



# nwacaNEWS

NORTHWEST AUSTIN CIVIC ASSOCIATION

MARCH 2019

VOLUME 10, ISSUE 3

## Message from the NWACA Board - Happy Spring!

Flowers and trees are already blooming and I'm sure many of you are starting to spruce up your outdoor spaces. With the upcoming Texas heat, it may be time to consider replacing mulch in your flower beds. You can help the Anderson High School Band and Dance Guard by supporting their mulch sale, which ends March 26th; see the article later in this newsletter for more information. Please also apply online at [www.nwaca.org](http://www.nwaca.org) for a Firewise evaluation, to learn about the best places to use mulch or ground cover to protect your property from wildfire season which is almost upon us.

The NWACA neighborhood is known for our trees, especially oak trees. The NWACA Tree, Wildlife, and Environment Committee is happy to help provide information about how to take care of your trees, but did you know that NWACA has a fund to help you with the care of diseased oak trees? Please read the article about Oak Wilt and learn about our grant process.

And, with spring, comes caterpillars. Have you ever thought about vacuuming your shrubs? Read about the Genista caterpillar, which feeds on Mountain Laurels, Crepe Myrtles, and Honeysuckle.

Springtime means spring break for many. If you're planning to be away from home for awhile, read our article about crime prevention. If you're planning a "stay-cation," read our Gourmand's Corner for an update on food trucks to visit in our area. You can also read about Cielo, a new restaurant in our neighborhood and plan a visit.

Spring often means building, remodeling, and making improvements to

our properties. Read the article in this newsletter about building permits for helpful information.

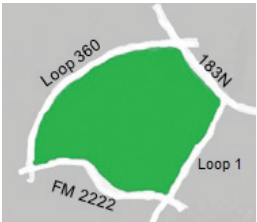
Speaking of permits, we are all anxiously awaiting building permits for the Murchison Pool Playground! We're hoping to hear about those soon and tentatively have a ceremonial groundbreaking with Councilmember Alison Alter, planned for Sunday, April 28th.

Also, on April 28th, SAVE the DATE! We have a new event! We need a name! We started with Concert in the Park, but this will be much more than concerts! It's an afternoon and evening full of fun. Send us your name ideas! In addition to the groundbreaking for the Murchison Pool Playground, we will have the Second Annual NWACA kickball games. These were so much fun last year that we had to do it again. We will have a recreational game and a competitive game. No need to sign up, just show up! We'll give more information in our next newsletter, through NWACA Notes weekly emails (sign up at [www.nwaca.org](http://www.nwaca.org)), and on our Facebook page. And, we will have bands of all types, ranging from school bands to Dad bands with a surprise or two planned. And, of course, we will have food and first responders.

This issue has so many fun memories and pictures! Discover the first building on North Hills Drive, a drive through dry cleaners, built by David Barrow, Jr. See pictures of the rock quarry where Murchison Middle School is now located, and read about the daily explosions that occurred, one of

*(Continued on Page 2)*

## 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 **Email Signup** tab to get the weekly NWACA Notes. Use the **Contact** tab to join the NWACA Facebook group and to join NextDoor. Become a dues-paying member by using the form at the end of this newsletter, or you can join online using the **Join/Renew** tab.

**Welcome to NWACA!**



### ARE YOU A NWACA MEMBER?

Receiving the newsletter does not guarantee membership.

Not sure? Visit [www.nwaca.org](http://www.nwaca.org) to confirm!

*Here are 5 great reasons to join today!*

#### GREAT NEIGHBORS = GREAT NEIGHBORHOOD

Together, we can continue to do great things for our neighborhood!

#### STAY INFORMED ABOUT ISSUES THAT AFFECT YOU

We are actively involved in our community and advocate for our residents.

#### GET TO KNOW YOUR NEIGHBORS

We encourage friendships among residents through our events - July 4th parade, National Night Out, Recycling Collection, Garage Sales, and more!

#### PROTECT AND IMPROVE OUR COMMUNITY

Learn about fire safety, crime prevention, oak wilt, environmental concerns, park development, wildlife management, zoning/planning, and more!

#### SUPPORT YOUR LOCAL BUSINESS COMMUNITY

We are deeply invested in building strong relationships within our business network to positively impact our neighborhood.

*Together we can make a difference!*

JOIN TODAY @ [WWW.NWACA.ORG/JOINRENEW](http://WWW.NWACA.ORG/JOINRENEW)

# NWACA EVENTS CALENDAR

Spring Fun Fest - Kickball Tournaments, Dedication of the  
Loewy Playground, Concert at Murchison Pool Park, and  
more! (Saave the Date! Details next month)  
Murchison Kickball Fields, Playground, Park

A detailed topographic map of a region in Texas, showing the Chisholm Trail crossing of Brushy Creek. The map features brown contour lines indicating elevation, with peaks reaching up to 1000 feet. A prominent red line, representing the Chisholm Trail, winds across the landscape, crossing the Brushy Creek. The creek is shown as a blue line. The map includes various place names such as Cedar Park, Round Rock, and Chisholm. A scale bar at the top indicates distances in miles. A legend in the bottom right corner identifies symbols for the Chisholm Trail, Brushy Creek, and other features. The map is titled "Chisholm Trail crossing of Brushy Creek" in a large, bold font.

