all the way to Balcones Drive. While Steve and his wife were raising their kids, the neighborhood had matured and there were not as many young families, so his kids didn't have a large group of neighborhood kids to play with. But now, the pendulum has swung, and the neighborhood is filled with young families again.

It was great to chat with Steve and hear his memories of growing up in the neighborhood. Do you have memories you would like to share? Contact nwacainfo@gmail.com so that we can interview you

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The Time Austin Shut Down: The Spanish influenza of 1918

– Richard Denney

This month, November 2018, marks 100 years since the end of World War I. Various events are scheduled in celebration such as a Veterans' parade down Congress Ave ending at the Capitol with re-dedication of various WWI memorials.

But as 1918 marked the end of one human tragedy, it marked the beginning of another, the start of an influenza pandemic colloquially known as the Spanish influenza, or Spanish flu. Estimates are that it infected 500 million people worldwide, killing from 50 to 100 million. It was one of the deadliest natural disasters in human history.

Some historians suggest the 1918 flu probably hastened the end of WWI. Though its origin is still in question (probably not actually Spain), troop movements during WWI helped it spread, and may have been introduced into Austin via troops passing through Camp Mabry. Regardless of how it hit Austin, hit Austin it did. So, this month's history article is a transcript of an ordinance published in *The Austin Statesman*, October 8, 1918.

AN ORDINANCE.

AN ORDINANCE CLOSING THE STATE UNIVERSITY, ALL PUBLIC AND PRIVATE SCHOOLS AND COLLEGES OF THE CITY OF AUSTIN, ALL CHURCHES AND LODGES AND ALL OTHER PLACES OF ASSEMBLAGE WHERE PEOPLE GATHER FOR RELIGIOUS, SOCIAL, FRATERNAL, POLITICAL, BUSINESS OR OTHER PURPOSES FOR THE PERIOD OF THIRTY DAYS FROM THE DATE OF THE ENACTMENT OF THIS ORDINANCE, UNLESS SOONER REPEALED BY THE CITY COUNCIL, AND PRESCRIBING A PENALTY FOR THE VIOLATION OF THE PROVISIONS OF THIS ORDINANCE.

Whereas, The Spanish influenza is prevalent in this community and may become epidemic if proper regulations for its regulation and control are not enacted and enforced by the City Council; and

Whereas, the Spanish influenza has in a number of cases developed into a virulent and sometimes fatal type of pneumonia, now, therefore,

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF AUSTIN, TEXAS.

Section 1. That as a precaution against the spreading of and to eradicate the Spanish influenza and pneumonia in the City of Austin, Texas, and with the view of promoting and securing the general health of the people of this community against said contagious and infectious diseases, the State University, all military establishments, the public free schools and all private schools and colleges and other institutions of learning in this city, both secular and religious, all churches and Sunday schools of every creed and denomination, all lodges of every name and order, all clubs, social and otherwise, all moving picture shows and theaters, all pool halls and all other sorts, kinds and places of public assemblage, including business and social assemblages, be And the same are hereby prohibited from meeting,

assembling, exhibiting, conducting business, or otherwise getting or being together for any purpose for the period of thirty days from and after this, the 8th day of October, 1918, unless this ordinance is sooner repealed by the City Council.

Sec. 2. That any violation of the provisions of this ordinance shall be punished by a fine of not less than \$25 nor more than \$200¹.

Sec. 3. That the immediate preservation of the public health of Austin, Texas, which is seriously threatened by the presence here and the rapid spread of Spanish influenza and pneumonia, being a matter of urgency, this ordinance is hereby directed to go into force and be of effect from and after the date of its passage.

Passed: October 8, 1918. Approved: October 8, 1918.

A.P. WOOLDRIDGE, Mayor. Attest: V. E. MARTIN, City Clerk.
Approved: J. BOULDIN RECTOR, City Attorney.

