



THE MUELLER NEIGHBORHOOD ASSOCIATION NEWSLETTER

the FRONT PORCH FLYER

BRANCH PARK GRAND OPENING

On May 17, 2019, Mueller neighbors celebrated the official opening of Branch Park, named after Mary Elizabeth Branch. Ms. Branch was an extraordinary woman, making a huge impact in Austin. Born in 1881 to former slaves, she became the president of Austin's Tillotson College, which later merged with Samuel Huston College to become Huston-Tillotson University, making her the first black female president of a senior college accredited by the Southern Association of Colleges and Secondary Schools.

Lyndon B. Johnson (LBJ) recognized Branch during his first term as a congressman. LBJ appointed her to the Negro Advisory Board of the National Youth Administration during the Great Depression. She was also president of the Austin chapter of the NAACP and helped establish the United Negro College Fund.

The park is located on Aldrich Street, between Garcia and Philomena Streets.



Top Photo Courtesy of Laura Morsman



Both Photos Above Here are Courtesy of Pat Pilkington



Both Photos Above Here are Courtesy of Meaghan Regier

the FRONT PORCH FLYER

EDITORS-IN-CHIEF

Dusty Harshman

Kathy Sokolic

EDITORIAL STAFF

Greg Buford, Cynthia Cammack,
Andrew Clements, Shawn Collins,
Ani Colt, Luke Downs, Susan Egan,
April Geruso, Drew Harris, Bart
Jacob, Judith Katzman, Woody
Lauland, Layla Mansuri, Dennis
Mick, Sadia Tirmizi, Preston Tyree,
Lila Valencia, Chrissy Yates

.....
✉ fpf@muellerneighborhood.org
.....

THE FRONT PORCH FLYER is published by the
Mueller Neighborhood Association and Peel, Inc.
on a monthly basis. ©2018 All Rights Reserved.



STEERING COMMITTEE

CO-CHAIRS

Preston Tyree, John Wooding

EX-OFFICIO

Lila Valencia

VICE CHAIR

Richard Carr

SECRETARY

Alison Raffalovich

TREASURER

Penny Brandt

MEMBERS

April Geruso, Bart Glaser, Bart Jacob
Bill Kirwin, Suzanne O'Malley, Joan Quenan
Maria Salas, Dan Updegrove

.....
✉ contact@muellerneighborhood.org
muellerneighborhood.org
.....

Mueller Property Owner's Association: First in a Series

By Bill Berman, Joe Freeland, and Karen Sharp

The Mueller Neighborhood is a master plan community resulting from a public-private partnership between the City of Austin and the Catellus Development Corporation. Many different entities contribute to the development, operation, and nurturing of the community. This series will provide a more in-depth look at one of those entities, the Mueller Property Owner's Association (POA). The community's understanding of the POA is critical as long-term preparations are starting for the future transition of the POA from the developer (Catellus) to the property owners. Though the transition is a few years away, the POA has gathered a Transition Committee that will, with the community's input, work to the goal of a smooth transition. The Transition Committee's first meeting was June 10, 2019.

Before we get into the details of the POA, however, let's start with a high-level overview of the many entities that have a direct relationship to the community.

A Mueller Who's Who

Catellus Development Corporation is the developer of Mueller, and the Master Declarant under the covenants, with control over the POAs and all aspects of development of the neighborhood. Catellus is developing the neighborhood and implementing the Robert Mueller Municipal Airport (RMMA) redevelopment plan, pursuant to a Master Development Agreement with the City of Austin. www.catellus.com

City of Austin was the owner of the entire property being developed (and continues to be the owner of the undeveloped portions of neighborhood). The City entered into the Master Development Agreement with Catellus for the redevelopment of the former airport site. The Economic Development Department within the City has been responsible for guiding Mueller's planning and development for more than 20 years.

The City retains substantial oversight over the development of the property, including the obligation to review and consent to significant changes proposed by Catellus or the POA. www.austintexas.gov/departments/economic-development

The Mueller Property Owners Associations (POA) are the mandatory associations for property owners, both residential and commercial. The POA is made up of the The Mueller Master Community, Inc., and two sub-associations: the Mueller Education Center/Town Center (EC/TC) Community, Inc., and the Mueller Mixed-Use Community, Inc. The POA is responsible for the oversight and maintenance of the community amenities at Mueller, such as the parks, pools and trails, the external maintenance/insurance of row homes, and also for enforcing the policies and rules that govern the neighborhood. The POA funds this work through monthly assessments that are collected from the property owners. www.muelleraustonline.com More on the POA in the next article.

