



HPWBANA

HIGHLAND PARK WEST BALCONES
AREA NEIGHBORHOOD ASSOCIATION

THE HPWBANA NEWS

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Five-Year Home Sale Trends in Highland Park West and Balcones Area Neighborhoods

by Rebecca Wolfe Spratlin

Tracking home sale trends in our neighborhood always tells an interesting story. The most important statistics reveal many important trends in the sale prices and time from listing on Austin's MLS (Multiple Listing Service) until closings, over the past five years.

Homes that sold for less than \$1.0 million and homes that sold for \$1.0 million or more behaved in very different ways as indicated in the accompanying graphs. Below is a summary:

Homes that sold for under \$1.0 million

- Sold for an average of \$615,786 in 2014 and \$721,516 in 2018, a 17% increase
- Sold for an average price per square foot of \$271 in 2014 and \$312 in 2018, a 15% increase
- Closed in an average of 69 days after going on MLS in 2014 and 52 days in 2018, or 17 fewer days
- Sold for a median of \$597,475 in 2014 and \$750,000 in 2018, a 26% increase
- Sold for a median price per square foot of \$268 in 2014 and \$320 in 2018, a 19% increase
- Closed in a median of 14 days after going on MLS in 2014 and 26 days in 2018, or 12 days longer

Homes that sold for \$1.0 million or more

- Sold for an average of \$1,491,045 in 2014 and \$1,403,063 in 2018, a 6% decrease
- Sold for an average price per square foot of \$368 in 2014 and \$382 in 2018, a 4% increase
- Closed in an average of 90 days after going on MLS in 2014 and 106 days in 2018, or 16 days longer
- Sold for a median of \$1,340,000 in 2014 and \$1,362,599 in 2018, a 2% increase
- Sold for a median price per square foot of \$353 in 2014 and \$383 in 2018, a 9% increase
- Closed in a median of 27 days after going on MLS in 2014 and 53 days in 2018, or 26 days longer



Perhaps the most interesting statistic is:

- Of all homes sold in our neighborhood in 2014, 11 (15% of homes sold that year) sold for \$1.0 million or more and in 2018, 28 (36% of homes sold last year) sold for \$1.0 million or more, an increase of 155%

The dramatic increase in home prices in our neighborhood has had some positive and negative impacts. It has pushed out some neighbors on fixed incomes and has made our neighborhood less affordable for many buyers. On the plus side, it has provided significant appreciation and returns on investments for families already owning homes. The increased prices are not only due to the increased demand for "close in" housing as traffic becomes heavier, but are also a result of the many homes that have undergone extensive renovations. While there have been a few homes that have been torn down, most have been renovated and maintain the integrity of our established neighborhood.

Data Continued on Page 6

IMPORTANT NUMBERS

Austin Citywide Information Center. 974-2000 or 311	
Emergency Police.....	911
Non-emergency Police (coyote sighting, etc.)	311
Social Services (during work hours).....	211
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APD REP. - Officer Darrell Grayson	512-974-5242

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HWPBANA is bordered on the north by 2222, on the south by 35th St., on the west by Mt. Bonnell Rd., and on the east by MoPac and by Bull Creek Rd. between Hancock Dr. and 45th St. Mail your membership dues to HPWBANA, P.O. Box 26101, Austin, Texas 78755

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Lettuce Recycle!

by Dena Houston

HISTORY OF RECYCLING - Part 1

It's easy to recycle or reuse something that saves us time and money. For example, passing your teenager's clothes down to a younger member of the family or saving used gift bags for another use. The challenge comes when we don't want to keep things but rather get them into the recycling stream. Austin has often been on the forefront of recycling in Texas and in the nation. Below is a history of Austin's recycling programs.