¹\$200 in 1918 is over \$3,000 in today's currency

Deer Rutting Season

- Wildlife Management Committee



November through December is the deer mating season in Texas, also known as the "rutting season." During this time, we all need to use extra caution when traveling around the area. Deer are paying attention to one another and not to humans and cars. You'll

probably see more large male deer in the area than usual, and at times females will be scurrying ahead of them. Be careful, as they may dart in front of walkers, runners, cyclists, and moving cars. As you run or walk or go out with your pets, give the deer plenty of space. Keep dogs on a leash at a safe distance from the deer.

Given the frequency with which cars and deer collide, it would be prudent to check your auto insurance to see if you have the coverage for "Collision – Other" that applies to such incidents. A recent encounter with a deer on Greystone drive required more than \$3,000 of repairs, though the apparent damage was small!

If you're a gardener with a medium or large agave plant where a deer can reach it, you might want to put up a barrier around it during this season. Male deer like to rub off the velvet on their antlers using the spines of the agave, and that usually destroys the big wide leaves of the plant.

To report an injured or dead deer, call 311, and be prepared to provide a precise address where the animal can be located.

Business Spotlight: The Coder School

– Janice Green



Amy Pirzada, owner of The Coder School on Far West, first learned to code in her Illinois high school. Coding inculcated critical thinking and problem-solving skills, plus it felt good and led Amy to

realize, at that young age, coding would be great to pass on to children and adults. That seed of self-awareness steered her undergraduate and graduate years in education and computer science, her early work history as a programmer and developer, then as a consulting expert in IT – all historical influences on Amy's decision to open The Coder School on October 13th.

Students are children ages 7-18 who want to learn and explore the languages of computer technology. Like any language it is important for kids to learn coding early on. TCS's approach is not curriculum-based, as are many online courses, but instead uses an individualized immersion and mentoring approach – like personal training for kids – with a ratio of two children to one instructor/mentor.

Software doesn't teach kids, teachers do. That is why Amy has found an impressive array of teachers – including software developers, U.T. engineering students, and a former AISD technology teacher – who are passionate about coding, not just as a job, but people who love to see the lightbulbs turn on in children's heads.

Offerings include after-school programs, coding camps during holiday and summer breaks, and coaching (typically, one hour a week). Students begin to experience the computer as a tool of creation instead of consumption, while improving numeracy, logic, and concentration.

Coding is fun, empowering through confidence building, and offers the opportunity to create things and influence the direction

of a program; e.g., by changing the code you can change the way a program behaves. It is a must for creating and capturing the opportunities of the future work-force ... whether teachers, designers, engineers, scientists or astronauts.

When I interviewed Amy, she was in the last week of readying the school for opening day. I enjoyed seeing the colorful and textured clubhouse décor and eye-catching quotes of IT gurus mounted on the walls. It was an environment, inviting at any age, conducive to tech talks, coder fairs, and socialization.

Yes, adults can be TCS students, too. While adults are not mixed with the children, nor are they instructed in specific job-related skills, “seniors” find it fascinating to learn a new creative hobby in a one-to-one coaching milieu.

On the TCS website there is a Coder Tree – a metaphor which helps you visualize a student's learning options along with a sample of the topics taught. What struck me was how unique each student's advancing journey could be: AI, mobile, data, algorithms, 3D games, web, etc. But at the root there are the strong foundations of technology and language from which a student's branches of advancement are supported. Just like this tree, The Coder School has been planted in our Northwest Hills.

For more information, including hours, check out austin.thecoderschool.com, 512-593-2729, 3616 Far West Blvd #109.

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NWACA REAL ESTATE

NORTHWEST HILLS AND WESTOVER HILLS MARKET REPORT UPDATE

NOVEMBER
2018

BELOW IS AN OVERVIEW OF ACTIVITY FOR SINGLE FAMILY HOMES FOR Q3 2018 (JULY, AUGUST, SEPTEMBER) AS COMPARED TO THE PAST YEARS' THIRD QUARTERS.