(Continued on Page 4)



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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: .....  
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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)

## PEEL ADVERTISING

Please support the advertisers that make the NWACA News possible. If you are interested in advertising, please contact THE PEEL 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.

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trail bosses. Wounds suffered during the Civil War kept Uncle Dick, as everybody called him, from riding the longhorn trails and this was a sore grievance to him. But many a fledgling Texas Ranger dropped off at his ranch to seek instruction in the law of outlaw trails."

One feeder branch to the Chisholm Trail Dick Preece likely used is just a few miles northwest of our neighborhood. You've probably driven it; RM 620. RM stands for Ranch to Market; the name says it all. If we look at modern day maps, RM 620 passes near the Preece Ranch running east all the way to the Chisholm Trail crossing of Brushy Creek in Round Rock, near the actual "round rock." RM 620's route is largely determined by the Jollyville Plateau, a flat, level land bridge of sorts, providing a path through the canyon lands created by the Colorado River, and east and west Bull Creek.

The Preece ranch was served by the post office at Running Brushy (today's Cedar Park) just north of RM 620, run by Harriet Cluck. George and Harriet Cluck settled at Running Brushy with their family in the 1870s, having returned from a cattle drive on the Chisholm Trail. Harriet Cluck was said to be one of the first women to go up the Chisholm Trail.

In the late 1880s, what's known as the "Fence Cutting Wars" started, a conflict between cattlemen who wanted to retain grazing and movement over open ranges versus those who wanted to fence in their ranches with a newfangled invention, barbed wire. These fences also impacted the Preece's grazing of mustangs, though Preece wasn't considered a "cattlemen." Dick Preece's son, Dave Preece, wrote that his father was decidedly against fencing. Quoting his father, he wrote: "The Preeces held them hills agin [sic] the Secesh [secession from the Union during the Civil War; last month's article] and we'll hold them agin [sic] the fence men." In the long run however, barbed wire won out, the open range closed, and the days of the cattle drives up the Chisholm Trail were no more.

For more on this topic and other local history, visit Richard Denney's blog at <http://txcompost.blogspot.com/>

Footnotes

[1] Ever wonder about the origin of the name for Longhorn Dam? It is built on a ford of the Chisholm Trail where longhorns crossed the Colorado. In 2016 a team of historians including myself set out to explore the Chisholm Trail fords in Austin; read more in Michael Barnes' book *Indelible Austin: More Selected Stories*, "Old Fords and Ferries on the Colorado."



*Chisholm Trail marker at Longhorn Dam*



IDEA KWAK'S

# Writers CORNER

Jeffrey Kerr

*Writer's Block*, a full-length film by Ray Spivey and Jeff Kerr is coming soon, its setting, filming and premier all here in our fine city. ([www.writersblock2019.com](http://www.writersblock2019.com))

Though this Austin thriller, co-authored by Ray Spivey, is a first screenplay for pediatric neurologist, Dr. Jeffrey Stuart Kerr, it follows four books by the author, the most recent a historic novel, *Lamar's Folly*. Published in 2017, the book tells the story of the contentious rise of the second President of Texas in our first years of independence from Mexico.

*Lamar's Folly* retells how Edward Fontaine worked and idolized Lamar, vowing to help him overcome all obstacles while Edward's slave, Jacob, admired his master but couldn't share his hatred of Houston. A crisis in Lamar's relationship with Edward is provoked, in turn jeopardizing the trust Jacob has placed in him.

Both Edward Fontaine and Jacob [Fontaine] were Austin preachers, Edward founding St. David's Episcopal Church on 8th Street, and Jacob starting the Sweethome Missionary Baptist Church as well as five other Austin congregations. He also founded the St. John Regular Missionary Baptist Association, a consortium of Texas churches that staged an annual gathering where Highland Mall now sits. Jacob was later said to be "one of the founding fathers of Travis County's

Black community." (J.J Pickle)

Author Jeff Kerr and his family have lived in Northwest Hills since 1991, and it was their son who first suggested his father write a book. Taking that advice, Jeff's photographic collection of "cool buildings" grew into *Austin, Texas Then and Now: A Photography Scrapbook* (2004), which he fondly calls his first, "accidental" book.

Jeff, who was taught more than just historical myths, has always loved and studied Texas history, for years writing a column on the subject for the online periodical, *The Austin Post*. He chose Austin for his primary research because of the constraints his family life and medical practice placed on travel. His second book, *The Republic of Austin* (2010) evolved as a collection of true stories he found through our local libraries while researching his third book, *Seat of Empire: The Embattled Birth of Austin, Texas* (2013).

His manuscript, *Republic of Jack*, remains unpublished, current events mimicking what at the time of its writing seemed wildly imaginative jokes. It is a political farce about Texas leaders so obnoxious they get kicked out of their own United States Secessionist Party.