RECYCLING IN AUSTIN

- 1982 – Curbside recycling pilot began in one Austin neighborhood.
- 1989 – Dillo dirt program was created. This was the first of its kind in Texas and one of the oldest programs in the nation.
- 1989 – Curbside recycling began citywide with the small blue bins. Items accepted were newspapers, corrugated cardboard, glass containers and metal cans.
- 1991 – The Hazardous Waste Facility (now the Recycling & Reuse Drop-Off Center) opened. This was the first permanent facility for household hazardous waste in Texas.
- 1997 – The City began offering multiple trash cart sizes to all customers.
- 2008 – City launched Single Stream Recycling citywide (large blue carts) accepting paper, cardboard, paperboard, plastics (#1-7), metal cans, and glass, with no sorting required.
- 2009 – Austin City Council adopted a Zero Waste goal to reduce the amount of trash sent to landfills by 90% by the year 2040.
- 2013 – Curbside compost collection pilot program began.
- 2016 – Curbside compost collection became available to 52,000 homes.
- 2018 – Curbside compost collection expanded to an additional 38,000 homes.
- 2020 – All households in Austin will hopefully have curbside compost collection.

QUESTIONS FROM OUR READERS:

THERE ARE SEVERAL K-CUP-LIKE PRODUCTS THAT ARE ADVERTISED AS 100% COMPOSTABLE. CAN THESE BE PLACED IN OUR GREEN CURBSIDE COMPOST BIN? All products that are advertised as compostable must say "BPI certified" or "ASTM D6400 certified" on the packaging. Faro coffee cups and San Francisco Bay cups are certified and can be placed in the green curbside compost bin.

HOW DO YOU RECYCLE CYLINDRICAL CARDBOARD CONTAINERS FROM BREADCRUMBS AND MATZO MEAL? These containers are not recyclable. The breadcrumb container has a slightly waxy coating on the inside and the matzo meal container is cardboard and metal. For these reasons, they must go into the trash.

PLEASE REMEMBER—IF YOU DON'T KNOW IF SOMETHING IS RECYCLABLE, PUT IT INTO YOUR TRASH. WHEN IN DOUBT, THROW IT OUT!

Here is a very informative City of Austin recycling website: <http://www.austintexas.gov/what-do-i-do>

Stay tuned for future tips that will include creative ways to recycle or reuse. If you have any questions or recycling ideas, please send them to: recycling@hpwbana.org.



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HPWBANA Neighbors

Camp Mabry's Garrison Commander Major Aimie Tibbetts has advised me of construction that will be occurring on the southern portion of the facility:

"On January 7, 2019, Camp Mabry plans to begin extensive renovation work on one of our oldest buildings. Built in 1918, Building #1 has had many functions through the years, beginning with serving as the location for Commanding Generals' offices, and most recently as the Construction and Facilities Management Office Headquarters. However, Building #1 has not been renovated in its 100 years and is in dire need of repair.

"Building #1 is located near the old gated entrance to Camp Mabry that is no longer in use, along 35th Street between Mopac and Exposition Blvd. To reduce construction traffic on 35th Street, the Texas Military Department is allowing the construction firm to have controlled access to the old entrance gate. This gate will not be accessible to members of the public or to Camp Mabry staff; the main entrance at 2200 W. 35th Street will continue to be used for all non-construction traffic. We currently expect the renovation timeline to be 18 months.

"Because of Building #1's close proximity to 35th Street, we do expect some local residents to occasionally hear some construction noise. We have implemented quiet hours from 6pm-6am when the construction crews may work, but not perform noise-generating activities. **However, there will be occasional times when some noise-generating activities, such as concrete truck deliveries, must be performed outside of the quiet hours.**

"Construction is allowed 24 hours a day, but the contractors are prohibited from making noise from 1800 hours / 6pm until 0600 hours / 6am. This quiet time every night is a part of the contract.

"We will strive to give residents a minimum of two days' notice prior to noise-generating activities outside of the quiet hours.

"Camp Mabry strives to be a good neighbor to our local residents, with whom we have enjoyed a good working relationship for decades. Thank you for helping us keep our local community informed of activities that may impact them."

Aimie Tibbetts

MAJ, LG, TXARNG

Garrison Commander, Camp Mabry

Office: 512-782-1426

email: aimie.d.tibbetts.mil@mail.mil

2200 West 35th Street

Building 64

Austin, Texas 78703

If you live adjacent to the Building #1 area and wish to be notified of potential noise generating activities during the designated quiet time, please e-mail Major Tibbetts.