MEDIAN SALES PRICE



Median sales price
up 29% from 2014



NUMBER OF SALES



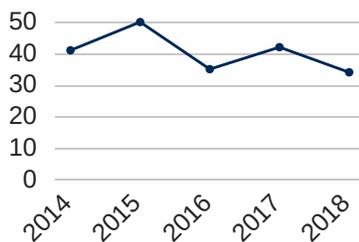
Number of sales
up 6% from 2014



AVERAGE DAYS ON MARKET



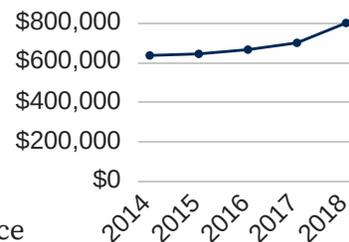
Average DOM
down 17% from
2014



AVERAGE SALES PRICE



Average sales price
up 26% from 2014



SEPTEMBER 2018 HIGHLIGHTS



- Median sales price in September 2018 was \$655,000, which was a 14% decline from August 2018.
- The number of sales in September 2018 was 15, which was a 48% decline from August 2018.
- Average days on market in September 2018 was 41 days, as compared to 33 days in August 2018.
- The number of listings in September 2018 was 64 as compared to 82 in August 2018.

Following a record-breaking summer, single family home inventory and sales decline slightly as we move through the fall selling season. We expect to end 2018 with strong overall performance due to high demand. With 3.2 months of inventory, the numbers continue to indicate a seller's market.

FOR ADDITIONAL INFORMATION OR UPDATES, PLEASE FEEL FREE TO CONTACT JULIE.
WWW.NESTPROPERTIESAUSTIN.COM

JULIE WAIDELICH
BROKER/OWNER, REALTOR®

SOURCE: ABOR MLS including data through September 30, 2018. Based on NWACA Boundaries: MOPAC/HWY 360/2222/SPICEWOOD SPRINGS

Living with Coyotes in Our Midst

– Public Service Announcement

The City of Austin Animal Protection Department has provided the following information to help us all understand how to live with the coyotes in our midst. In addition to this information, you can find many articles and brochures about coyotes by going to www.nwaca.org and searching for “coyote.”

How to Scare a Coyote Away to Minimize Future Interactions

This time of the year is denning season, so coyote parents may be more active during the day as they work to find food for their young. You can influence the behavior of a coyote through a simple process of negative reinforcement called **hazing**. Doing so will help the coyotes relearn to avoid people during the day. During this time, it is very important to practice the best pet safety actions.

Hazing is a process that helps shape coyote behavior and encourages coyotes to avoid contact with people and pets. It reinforces coyotes’ natural wariness without harming them. The more an individual coyote is hazed using a variety of tools and techniques by a variety of people, the more effective it will be for the entire community. Hazing should be exaggerated, assertive and consistent. It is a common technique used in communities around the country.

- **Make eye contact**, yell, and wave your arms. You want the coyote to know the behavior is directed at it. Waving your

arms will make you seem bigger.

- Use noisemakers such as whistles, air horns, a “shaker” can full of small rocks (or something similar), or bang something like pots and pans together.
- If the coyote does not leave immediately, throw non-edible objects near it. You can use something like small rocks, sticks or tennis balls. Remember, the goal is not to hurt the coyote; you’re trying to get it to leave and associate humans with unpredictable, “scary” behavior.
- Spray the coyote with a water hose, water gun, or spray bottle. You can also use a mixture of water and vinegar, pepper spray or bear repellent.
- If the coyote does not leave after escalating hazing efforts, maintain eye contact and back away slowly. Notify 311 immediately.
- **Don’t haze if a coyote appears sick or injured, is cornered or displaying acceptable coyote behavior. Please call 311 to report sick or injured animals. For more information please visit <http://www.austintexas.gov/department/coyotes-central-texas>**

(Continued on Page 13)



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(Continued from Page 12)

Pet safety: Keep small pets inside when possible and monitor them while outside. While walking dogs, use a secure, 4 to 6-foot leash, and do not let dogs explore vegetation that you can't see through. It is advised that pets be fed indoors. If pets must be fed outdoors, feed during the daytime and remove food as soon as your pet is finished.