Associa is the current community management company hired by the POA to assist the POA in the day-to-day management of the community. Associa is the first-line of contact between the community residents and the POA, and is charged with collecting assessments and enforcing community rules. www.associaonline.com/locations/associa-hill-country

The Mueller Neighborhood Association (MNA) is a voluntary, grassroots organization that is focused on building community between neighbors, whether they are owners, renters, or live in surrounding neighborhoods. The MNA is responsible for the Front Porch Flyer and large neighborhood events such as the Egg Scramble, 4th of July Parade and Festival, and Fall Festival (other large events, such as the Rock the Park, Movies in the Park, and the Tower Lighting are managed by Catellus). The MNA also

(Continued on Page 4)



ADAM LOEWY
AUSTIN'S GO-TO **PERSONAL INJURY LAWYER**

LOEWY LAW FIRM

HELPING INJURED TEXANS

LoewyFirm.com
(512) 280-0800

Car Crashes | Bicycle Crashes | Drunk Driving Crashes | Child Injuries | Boating Accidents
Motorcycle and ATV Accidents | Slip and Fall Injuries | Other Serious Injuries

FRONT PORCH FLYER

(Continued from Page 2)

hosts a general meeting on the third Saturday of each month.
www.muellerneighborhood.org

The Robert Mueller Municipal Airport Plan Implementation and Advisory Commission (RMMA PIAC), known as the “Mueller Commission,” is a City Council-appointed advisory group for the implementation of the Mueller Plan. The 11-member Mueller Commission meets the second Tuesday of most months to review the progress of development and to make recommendations to the City Council on request. www.austintexas.gov/rmmapiac

Mueller Foundation is a 501c(3) nonprofit organization created by Catellus and managed by an independent board to sustain affordable housing at Mueller. It also supports other goals of the community with an emphasis on quality education and sustainability in Central and Northeast Austin schools and neighborhoods. www.muellerfoundation.org

The next article will provide background on the three associations that make up the POA, including a discussion of how the three association are supposed to be governed and how they are supposed to interact.

July FPF Letter from the Chairs

Hi Neighbors,

Summer is here, which means people are taking advantage of our great pools to cool off and beat the heat.

We want everyone to have the chance to enjoy a nice summer swim, so please be respectful of the pool rules so that we can all safely enjoy these amenities throughout the season. Glass containers are never allowed in the pool areas. Remember, our pools are not maintained by the City of Austin, but by our POA and the fees each resident pays into it.

You may have noticed the ongoing improvements to Zach Scott Street. We are glad to see that the City installed barriers to protect the bike lanes and the folks that use them. Now is as good a time as any to ditch the automobile and get around our neighborhood using alternative methods of transportation.

Change of location: Our July General Membership Meeting of the Mueller Neighborhood Association will be at Wildflower Terrace (3801 Berkman Drive) in the theater. While the meeting starts at 10:00 AM, we will be there at 9:45 AM with snacks and coffee. So, come by, meet some of your neighbors, grab a bite to eat, and hear what's going on in and around our community.

We hope to see you around!

Your neighbors,

John Wooding & Preston Tyree

Mueller Recycling Group

By Taylor Youngblood, Mueller Zero Waste Block Leader

Last April I created the Mueller Recycling Group on Facebook in honor of Earth Month, Earth Day, and my neighbors' commitment to keeping Mueller green. The group lists Mueller neighbors and Mueller businesses who have offered to collect non-traditional materials for recycling. These items do not go in the blue recycling carts. These materials will go to the Austin Recycle & Reuse Drop-off Center (RRDC) or a specific recycling program. Collectors (both residents and businesses) drive materials to a recycling or reuse facility, or mail in the items they collect.

On the group page there's a master list of the address, collection times, and websites applicable for each recyclable. Also listed are local Mueller businesses that accept items onsite for recycling such as batteries, electronics, or light bulbs. Examples of items Mueller residents collect include Styrofoam, baby food pouches, markers with no ink, and oral care items like toothbrushes and toothpaste tubes.

The following are two initiatives in progress with Mueller businesses that will get added to the list once details are finalized.

The first is collecting old mascara wands for recycling in support of the Appalachian Wildlife Refuge's Wands for Wildlife. This group uses eyelash wands to remove fly eggs and larvae from the fur of wild animals. Information is available at <https://www.appalachianwild.org/wands-for-wildlife.html>. The Lash Lounge is now collecting these used materials for reuse and recycling at both it's Mueller and West Lake Hills locations. We're also going to be contacting local Texas Wildlife groups to try and keep more of these wands local.