Pieter Sybesma

HPWBANA Board



We live in a great neighborhood—here are some tips to make it even better:

1. Make a poetry box. The idea is simple, really: create a box with a glass or clear plastic front. Put this box on a post. Write your own poem or print out your favorite classic and display it in the box for all your neighbors to see.

2. Set up a tool library. How often do you need a leaf blower? Or a chain saw? And how often do you use that electric cake mixer? Tool libraries answer this dilemma by creating a space where neighbors can donate rarely used appliances to share. Check with a local business, community center or church group about space that can house a tool library.

3. Turn your front yard into your backyard. How often do you run into your neighbors in your backyard? Probably never. Moving your typical backyard activity to the front instantly makes you more visible and approachable. Establishing front-yard gardens, building community benches and even just barbecuing in your front yard are all great ways to connect with your community.

4. Set up an emergency preparedness network. If disaster strikes it's important to have people who know what to do. Establishing a common meeting space for your neighbors, appointing community members to take on various roles and having supplies ready can help strengthen your neighborhood and make things less chaotic should that unfortunate day ever come.

5. Throw a block party. As if you need a reason to throw a party. There's no better way to get to know your neighbors than over food and drinks. Some cities make it easier to throw block parties than others, so check with your city about any permits needed.

6. Carpool. Oftentimes people living in the same neighborhood work in the same area. Set up a ride share in your neighborhood to save gas and money and to get to know your neighbors.

Questions: Email Dawn Lewis, dawnlew@sbcglobal.net

ELECTION RESULTS

At the January 7, 2019 HPWBANA Board Meeting, Dawn Lewis was re-elected as Board Secretary, George Zwicker was re-elected as Board Treasurer, Jason Lindenschmidt was re-elected as Vice-President, and Pieter Sybesma was re-elected as President. All were elected for one-year terms of office.