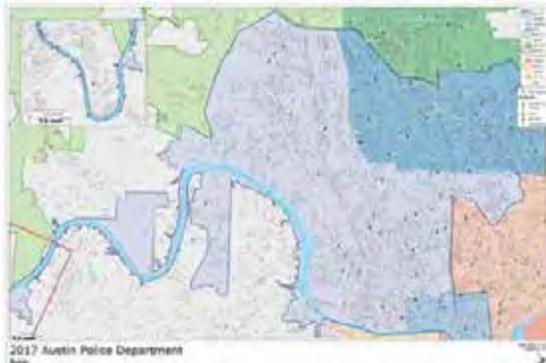
Reliable Food Sources

To keep coyotes and other wildlife wild, we can follow a few, simple preventative measures:

- Always keep trash and compost in a secure bin
- Keep your barbecue grill clean
- Keep the area under your fruit and nut trees free of droppings (a coyote's diet can be up to 40% fruit in Texas)
- Avoid feeding pets outdoors (if you must feed pets outside, feed during the daytime and remove the uneaten food as soon as the animal has finished).
- Feeding wildlife and feral cats can attract coyotes. In addition to coyotes eating the food, mice and other animals will be drawn to leftovers, which can subsequently attract predators such as foxes and coyotes

Plea from APD About Keys

– Public Service Announcement



From 9/1/18 - 10/10/18 the Baker Sector of Region 1 (see map) saw 38 auto theft cases. Out of those 38, 16 had keys in the vehicle! That is about 42% percent of the time, which means 42% of these auto thefts were preventable. PLEASE

take extra care to make sure you are not forgetting or purposefully leaving your keys in your vehicle. Thieves will find them in the console, in the visor, in the glove box, anywhere, and what would have been a burglary of property turns into an auto theft.

Taking your keys is the most effective way to avoid becoming a victim of auto theft. PLEASE do not leave your house keys, your backpacks, your purses, your guns, the keys to your other car, your key fobs, your pets or anything else of value in your car. This is just an invitation to thieves. You can prevent auto theft. Always lock your car and take your keys.



AGE of Central Texas Adult Day Health Center

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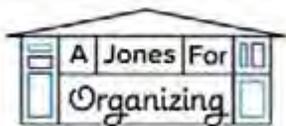
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www.AGEofCentralTX.org



NWACA News

Thank You, NWACA Business Sponsors!

NWACA is very grateful to our Business Sponsors. They make it possible for us to have the finest 4th of July events in the City! It's because of them that we also have the new Neighborhood National Night Out event, family-friendly events throughout the year, and a host of committees and activities that keep our neighborhood vibrant. Please join us in thanking them for their support of the NWACA community!



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Cap Metro Remap

– Ruven Brooks

Remap is the name Cap Metro has given to the largest restructuring of their route system in history; it took place starting June 3. What was wrong that needed fixing? There were two primary problems: Many routes ran infrequently, and frequency is one of the most important factors in attracting ridership. Second, it was fairly easy to go north/south and difficult to go east/west. Travel between locations that were only a mile or two apart sometimes required going downtown and back out again.

Here's what Cap Metro did under Remap:

- Upgraded 10 bus routes to run every 15 minutes or less for a total of 14 high frequency routes.
- Added or modified routes to provide better east/west connectivity. Some examples include the 335, 337, 345, 333, and 318. The full map can be seen here: https://www.capmetro.org/uploadedFiles/New2016/Plan_Your_Trip/Destinations_Schedule_Book/system_map.pdf

So, what's not to like? To begin with, in order to have enough buses to maintain the high frequency schedules, Cap Metro had to discontinue or reduce service on low ridership routes.