Second, we're looking at recycling contact lenses with our neighborhood's vision providers. Both Mueller vision providers offer eyeglass recycling through Lions Clubs International. One of the locations, Envision Eye Center, is waiting for their shipment of contact lens recycling collection materials from the TerraCycle Bausch + Lomb ONE by ONE Recycling Program. More information on contact lens recycling and how to collect them at home is at <https://www.terracycle.com/en-US/brigades/bauschrecycles>

If you would like to become a member, know of a business that should be included, or would like to have your business reviewed for possible recycling solutions, please find more information at <https://www.facebook.com/groups/MuellerRecyclesMore/>.

Gardens & Mental Health *By Judith Katzman*

Gardens and nature can often have a more powerful effect on the brain than some medications. The late psychiatrist Oliver Sacks, in an essay reprinted in the New York Times, wrote he has no doubt that being in green spaces and gardens creates changes in the brain's physiology and perhaps even its structure.

In Mueller we're surrounded by a belt of green that holds many gardens, public and private. Each of these gardens holds a single lesson about attention. In paying attention to a garden of wildflowers, a rose bush, a fruit tree, or a single tomato plant, our attention is pulled away from somewhere else (family worries, work issues, the news) and we focus on the simple, rewarding act of nurturing life.

Our neighborhood is grounded in an understanding of the human need for green space in

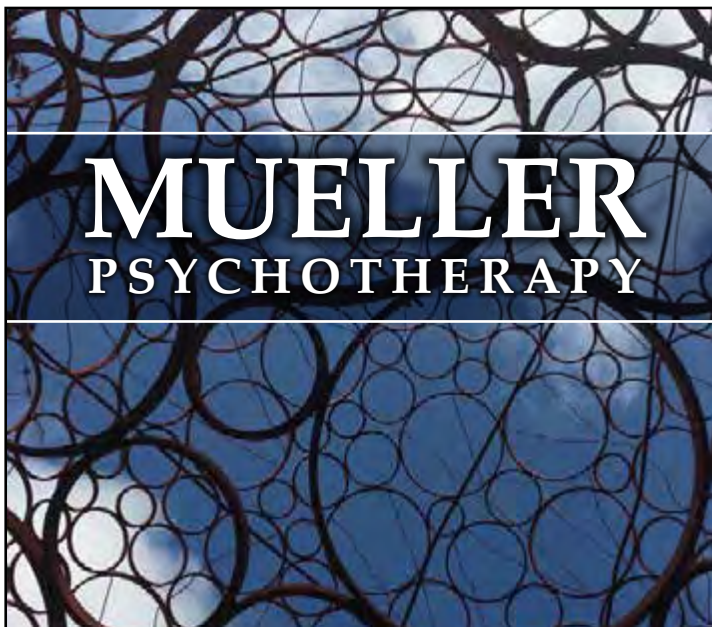
proportion to concrete and brick. Perhaps our most unique green space is the demonstration garden in Mueller's Southwest Greenway. This garden dramatically demonstrates, with signage, which plants thrive in our environment and which are good for pollination and the senses. It reminds us where we live and that we don't need to plant anything outside the Texas Blackland Prairie ecology to meet our needs for beauty, sensory pleasure, and self-nurturance.

Acknowledging this, we can live in concert with our environment, which itself has a calming effect. The gentle labyrinth of the garden's pathways lets visitors lose their bearings for an instant and be guided by the garden to their own quiet place.

Central Texas limestone borders the beds of the demonstration garden and links us to to our geology. Benches tucked into small spaces are secluded and restorative, allowing one to surrender to the butterflies and birds. Anxiety and depression in our time can be caused by disconnection between the individual and the natural world. It's too easy to eat prepared meals every day and never make a link with the natural cycle involved in growing and harvesting our food. Even if you don't have a plot in the community garden located in John Gaines Park, just a walk-through stirs the awareness of the seed-to-food-to-seed cycle and the outcome of devoting attention to watering, wondering about the rain and the sun. The Texas Farmers' Market at Mueller completes the picture by connecting us to those who've made it their life's work to grow healthy food.

The gardens in our neighborhood don't know a thing about family problems, work, or politics.

They exist solely for our enjoyment, and focus our attention on their natural beauty and make us healthier.



MUELLER
PSYCHOTHERAPY

Steve Katzman
M.E.d., M.A., L.M.F.T.
stevekatzman1@me.com

Judith Katzman
M.A., L.M.F.T.
jkatzman@me.com

512.770.6022
MuellerPsychotherapy.com



the **Y** FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

**HELPING YOU
LIVE BETTER**

The YMCA of Austin is here to help active older adults live better and enjoy life more. Whether you're looking to remain fit, recover from an injury, relieve arthritis pain, or you just want to connect and have fun with your peers, the Y is the perfect place to start.