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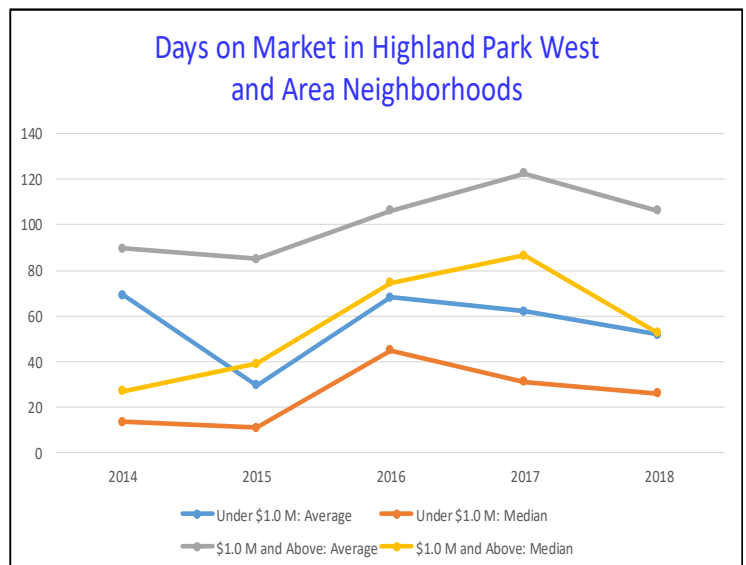
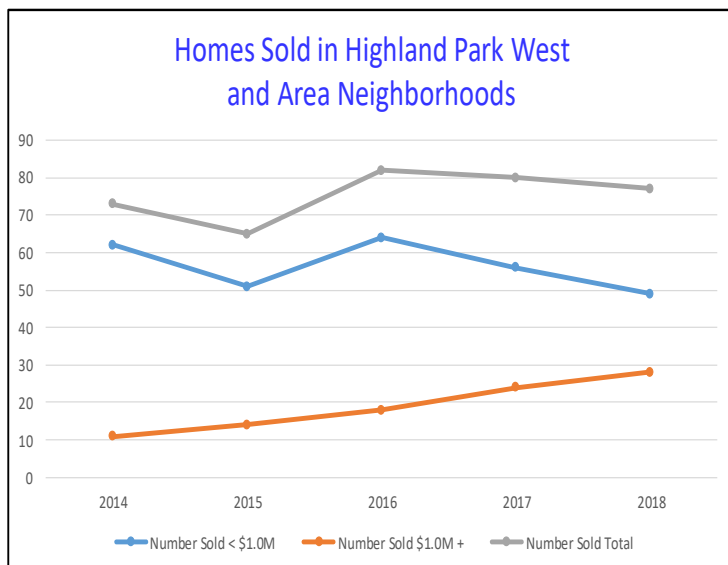
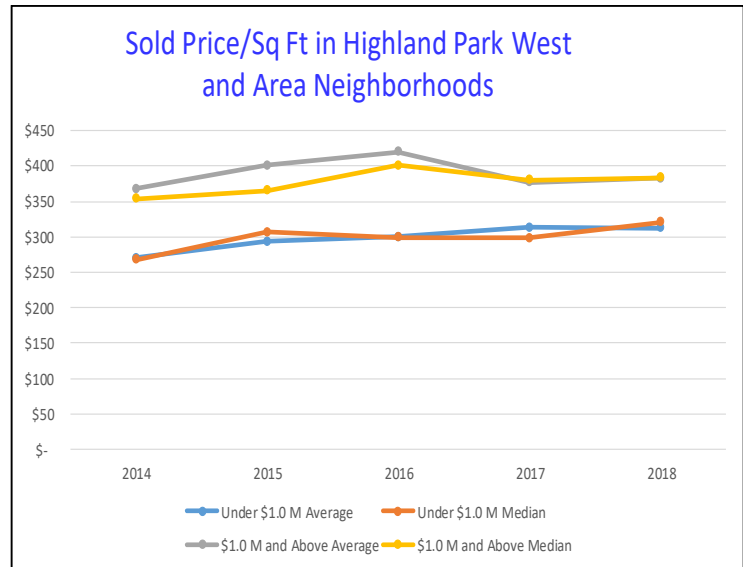
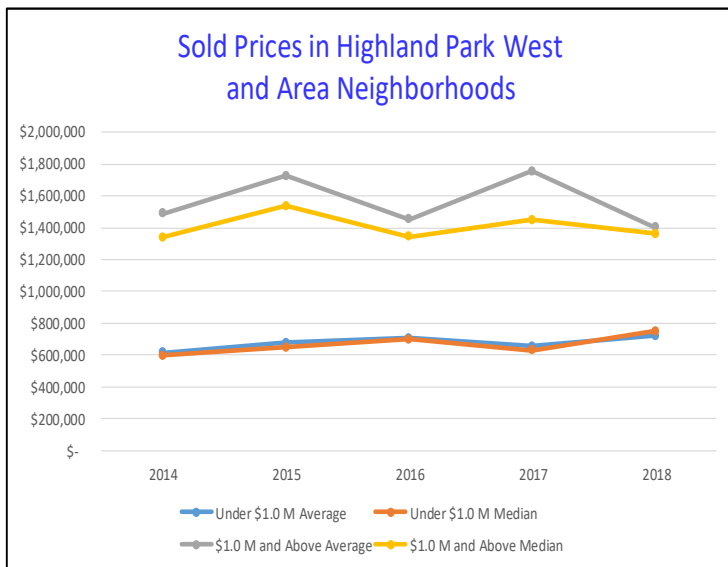


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(Continued from Cover)



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Shedding Light on New Bulbs



Standard incandescent light bulbs may soon become a thing of the past. Under the Clean Energy Act of 2007, required the sale of energy-inefficient incandescent bulbs to be phased out over a two-year period, beginning with 100-watt bulbs in January 2012. Compact fluorescent lights (CFLs) have become the most popular replacement choice. The typical CFL uses 66 percent less energy and lasts up to ten times longer than an incandescent bulb.