Jeff was awarded the 2013 Somerfield G. Roberts Award by the Sons of the Republic of Texas, which recognizes the year's best work of literature about the Republic of Texas. *Austin, Texas Then and Now: A Photography Scrapbook* was a 2005 finalist for the Writers League of Texas Violet Crown Award in nonfiction. His works have garnered superlative reviews by Goodreads, Kirkus, WordPress, and HistoryNet.

*Lamar's Folly* is available at Book People and Amazon.

For a fantastic video of Austin's early history, see Jeffrey Stuart Kerr C-SPAN *Seat of Empire* interview, read his books, and watch for the release of his movie thriller, *Writer's Block*.



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## History Interview with Bruce Fullerton

—Carol Jones



Bruce Fullerton's parents built the Pennsylvania saltbox house at the northeast corner of Waterline Road and Deepwoods Drive in 1965. Local builders tried to persuade them to choose other styles more typical for central

Texas, but Byron and Marilyn Fullerton knew exactly how they wanted their house to look.

When they moved into the house in May of 1965, the road stopped just past their driveway. A barbed wire fence along the north property line separated the new streets of Northwest Hills from a portion of the Hart Ranch. That fence was the city limits of Austin for about three years, until Greystone was cut and Mesa Drive was extended to Spicewood Springs Road.

The barbed wire fence had a gate with a lock. But Bruce and his brother managed to make sure that the lock was always open. They spent many hours wandering around in the wilderness beyond the fence with a .22, shooting at varmints and beer cans. One time, Bruce came upon a police patrol car parked in the woods. He laid his rifle down and coughed as he approached, to avoid startling the officer. He found the police officer inside the car, fast asleep. A second time, he found a police officer there in a patrol car, reading an adult book. After that, the police didn't seem to drive into the ranchland as much anymore.

The barbed wire fence didn't always keep animals from wandering away from the Hart ranch. One night when Bruce and his brother were at home alone they heard some rustling outside the house. When they looked out the window, they were surprised to see a horse in their yard, grazing on the shrubs.

Bruce knew what to do. The local Top 40 radio station KNOW, The Mighty 14.9, had a Pet Patrol program where you could call in about lost pets. So, Bruce called into the radio station to

tell them that a horse was loose and the owner better come get it. Of course, all of Bruce's friends were listening to that radio station at the time. So, their phone rang off the hook for a while, with their friends calling Bruce to find out more.

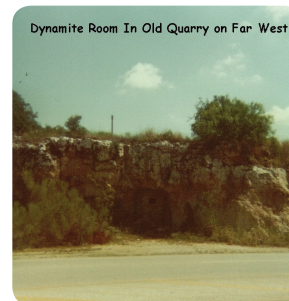
Also listening to KNOW radio that evening was Ginger Pool, a sun-baked local horsewoman who ran Hobbyhorse Stables and looked after Captain Hart's ranch property. Ginger was finally able to reach Bruce on the phone, and soon enough, got to their house. She talked to the horse, named Lola, and asked Lola what the heck she thought she was doing. Then Ginger took the horse back home, calmly riding bareback from Waterline down Deepwoods Drive to the ranch.

Waterline Drive wasn't always known by that name. According to Bruce, that road was going to be called Burney Drive, presumably to be connected to the current Burney Road north of Greystone. Waterline got its name from an accidental discovery. As the roads were cut and developed in Northwest Hills, there was constant dynamiting and explosions. The commotion stirred up all the local rattlesnakes, coral snakes, and scorpions, and sometimes even bigger things. One day, while blasting in the road at the intersection of Burney and Deepwoods, the road

crew hit a previously unknown water main. Bruce, of course, had to go up to the exploding column of water to investigate. His brother snapped a picture. After that, the road would be known as Waterline.

Despite the construction crew's best efforts to contain the explosions from the road blasting, accidents did happen. One time, a large boulder shot up from the ground, and fell through the roof of a house on Deepwoods Drive. The family

*(Continued on Page 7)*



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(Continued from Page 6)



members had just gotten up from their seats in the living room and gone into another room, when the boulder came smashing through the ceiling. Though that part of the house was destroyed, amazingly, nobody was hurt.

The construction crew went to the house and told the homeowners that of course they would rebuild that part of the house for them. According to Bruce, the homeowner then pointed out the spot in the backyard where they would also like a new swimming pool to be built!

When the Austin Cut Stone quarry was still in operation, they kept their dynamite in a locked storage room built into the side of a cliff on Far West Blvd. Bruce took a picture of the steel door of the dynamite room. Later, that area would be developed with office buildings and strip centers.

Before the area started getting developed, North Hills Drive was a gravel road, the only way in from Balcones Road. One day, Bruce was driving his family in on North Hills when they were startled to see an airplane flying by them, much too low. He pulled over, concerned that the plane was going to crash. They were close enough to see the pilot wave to them, as the plane landed on the airstrip adjacent to North Hills. In the photo, looking west from Great Northern Boulevard, you can see the airstrip on the left.