They also straightened out some of the lines, sometimes by moving them onto different streets or by bypassing detours into neighborhoods. Buses run back and forth on their routes; when a bus reaches the end of a route it turns back and goes the other way so quicker routes allow buses to run more often. Straightening the routes also means that passengers get to their destinations faster. The downside to moving routes is that riders who live close to the original route must walk further.

Also, some riders who formerly had a direct route now must change buses.

Just because a route has low ridership doesn't mean that it has no ridership, and moving a route one street over might mean that riders now have to walk more than half a mile to get to a stop. Even if the move is less than half a mile, this can be a barrier for the mobility impaired, as can the need to change buses. Cap Metro estimates that, after Remap, about 600 bus riders who formerly were within half a mile of bus service no longer are that close; Cap Metro carries about 75,000 bus riders a day.

Why do something that will lose ridership? Cap Metro's bet is that the new route structure will attract more riders than it loses. It will be at least six months before there's enough data for definitive results, but things look far better than I expected after the first three months. Ridership in June, July, and August increased year over year by 2.8%, 5.9% and 9.5% respectively. It is unusual enough for ridership to go up, not down, and really unusual to have it go up three months in a row. Of particular note is the increase in 801 (North Lamar / Southpark Meadows) ridership which now carries more than 9,000 riders a day. Also worth noting is the increase in weekend ridership; Cap Metro believes that the higher the weekend ridership, the more likely people will use the bus all of the time.

Will this upward trend continue? Hopefully, but there are problems to be solved. At least one of the problems is overcrowded buses! People

have read in the paper about the problems on the 20 route which carries many UT students; problems are being experienced on the 7, 10, and 300 as well. Cap Metro has not yet announced how they will get the buses needed to relieve overcrowding, but Todd Hemingson, Cap Metro's Vice President for Planning, has mentioned the possibility of cancelling additional low ridership routes.

Does this mean that Cap Metro is completely abandoning areas which don't have enough ridership to justify a \$300,000 a year, 40-foot bus? No; Cap Metro is experimenting with several different arrangements for providing connections to bus services for areas which don't cost justify a fixed route bus. A future article will report on those.

Fall and Winter Tree Watering

– Joanie Arrott

Cooler temperatures are starting to make their way into Central Texas, and some weather forecasters say we're in for a cold one this year. No matter what happens, it's a great time to prepare for modifying our tree care practices to accommodate the changing conditions.

Depending on the variety of trees you have, their watering needs will vary. Evergreen varieties that continue to have green throughout the seasons are still actively growing and need watering as a result. Deciduous varieties that drop all their leaves in cooler months are more like bears that move into hibernation. While they still need resources, their energy levels are much less and require less nutrition.

Depending on the rainfall amounts, you will need to adjust watering frequency and volume. There should be fewer watering times occurring during cooler times of year. However, some winters can be very dry in Austin, so tree owners may need to make up the difference intermittently. Warm, windy weather can quickly dry out the soil, while slow-moving, soaking rains can provide substantial irrigation. Paying attention to weather patterns is important to finding the watering balance in conjunction to Mother Nature.

Depending on the age of trees, adjustments will also be necessary. Trees less than three years old or those that have limited root systems may need watering schedules with higher frequencies until they become well established. Older trees have amazing tolerance to drought and need less water in winter. This could mean a reduced schedule of once every few weeks.

Just as important, tree pruning should be scheduled in the coming months. In general, the best time to prune most plants is during late winter or early spring before growth begins, excluding any exceptions noted on specific trees, which should be followed. This is also the best time to minimize exposure and transmission of deadly tree diseases like oak wilt. The least desirable time is immediately after new growth develops in the spring.