Making the switch to CFLs doesn't require that you throw out all your incandescent bulbs right away. Even a gradual change can result in significant savings. Just replacing your home's five most frequently used light fixtures can save you more than \$65 each year, as CFLs provide the most savings when a lighting source is used for at least two hours a day. You can continue to use incandescent bulbs for fixtures that are only on for a few minutes at a time, such as closet lights, changing to CFLs as your supply of incandescent bulbs runs out.

One important point to know about CFLs is that they contain an average of 4 milligrams of mercury (about the amount that would

cover the tip of a ballpoint pen). The mercury is sealed within the bulb's glass tubing, and no mercury is released when the bulb is intact or use. Special caution must be taken when disposing of used bulbs or cleaning up broken bulbs, however. Some states require used CFL bulbs (broken and unbroken) to be taken to local recycling centers for disposal. And if a bulb breaks in your home, you should follow the Environmental Protection Agency's guidelines to clean up the debris:

Before Clean-up: Air Out the Room

- Have people and pets leave the room, and don't let anyone walk through the breakage area on their way out.
- Open a window and leave the room for 15 minutes or more.
- Shut off the central forced-air heating/air conditioning system, if you have one.

Clean-Up Steps for Hard Surfaces

- Carefully scoop up glass pieces and powder using stiff paper or cardboard and place them in a glass jar with metal lid (such as a canning jar) or in a sealed plastic bag.
- Use sticky tape, such as duct tape, to pick up any remaining small glass fragments and powder.
- Wipe the area clean with damp paper towels or disposable wet wipes. Place towels in the glass jar or plastic bag.

(Continued on Page 8)



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Highland Park West Balcones Area

(Continued from Page 7)

- Do not use a vacuum or broom to clean up the broken bulb on hard surfaces.

Clean-up Steps for Carpeting or Rug

- Carefully pick up glass fragments and place them in a glass jar with metal lid (such as a canning jar) or in a sealed plastic bag.
- Use sticky tape, such as duct tape, to pick up any remaining small glass fragments and powder.
- If vacuuming is needed after all visible materials are removed, vacuum the area where the bulb was broken.
- Remove the vacuum bag (or empty and wipe the canister), and put the bag or vacuum debris in a sealed plastic bag.

Clean-up Steps for Clothing, Bedding and Other Soft Materials

- If clothing or bedding materials come in direct contact with broken glass or mercury-containing powder from inside the bulb that may stick to the fabric, the clothing or bedding should be thrown away. Do not wash such clothing or bedding because mercury fragments in the clothing may contaminate the machine and/or pollute sewage.
- You can, however, wash clothing or other materials that have been exposed to the mercury vapor from a broken CFL, such as the clothing you are wearing when you cleaned up the broken CFL,

as long as that clothing has not come into direct contact with the materials from the broken bulb.

- If shoes come into direct contact with broken glass or mercury-containing powder from the bulb, wipe them off with damp paper towels or disposable wet wipes. Place the towels or wipes in a glass jar or plastic bag for disposal.

Disposal of Clean-up Materials

- Immediately place all clean-up materials outdoors in a trash container or protected area for the next normal trash pickup.
- Wash your hands after disposing of the jars or plastic bags containing clean-up materials.
- Check with your local or state government about disposal requirements in your specific area. Some states do not allow such trash disposal. Instead, they require that broken and unbroken mercury-containing bulbs be taken to a local recycling center.

Future Cleaning of Carpeting or Rug: Air Out the Room During and After Vacuuming

- The next several times you vacuum, shut off the central forced-air heating/air conditioning system and open a window before vacuuming.
- Keep the central heating/air conditioning system shut off and the window open for at least 15 minutes after vacuuming is completed.

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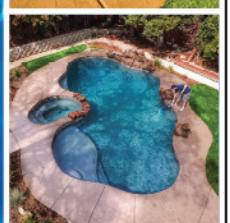
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Texas A&M AgriLife Extension: Flour Beetles



There are two types of flour beetles that may be encountered in the home—red and confused. These beetles are small (about 1/8" in length), reddish-brown to brown in color with a somewhat flattened body. Adults can be long-lived and survive up to 3 years.