David Barrow Jr. built the first building on North Hills, a drive-through dry cleaners. The building is still there, used for Leaps & Bounds child care. He went on to build Old Quarry Library, and the strip shopping centers along Far West Blvd, in his trademark tan brick and flat roofs.

It was great to talk with Bruce Fullerton about his memories of the neighborhood! If you have memories to share, let us know at [nwacainfo@gmail.com](mailto:nwacainfo@gmail.com).



# TOP 2019 INTERIOR TRENDS

**BLACK IS THE NEW WHITE!** Black is a great color to create drama and elegance in kitchens, bathrooms and more.

**SMART HOMES.** Who doesn't love technology that makes your home more comfortable, convenient and secure?

**NATURAL AND SUSTAINABLE FABRICS.** It's on trend to be conscious about the materials used to furnish your home.

**MINIMALISM.** Furnish your home with items that have a purpose - clutter is OUT!

**DÉCOR COLORS.** Explore blush tones in dusty pinks, bronze and soft pinks that complement the grays and taupe shades of years past. Bold color choices are popular for accent walls.

**ARTWORK WITH GRAPHICS AND BRIGHT COLORS.** Don't be afraid to incorporate bold and dramatic artwork that makes a statement.

**FLORAL AND GEOMETRIC PATTERNS.** Use these patterns for everything from pillows and bedding to wallpaper to curtains.

**KITCHENS WITH A "POP".** Bold colors and graphics or painted tiles are being used to add a splash of color to otherwise monochromatic kitchens.

**FLOORING.** Light wood floors continue to be a popular choice due to their light, airy feel and versatility.



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## GOURMAND'S CORNER: Food Trucks & You...

—Chris Hajdu

Food trucks have been a common sight around Austin the last decade and continue to draw lots of attention (the Great Food Truck Race is in its 9th season on the Food Network.) In fact, many current Austin establishments got their start as food trucks. Did you know that places like Via 313, East Side King, Peached Tortilla, Veracruz All Natural, Chilantro, and Torchys started as local food trucks before branching out into the brick and mortar world?

So, why food trucks? Many restaurant entrepreneurs seek out this path, as an easier and more user-friendly way to start a restaurant without incurring some of the high costs associated with a brick and mortar establishment. Given the reduced startup costs, a restaurateur has more resources available to perfect their menu and work on efficiencies, all while generating a ready-made audience for a future transition into the brick and mortar world. Did you know that it can cost upwards of a million dollars to start even a modest restaurant in a city like Austin?

Where early food trucks concentrated on standard street food fare, food trucks now cater to all tastes, offering gourmet, locally sourced, artisan menu items.

Here are a few reasons to visit a local food truck or food truck trailer park:



1. It's often cheaper, with no waiters to tip and lower overhead costs.
2. Food quality is often better because the money saved on overhead can be used for better, fresher, and higher quality ingredients.
3. You are keeping your dollars local.
4. It's faster to eat at a food truck because you cut down on the time to be seated, order, and get your check.

5. Many food trucks are in plazas or food truck parks that include multiple options so even the pickiest in your group can find something they like.

Some of the food truck parks close to our neighborhood include:

- 5000 Burnet (5000 Burnet Road - <https://www.5000burnet.com/>) – The B's Kitchen, Watzab, The Grip, Taco Sweets, Budare's, The Big Kahuna, T-Loc's, Gourdough's
- Mueller Trailer Eats (4209 Airport Boulevard - <http://www.muelleraustin.com/retail/trailers/>) - Veracruz all Natural, Gravy ATX, Conscious Cravings, Stonehouse Wood Fired Grill, Compass Coffee
- The Picnic (1720 Barton Springs Road - <https://www.thepicnicaustin.com/>) – Coat and Thai, Gebby's, The Mighty Cone, Four Brothers, Cannone, Acai Hut, Dock and Roll, Steel City Pops.
- University CO-OP Food Court – (411 W 23rd St - <https://www.universitycoop.com/blog/co-op-food-court> -- Bonbon Bahn Mi, Song La, Ice Scrapers, Taqueria Jefe's

Always check online to see if the truck listings change; because, after all, these places are on wheels. Enjoy!!

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COMPASS

## A Problem as Big as Texas by Joanie Arrott

Oak wilt is a problem beyond our neighborhood boundaries. If you listened to a recent story on the Texas Standard, a local radio program, you heard them mention, "It's one of the most destructive tree diseases in the United States, and it's quickly changing the landscape of Texas – especially Central Texas."

The radio host was interviewing a regional forest health coordinator with the Texas A&M Forest Service, and he mentioned the toll it has taken on our country, decimating red oaks, white oaks, and live oak trees. "Most of the destruction has been limited to Texas," with the estimated tree loss in the millions.

The agency echoes our call to Texans to learn about oak wilt. "...prevention is what you want. You prevent it by avoid[ing] wounding the trees February through June; pruning is wounding." Pruning of oaks should always be followed up by covering the wounds with latex paint "...to prevent sap-feeding beetles from getting into the tree and spreading the fungus that causes the wilt." The full story can be heard on their website: <http://www.texasstandard.org/stories/how-to-manage-the-most-destructive-tree-disease-in-texas/>.