Thoughts on Home Security Systems

– Charlie Galvin and Connie Lundgren

There are some general guidelines for a home security system:

- Get a camera with a live feed and instant text or email alerts (gives you an opportunity to call 911)
- A motion sensor security camera often works best
- A night camera will allow you to see criminals at night
- Invest in a good camera so you get high quality images (greater than 1024 pixel resolution)
- Put cameras on both your front and back doors
- Place cameras in areas of the home where burglars would have to walk
- Use both discreet and obvious cameras
- Supplement your real cameras with fake ones if you are on a budget

There are several do-it-yourself home-security systems on the market. Ring Alarm and Nest Secure are popular choices. Keep

several thoughts in mind when choosing and installing a system. Place your cameras to be able to monitor all potential areas where one could enter your home. Many systems will be able to give you alarms when motion is detected and record the videos for a period of time. However, if you do record an individual who is attempting to or has penetrated the home, the police will not be able to help you with that video footage alone. The police do have face recognition software, but only for their use. If you are able to record a license plate, then the police may be able to track the vehicle to the owner, and you have viable evidence. Also, hardwire your camera router to your computer. If you use a wireless connection, you are vulnerable to someone being able to hack your wifi and disrupt the signal from camera to router. The smart thieves don't want to invade a home to steal art, silverware, etc. They want access to your computer to get to your bank and investments.

Special Thanks to Business Sponsors for our New Playground!

The NWACA Parks Committee would like to thank all of our Business sponsors whose generous donations are making it possible to build the Loewy Family Playground at Murchison Pool. Our neighborhood kids will be eternally grateful!

Rainbow level (\$50,000 and up)

- City of Austin Neighborhood Partnering Program

Red level (\$5000 and up)

- Austin Parks Foundation
- NWACA

Orange level (\$2500 and up)

- HEB Tournament of Champions
- St. Matthew's Episcopal Day School

Yellow level (\$1000 and up)

- Dalgleish Construction
- A+ Federal Credit Union
- Made for Eight

Green Level (\$500 and up)

- NWA Kickball
- PostNet



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 September 17, 2018 and October 13, 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.

- Joe and Leigh Bogar
- Mary Jane Burson and Mike Polston
- Doug and Avery Goodgame
- Suzanne Huff
- J. Edward Jones
- Mary Kracklauer
- Connie Lundgren
- McGlone Family
- Albert P. Moore and Cheryl L. Koenig
- Curt Swenson
- Carol Thompson
- (and apologies to anyone whose donation we might have missed!)



If you would like this yard sign, please send email to nwacainfo@gmail.com



Ten Steps for Winterizing Your Home

– Julie Waidelich

With winter fast approaching, it's time to prepare your home for the freezing temperatures. Winterizing your home will go a long way in protecting what is most likely your most valuable asset.

- **Have Furnace Inspected** - An HVAC contractor can check to ensure your furnace is working safely. The filter should be inspected monthly and replaced when it becomes dirty. Pleated filters are recommended.
- **Insulate Pipes** - For exposed pipes or ones in an unheated area, water inside can freeze and cause them to burst. Buy pipe insulation at the hardware store, cut to fit, wrap it around and secure with duct tape.
- **Have Fireplace Cleaned** - Soot in a wood-burning fireplace can ignite. An annual inspection and cleaning by a certified chimney sweep is recommended. If you rarely use your fireplace or have a gas fireplace, an inspection every three years will suffice.
- **Keep Locks from Freezing** - Powdered graphite lubricant can be sprayed into your door locks to prevent them from freezing. Buy spray at the hardware store. Do this once every season.
- **Seal Drafts** - Using a lit candle go along baseboards and windowsills. If it flickers you have a draft. On baseboards, seal the gaps with caulking. For windows and doors, weather stripping can be used.
- **Clear Gutters** - Gutters become clogged with leaves and debris that can easily freeze, damaging your roof. With gloves and a tall ladder you can complete the job in a couple of hours.
- **Drain Sprinklers** - An irrigation contractor can drain water in your sprinkler system and blow out remaining water with compressed air. This prevents the pipes from expanding and cracking.
- **Remove Overgrown Branches** - Branches growing over power lines, house, garage or driveway could break off in a storm, resulting in major damage.
- **Add Mulch** - A blanket of hardwood mulch added to flowerbeds will help regulate soil temperature. This acts as a form of insulation, protecting the roots so your plants will survive extreme temperatures.
- **Trim Perennials** - Cut plants back to three inches above ground. This will save your perennials from insects that could gather there and harm your home when they resurface in spring.