To tell the difference between the two, you would need to look closely at the tip of the antennae; red flour beetles have a distinct 3-segmented club while confused flour beetles have a gradually formed 4-segmented club. Fortunately, you don't really need to get that detailed in identification to manage them as they feed on similar foods and are often found in the same areas.

Flour beetles feed on grain dust and milled grains, but can also feed on undamaged grains. In homes they may be found in cereals, flour, pasta, dried beans, chocolate, nuts, herbs, spices, crackers, dried pet food, dried flowers and cake mix. With large populations of the insects, they may cause a foul taste and odor to infested products due to a secretion from their scent glands.

Red flour beetles are able to fly while confused flour beetles cannot, so it is possible for them to move to different areas of the house. If you are having a problem with flour beetles, but cannot locate the source

in your pantry, check other areas of the home such as where pet food is stored or areas with dried flowers or potpourri. Sometimes people see flour beetles during or after they have had a rodent infestation because the beetles can eat grain that may be in rodent baits or eat food from rodent nests where food was stored.

Management tips:

- Inspect all food items and get rid of anything infested. If you do not want to throw away infested food, you can either put it in the freezer for a week or heat it in the oven at 200 degrees for 2-3 hours to kill off insects.

- Clean all pantry areas, making sure to get any grain dust out of cracks and crevices. Use a cleaning solution after all debris is removed. Seal any cracks where grain dust may accumulate with a sealant product.

- Do not buy damaged or expired items from the grocery store.

- Use products promptly. If you go away for a period of time (a week or more), store items in the freezer.

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

This work is supported by Crops Protection and Pest Management Competitive Grants Program [grant no. 2017-70006-27188 /project accession no. 1013905] from the USDA National Institute of Food and Agriculture.



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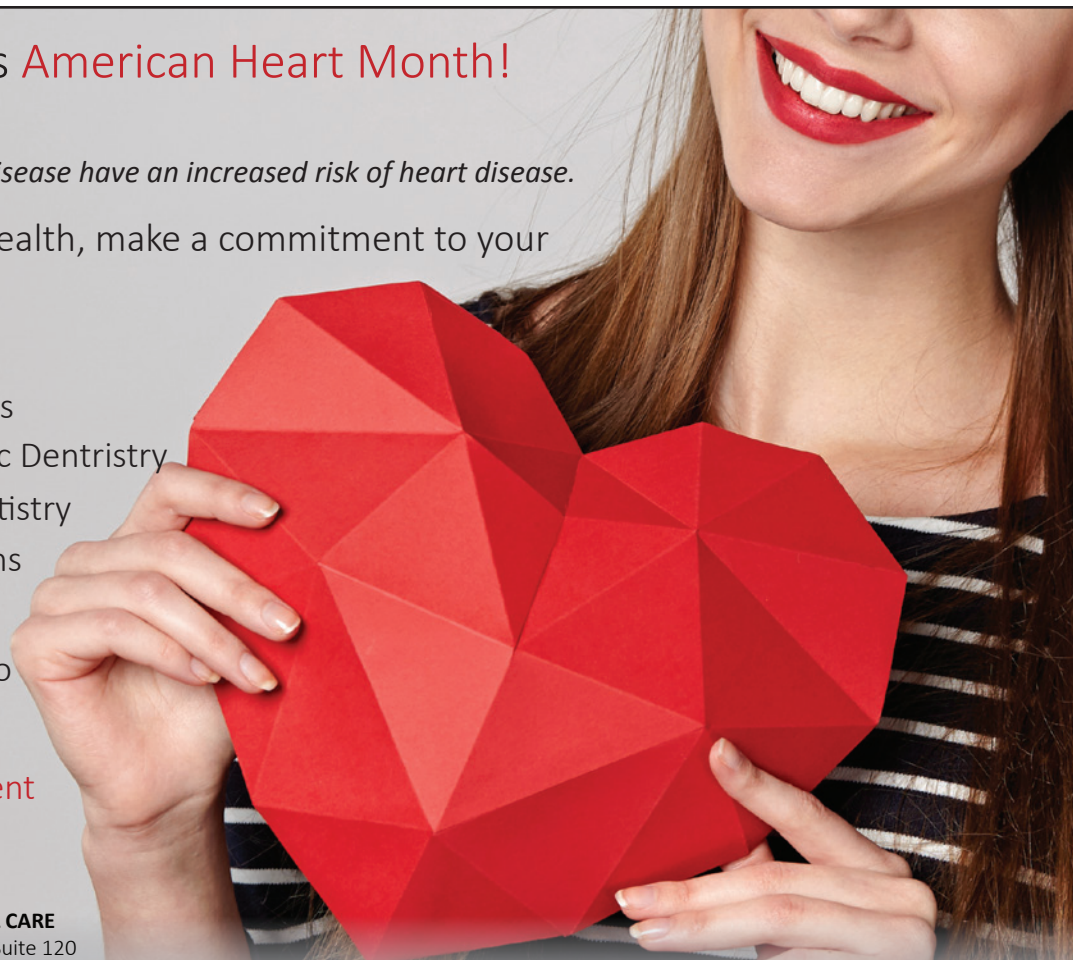
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Ways to Clean Oil off a Driveway