NWACA can provide financial assistance to property owners

dealing with this disease through our Oak Wilt Fund. Over the years, a number of neighbors have made generous donations to fund efforts to suppress oak wilt in our neighborhood. With these funds, NWACA can reimburse forty percent of a homeowner's expenses, up to a maximum of \$1,000 reimbursement. Board policy requires that:

- The homeowner must obtain an assessment of oak wilt infection or risk of infection in healthy oaks;
- The assessment must be conducted by an arborist certified by the American Society of Arboriculture;
- The arborist must provide an oak wilt suppression plan specifying either therapeutic treatment for infected trees or preventative treatment for at-risk, healthy trees;
- Property owners must complete an application for reimbursement and provide supplemental information to the NWACA Board of Directors prior to initiating any work or expenditures which reimbursement is requested.

More information about oak wilt, its prevention, and NWACA's Oak Wilt Program can be found at: <https://nwaca.org/category/library/tree-health/>.

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- March 14** **BARKLEY THOMPSON** Dean of Christ Church Cathedral, Houston; award-winning author of *In the Midst of the City: The Gospel and God's Politics*.
- March 28** **BRYAN MEALER** Author of *The Boy Who Harnessed the Wind*, now a Netflix movie, and *The Kings of Big Spring*; freelance writer for *The Guardian* and *Texas Monthly*.
- April 7** **JEFF ABBOTT** NYT bestselling author of suspense fiction including his latest novel, *The Three Bets*; three of his novels have been optioned for films.
- April 11** **DEB OLIN UNFERTH** Author of *Wait Till You See Me Dance and Vacation*; head of the Pen-City Writers, a creative-writing program at a prison in southern Texas.

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## Business Spotlight: Cielo Bistro Mexico

—Janice Green



The three amigos who own Cielo Bistro Mexico have established pedigrees earned through their roles in developing Austin's culinary history. To name a few: Chef Charles Mayes (Mother's Cafe, Treaty Oak Cafe, Gilligan's, Cafe Josie); Joel Morales (Momma's Money, Wylie's, Trudy's Texas Star, Driskill, Metropolitan Club, and wine distribution with Glazer's and Block); Jay McBride (owns Brick Oven on 35th, plus a finance degree). Lucky for us, this powerhouse of homegrown expertise and long-held friendships decided to drop anchor in our 'hood.

Why locate in Northwest Hills? The long view is that Charles has fond childhood memories of playing in the quarry surrounded by cedar forests and flowing creeks sans highways. The short view is that after a citywide search for a location and while driving the streets of Northwest Hills they noticed no commercial "for lease" signs, an indication that Northwest Hills supports its self-contained businesses.

Remodeling the old El Arroyo site for Cielo was akin to an archeological dig, discovering architectural elements of the original Mexican restaurant La Fiesta, many of which were incorporated into Cielo's sleeker design; e.g., seating off the

main dining area for small groups.

Cielo's menu is rooted in authentic traditional Mexican cuisine – as contrasted to Tex-Mex. Chef Charles at age 14 made his first of many excursions into Mexico where he fell in love with the tastes of its varied regions. Charles gave me a fascinating foodie history, beginning 9000 years ago, of the southern and central Mexican agricultural communities, the French and Spanish introduction of beef and dairy, and African influences in the Yucatan seafood dishes; then he brought me up to date on the rising status of Mexican cuisine chefs in designated Best Restaurants of the World.

What factors contribute to Cielo's more "upscale" pricing? The best kitchen crew (including Ricardo Gutierrez as chef de cuisine), a commitment to pay the kitchen staff living wages, the decision to buy meat, chicken, and pork from ethical sources, an obsession with quality non-GMO ingredients, and higher-quality liquor/wine selections. Tortillas are made on site from ground authentic regional corn -- processes that command a large portion of their kitchen. Sorbet and ice creams are also house-made. One look at the lunch and dinner menus with their litany of uncommon ingredient combinations reminds you that you are entering foreign territory and about to dine on the best and the unique.

The owners also know the value of giving back to their community-- the Empty Bowl program of the Central Texas Food Bank, to name one of many.

There is always a learning curve and a time to listen to the customers who will frequent any new establishment. The Cielo folks have already heeded many requests: open for happy hour (done), open sooner for lunch (done), include more vegetarian options (done). Give Cielo a try, then a second and a third. These three gents are listening and evolving.