Booklice

– Wizzie Brown, Texas Agrilife Extension Service

Booklice are given their name because they are often found among books or papers. They are small, soft-bodied insects that are pale in color. Usually booklice are wingless. The head and abdomen are large, while the middle section (thorax) is narrow. Booklice have long, thread-like antennae. Nymphs, or immatures, look similar to adults but are smaller and always lack wings.

Booklice have chewing mouthparts and often feed on mold and fungi but have also been found to feed upon pollen, cereal, dead insect parts, or paste and glues in book bindings. They can be found indoors in areas such as libraries, office spaces, areas with many cardboard boxes or any other area that may contain large quantities of paper. In homes they may infest pantry items such as flour, cereals, grits, or grains. They thrive in areas that are damp or have high humidity.

There are no male booklice; females produce offspring parthenogenetically (from unfertilized eggs). Females can lay up to 60 eggs during their lifetime. The life cycle— egg to adult— takes about 1-2 months (sometimes longer) depending on environmental conditions.

Cast skins and fecal material from large populations of booklice may cause the sensation of being bitten by insects for some people.

Tips for managing booklice:

- Lower humidity using heaters, fans, dehumidifiers
- Vacuum up any accumulated debris that collects in the structure
- Discard infested food items or freeze at 0 degrees for 7 days
- Repair plumbing leaks and eliminate standing water
- Install a vapor barrier in crawl space area (if not on slab) and make sure crawl space has a good cross-flow of air
- Seal cracks and crevices around the outside of the structure

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

Prevent Oak Wilt

PLAN AHEAD - PRUNE

NOV thru JAN

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

NWACA MEMBERSHIP FORM

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(Optional) Constable Fund Contribution:

\$10 ___ \$20 ___ Other ___

*You can also pay via PayPal by going to 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

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.



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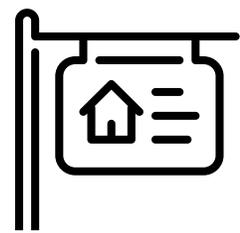
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HELLO FALL

A Letter From a Thankful Client:

“I cannot say enough good things about our experience in selling our house with Dawn Lanier. We had a very successful high-end home sale with her this year. We went under contract in less than one week on the market and we closed with that same buyer at a price that was actually slightly above asking price.

The best thing we did was listen to Dawn when she told us what we needed to do to prepare the house for sale. She is extremely experienced with a keen eye and can make very specific suggestions that make a huge difference in attracting buyers. We took her suggestions seriously, and she helped us with finding fantastic workmen to get the job done through her vast network. It felt like a real partnership. We got the job done quickly, and we also used her contacts and guidance for staging and the sales process.

I also learned a lot from working with Dawn about what

really excellent agents do in the contract and closing process. She is so smart and attends to details to ensure that a potential sale becomes an actual sale in a way that I’ve never seen before. I won’t give away her “secret sauce”, but it was amazing to watch her work and so comforting to know she had our back at every step. I know that Dawn is in high demand and stays busy with multiple projects; however, I always felt like she was completely focused on our home and our needs during the entire process. We never felt neglected or pushed to second best, and I’m sure all of her other clients feel the same way. This is a difficult feat to pull off and, really, it’s a testament to her excellent client service.

We were so thrilled to have found Dawn through a friend’s referral, and, of course, we’ll be working with her at every opportunity in the future!”

-Nikki and Chris

In November, as we turn our thoughts to Thanksgiving, I am truly thankful to do what I love. I would be delighted and honored to represent you. Enjoy your time with family and friends.



Dawn Lanier, ABR, GRI

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