Cat Litter

Put cat litter on the stain and rub it in.
Let it sit for a while, then, sweep the cat litter up.
Repeat at least once.

Peat Moss

Spread peat moss on the stain. Roll it over the stain.

Pepsi

Pour some Pepsi over the stain. Scrub the spot vigorously.
Repeat if necessary.

Simple Green

Pour lots of Simple Green on the stain. Let the spot soak for a few hours. Wipe/rinse the area.

Liquid Tide

Cover the area with liquid Tide.
Pour ¼ cup of water on top of the Tide.
Use an old broom to scrub the area for about 5 minutes.
Wipe down the area and/or rinse it with a hose.
Repeat if necessary.

Oil-Removal Product

Go to local hardware store and ask for a product that will clean up the oil. Pour oil cleaner on the ground, rub a little with a rag and let it vaporize. Repeat if necessary.

Oxy Clean Laundry Spray

Spray generously with Oxy Clean laundry spray.
Let this stand for a few minutes. Scrub with a stiff brush.
Wipe with a paper towel or flush with hose.

Pour N Restore

Pour this white liquid on the oil stain.
Let it dry into a powder and brush the powder away.



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Flooding: How to Protect Your Family & Finances

In many areas, flooding is the most common and costly natural disaster—and it can happen here. Just one inch of water in your home or office can cost thousands of dollars in cleanup and replacement costs, including drywall, baseboards, floor coverings and furniture. You may think you're covered, but many homeowners' insurance policies do not cover flooding.

Here are several reasons to talk to an insurance agent now about flood insurance.

- There is usually a 30-day waiting period before coverage begins.
- Coverage is relatively inexpensive.
- Renters can buy flood insurance for personal belongings or business inventory.
- Basement coverage includes cleanup expense and repair or replacement of items such as furnaces, water heaters, washers, dryers, air conditioners, freezers and pumps.
- You do not have to repay flood insurance benefits as you do with disaster-related assistance loans.
- You can receive payments for flood-related losses even if no disaster was declared.

Learn more about flood insurance at www.floodsmart.gov.

There are things you can do to prepare your home and family now for flash floods:

- Make a family emergency plan. Emergency preparedness is everyone's responsibility. Write down your plan. Decide ahead of time where you will go if you have to leave and where family members will meet up. Identify an out-of-town emergency contact.
- Get supplies for an emergency kit. Start with three days' water and three days' packaged and canned food. Add a battery-powered radio and extra batteries. Store in waterproof containers with wheels or that you can lift so you can take them with you. For details about preparing an emergency kit, visit www.ready.gov/america/beinformed/floods.html
- Stay informed about what could happen. During storm season, listen to local media for up-to-date reports on weather watches and warnings. Keep a battery-powered portable radio—with a NOAA weather band—handy in case the power goes out. Choose one.

Learn more about preparedness at www.ready.gov/america/beinformed/floods.html.



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