Contact Cielo: 7032 Wood Hollow Drive, Suite 101; 512-599-4558; [www.cielobistromexico.com](http://www.cielobistromexico.com)



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## Understanding City Code: Building Permits

— Alan Carson

All of us who own homes will eventually have to do some maintenance on the home, such as painting, replacing a window screen, or fixing a roof leak where the shingles were scratched by a neighbor's tree. I looked at the City of Austin code concerning such projects, and found these words: "A building permit is required to erect, construct, enlarge, alter, repair, improve, remove, convert, move, or demolish any building or structure." That description seems to say that no work can be done on your home without a permit! With some investigation I found that there are exemptions, which are found here on the City of Austin website: <http://www.austintexas.gov/department/building-permits>

The list of exemptions from a building permit includes 20 items for buildings, 10 for mechanical, 3 for plumbing, and 16 for electrical. You can paint or paper walls; install tile, carpeting, cabinets, and counter tops; and do similar work. You can install asphalt shingles that replace existing asphalt shingles without a permit. However, all such work must still comply with applicable

building codes, city codes, and all other applicable ordinances.

What is the problem with obtaining a permit? First, there is a fee for the 79 different permit items, ranging from \$4 to \$1,160. You can find the fee schedule on <https://www.austintexas.gov/dsdfees>. In addition, there is a substantial amount of paperwork involved.

If a permit is required, can a homeowner perform the work? Yes, if the work is within a residence and on property owned by the person, if eligibility requirements are met (see the building-permits web page referenced above). A permit for work done by the homeowner is called a Homestead Permit. A 20-minute plan review by the City is available at no charge. For longer reviews, the charge is \$280 per hour. The review is at the Development Assistance Center of the Development Service Department, located at 505 Barton Springs Road.

NOTE: call 311 if you don't know whether or not you need permit... so say their radio ads!



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## Evacuating the Vulnerable During Wildfire

— Joyce Statz

Previous articles have provided general information about preparing for evacuation, if a wildfire should occur in your neighborhood. All residents are encouraged to sign up on [warncentraltexas.org](http://warncentraltexas.org), so that you can be reached in time of disaster – weather-related or wildfire. Be sure to use all methods of being contacted – email, phone, text – to maximize the likelihood that you will get any important messages. If you have both cell phone and land line numbers, register both, to leverage the different technologies involved. In recent California fires, many residents in Paradise were not registered in their local emergency notification system, contributing to delays with evacuation. [details: <https://tinyurl.com/CampGridlock>]

Making plans for evacuation is important for all populations, but special care is needed for helping those who are vulnerable and need assistance to evacuate. Some suggestions from the National Fire Protection Association (NFPA) include:

- Neighbors can identify those in their community who need assistance, and have a plan where someone is a buddy to assist those in need during evacuation.
- Make sure that those who need assistance have a go-bag with medication and anything else they need in case of evacuation. [The

same advice applies to all residents, of course!]

- Have someone in the neighborhood help those who need assistance with making their homes and landscape wildfire-resistant. That protects their property and the whole neighborhood.

- Hold a practice evacuation.

- If there are many who need assistance, hold a meeting with local emergency responders, to help make good emergency plans.

[details: <https://tinyurl.com/NFPAVulnerable> ]

In addition, Texas residents should enroll vulnerable people in the State of Texas Emergency Assistance Registry (STEAR). Doing so alerts emergency responders that there are people with special needs in the area. Registration must be renewed on an annual basis, to ensure that the information is kept accurate. For more information and to enroll, go to <https://www.dps.texas.gov/dem/stear/public.htm> or dial 211 and ask to enroll someone in STEAR.

There is a good collection of information about wildfire safety at this web site, too:

<https://www.homeadvisor.com/r/wildfire-facts-and-safety/>. The site includes guidance about wildfire safety in general, as well as specific items for seniors, children, people with disabilities, and pets.



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## Overcoming Grief, Trauma, and Tragedy

— Becky Morales

We live in a world that often has instances of tragedy that can impact us as community members in various ways. When an unexpected event occurs, we can often be left feeling confused and out of sorts. When a loss of any form happens in our lives, we grieve – this is a natural response and it impacts us in a variety of different ways. And because grieving is a uniquely individual experience that is unpredictable, it can be hard to know what to feel, how to feel, or what to do.

It's important to know that grief impacts the whole person – physically, emotionally, spiritually, socially, and from a family standpoint.

Our bodies take a physical toll when grieving due to the release of stress hormones. The release of these hormones dehydrates our body and can impact our memory and cognitive functioning and can also compromise our immune system. Drinking lots of water, exercising, writing, and talking about grief can be helpful during these times.

Experiencing a wide range of feelings whenever a loss occurs is not uncommon. And it's important to know that these feelings are not good or bad – they just are.

*(Continued on Page 14)*

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# NWACA News

(Continued from Page 13)

When grieving, some feelings you may experience include: shock, disbelief, sadness, guilt, anger, and fear. These feelings are normal and common reactions to loss. While it may be surprising how intense these feelings are or long you have them, be reassured that these feelings are very common when grieving. Finding ways to concretely express and honor your feelings and talking to a trusted other can be helpful during these times.



Loss can challenge our belief system about the purpose of life and this can leave us feeling lost and confused. Asking “why?” can become a common question as we process through our grief experience. Recognizing that loss helps us examine what we believe and talking with trusted individuals about this crisis of faith can be helpful during these times.

Our social lives are impacted as well by loss. It is common to feel out of place with friends and it can take much energy to be around other people, which can be confusing since we often feel lonely and want to be connected to others. Finding a balance between needed alone time and slow reconnection with friends can be helpful during this time. Making a list of different types of friends – those who can listen, those who want to help by doing something for you, those with whom you can do superficial things – can be helpful during this time as well.

Grief can impact our family system because death loss breaks up the symmetry in a family. It's not uncommon for family members to be separated from each other, because there can be a fear of upsetting each other with respective grief processes. Talking about what each family member needs as they grieve and giving children permission to express feelings and talk about their loss can be helpful during this time.

For more information about supportive services available to those who have experienced a loss, please contact The Austin Center for Grief & Loss at 512.472.7878 or [www.austingrief.org](http://www.austingrief.org).

A large advertisement for Shoal Creek Dental Care. On the left, a woman with long, wavy brown hair, wearing a light purple fedora and a blue button-down shirt, is smiling warmly at the camera. The background is a soft-focus field of pink and purple flowers. On the right, a white, ornate, scroll-like text box contains the text: "Roses are Red, Violets are Blue, Come in for a check-up, and a cleaning too!" followed by "- Shoal Creek Dental Care". At the bottom right, the text "Shoal Creek Dental Care 8015 Shoal Creek Blvd., Suite 120 512.453.8181 www.shoalcreekdental.com" is displayed next to a logo consisting of a stylized 'S' and 'C' inside a teal square.

*Roses are Red,  
Violets are Blue,  
Come in for a check-up,  
and a cleaning too!*

*- Shoal Creek Dental Care*

Shoal Creek Dental Care  
8015 Shoal Creek Blvd., Suite 120  
512.453.8181  
[www.shoalcreekdental.com](http://www.shoalcreekdental.com)



Shepherd of the Hills  
Christian Church Disciples of Christ

# Easter Sunday

**Celebrate Easter Sunday  
with Shepherd of the Hills  
Christian Church!**

**Sunday, April 21st**

**Youth-Led Garden Service, 9:00 AM**

**Breakfast, 9:15 AM**

**Easter Egg Hunt, 9:45 AM**

**Ressurrection Service, 10:40 AM**

**6909 West Courtyard Dr. Austin, TX 78730**

***(At the top of Shepherd Mountain)***

**[www.shccaustin.org](http://www.shccaustin.org)**

**(512) 343-7858**

**Greg Lanier, Senior Minister ~ Jeff Robinett, Associate Minister  
Iain Sturrock, Director of Music**

## Mulch Time at Anderson High

— Public Service Announcement



It's MULCH TIME! Support the Anderson High School Trojan Band and Dance Guard, by placing your order online at <http://andersontrojanband.com/mulch> by March 26th. Deliveries on April 6th!

We are offering two of the most popular types of mulch - Hardwood and Black Label. Bags of mulch are priced at \$5/each, including FREE delivery (10 bags or more) to homes zoned to Anderson High School. Pick up at Anderson High School is available if you live outside of our delivery area.

Thanks for supporting the Anderson High School Trojan Band and Dance Guard!

Please e-mail Julie at [julieswaidelich@gmail.com](mailto:julieswaidelich@gmail.com) with any questions.

## Spring Crime Prevention Tips

— Public Service Announcement

While we need to be vigilant all year around, there are some times of the year when homes and vehicles in our neighborhood are especially vulnerable to break-ins – Spring Break and the South by Southwest Conference and Festivals among the worst.

Here are some tips to protect yourself and your property.

- Be sure there is lighting around your house; it will make the house less attractive to thieves.
- If you're gone in the evening, leave a few lights on inside the home.
- Be sure your doors are locked and windows are secure. If you have a security alarm, be sure that it's armed when you leave.
- Lock valuables and key documents in a safe that is hidden out of view.
- Avoid broadcasting your vacation plans on social media.
- Have a trusted friend regularly check on your home, if you will be away for an extended period of time.
- If you leave older children at home while you are gone, be sure they are well-prepared for emergencies; make sure they have a list of contacts who are nearby and can help them if needed.
- If you leave vehicles outside (whether or not you're gone), be sure they are always locked and that no valuables are left in the vehicle in plain sight.

Be prepared. Don't be an easy target.



CATHY DOUGLAS | OWNER



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

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

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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

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# NWACA REAL ESTATE

## NORTHWEST HILLS AND WESTOVER HILLS MARKET REPORT UPDATE

MARCH  
2019

BELOW IS A COMPARISON OF SALES ACTIVITY IN NORTHWEST HILLS FOR SINGLE FAMILY HOMES IN 78731 AND 78759. THIS INFORMATION IS BASED ON YEAR-OVER-YEAR SALES FOR 2018 VS. 2017.

### 78731

#### Number of Home Sales

188 ↑ 11%

#### Median Sales Price

\$758,250 ↑ 4.6%

#### Average Sales Price

\$826,500 ↑ 7.6%

#### Average Sold Price/SQFT

\$281 ↑ 5.2%

#### Original List-to-Sold Price Ratio

96.9% ↑ 1%

#### Average Days on Market

51 → 0%

\* BASED ON AUSTIN MLS DATA FOR BOUNDARIES:  
MOPAC/HWY 360/2222/SPICEWOOD SPRINGS

### 78759

#### Number of Home Sales

72 ↓ 17%

#### Median Sales Price

\$607,500 ↑ 7.5%

#### Average Sales Price

\$629,700 ↑ 9%

#### Average Sold Price/SQFT

\$259 ↑ 2.8%

#### Original List-to-Sold Price Ratio

97.2% → 0%

#### Average Days on Market

39 ↓ 48%

\* BASED ON AUSTIN MLS DATA FOR BOUNDARIES:  
MOPAC/HWY 360/2222/HWY 183



CONSIDERING BUYING OR SELLING YOUR HOME? IF YOU HAVE ANY QUESTIONS ABOUT THE MARKET OR WOULD LIKE A BETTER UNDERSTANDING OF WHAT YOUR HOME IS WORTH, GIVE JULIE A CALL. PERSONAL SERVICE IS WHAT SETS HER APART!

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

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

SOURCE: ABOR MLS including data through September 30, 2018. Based on NWACA Boundaries: MOPAC/HWY 360/2222/HWY 183



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## COMING SOON - 7801 Ridgestone Dr.

*5 Bedrooms/4.5 Baths/2 Living Areas/ Bountiful Storage/Lives Like a One Story  
Master Retreat, 2 Secondary Bedrooms, 2.5 Baths, Open Living and Kitchen all on Main Floor  
2 Bedrooms, 2 Baths and One Living on Second Floor*

Rare opportunity to own a coveted, newly renovated home on one of the best streets in Northwest Hills, Ridgestone Dr. Ridgestone is a dead end street into a quiet cul-de-sac backing to Myrick. You can easily walk or bike to the grocery store, shopping, dining and schools. This beautiful home has been taken down to the studs with all new windows, mechanical components, electrical and plumbing including new pipes under the home, all new ductwork and new insulation in the walls and attic. This home is equipped with four HVAC units and two water heaters. The white exterior has been re-stuccoed and the perimeter of the property has a tasteful, white stucco wall with a gated entry for privacy.

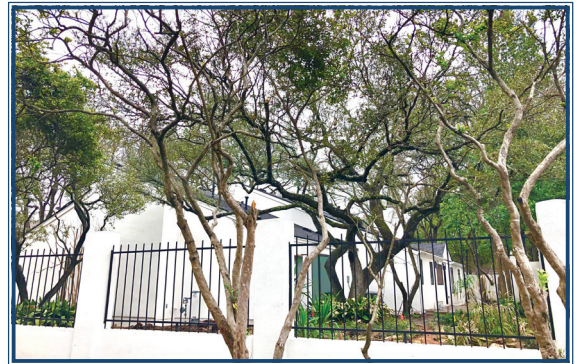
You will quickly see this home is truly "one-of-a-kind" as you enter via the quiet courtyard. The home interiors were thoughtfully selected by Claire Zinnecker (clairezinneckerdesign.com). Custom iron doors created by Texas Doors and Windows (txdoorsandwindows.com) greet you and your guests. The impressive Great Room, with a wood burning fireplace, has a vaulted ceiling and exposed beams wrapped in birch wood. This open and expansive living space adjoins the well-designed kitchen and dining area with a built-in buffet. The kitchen island is expansive perfect for food prep, dining and entertaining. Additionally, there is an overflow pantry in the hallway by the kitchen and a coat closet.

Beautiful, white oak engineered hardwood flooring runs throughout the home with the exception of the wet areas setting the stage in this easy to live in and care for home. Each bathroom has unique and architecturally interesting light and plumbing fixtures in addition to intricate tilework which adds textural as well as visual interest. The two main level bedrooms share a classic and highly desirable Jack-N-Jill bathroom. Enjoy custom built cabinets and quartz countertops throughout the home along with plentiful canned lighting.

The first floor Master Retreat is smartly tucked away to one side of the home separate from the other bedrooms and living spaces. Clerestory windows provide ample natural lighting in the large Master Bedroom. A free standing tub awaits in the Master Bath along with a separate shower equipped with two shower heads, modern subway tile, round mirrors along with fantastic lighting hang above the double vanity. The Master closet has multiple rods, a built-in valet and plentiful shoe storage plus an additional closet for overflow seasonal clothing. Off the garage is a mud room with custom built-ins, a large laundry room with sink plus a simply beautiful half bath for your guests.

Upstairs there are two additional bedrooms, two full bathrooms and a loft perfect for an office or reading room. One of the bedrooms upstairs is exceptionally large and could be considered a second Master Bedroom. It has a roomy walk-in closet plus another storage closet is located directly off this bedroom. A beautifully appointed bathroom compliments this additional Master Bedroom with double vanity, large walk-in shower, open shelving for towels and all of your bath needs. There is a smaller bedroom perfect for guests with an en suite bathroom. The attic access in the garage is decked providing additional storage.

*Price upon request and private showings available.*



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