\$0 JOIN FEE*
SAVINGS OF \$48
For New Members 65 or Older

Find your nearest
branch location at
AustinYMCA.org

*Offer valid for in-person registration only. Not valid for online registration.

FRONT PORCH FLYER

The Salvation Army at Rathgeber Center: Spaces for Public Use Available

By Karen Sharp, MNA Community Space Committee Chair

The Salvation Army has a new facility at Rathgeber Center located at 4700 Manor Road. This addition to the Mueller Neighborhood is gearing up to open its doors to serve clients beginning this summer. MNA Community Space Committee members Ani Colt, Preston Tyree, and Karen Sharp recently took a tour of the facility and were able to see first hand the spaces that can be rented for public use. See pictures of the different spaces with their occupancy levels below.

To inquire about the availability and cost of renting space and to make reservations please contact Sophia Elvin with The Salvation Army – Austin Metropolitan Area Command at 512-634-5955 or email her at Sophia.Elvin@uss.salvationarmy.org.

The community room can seat up to 75:



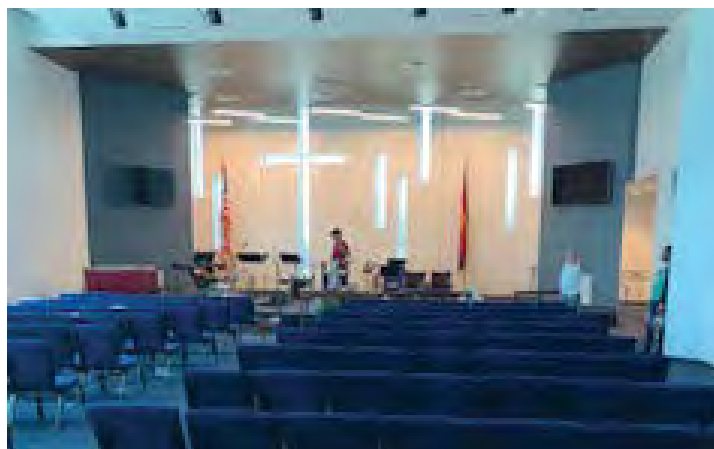
The gymnasium can accommodate up to 100:



Two classrooms can each accommodate up to 12:



The chapel can accommodate up to 150:



About the Salvation Army

The Salvation Army is one of the world's largest faith-based charities and was founded as part of the universal Christian Church. Originally established in London, England in 1865, the Army has been helping people in the Austin area for more than 127 years.

The Salvation Army welcomes all in need, regardless of their beliefs or identity and does not discriminate in any way.

The Salvation Army Austin, serving Travis and Williamson counties, provides many different programs and services that range from sheltering and feeding those experiencing homelessness, to rebuilding communities after natural disasters. They comfort the sick and elderly, support young people through after-school programs, and respond to needs in our community with practical help. To learn more about the Salvation Army's work and how you can help go to their website at <http://salvationarmyaustin.org/>

(All Photos are courtesy of Karen Sharp)

Mueller Ten Years Later: A Culinary Explosion *By Dusty Harshman*

In this series, Mueller Ten Years Later, we'll take a look at our neighborhood's early history and the ways it's evolved over our first ten years.

Recently, I enjoyed my first poke box of salmon and tuna at Pokeatery in the Mueller "Regional Retail Center," and I had to stop and laugh for a moment. The very idea of poke is so far removed from Mueller's culinary beginnings.

Seemingly ancient but honestly just a little over ten years ago, the only restaurants in Mueller were Chipotle, Papa John's Pizza, and the surprisingly terrific cafeteria at Dell Children's Medical Center. Gourmet food trucks/trailers had yet to enter the cultural zeitgeist in Austin. However some of the best lunches within walking distance came from the food trucks that drove the streets serving the many hard-working tradespeople building what would become the Mueller neighborhood. Cultural interpreters like Mando Rayo at Taco Journalism were telling folks which gas station trailers served the best tacos y tortas. If one wanted to eat at a sit-down restaurant near Mueller, it took some driving...to El Azteca or Joe's Bakery...to Cisco's or Sam's BBQ...to Hoover's Cooking or El Chile...or to East Side Cafe or Amaya's Taco Village.

While these were the days leading to East Austin's multicultural culinary explosion, Mueller's role evolved somewhat organically from its strip center origin to offer insight into what is sometimes called

"place-making."

Before there was an HEB Market District or an Aldrich Street, there was Keturah Somerville. In 2010, Keturah knew she could out-compete Starbucks by offering her coffee and pastries from the back of an old Studebaker in the parking lot near the Browning Hangar. Keturah named her Studebaker 'Elixir Coffee' and began to attract families to that parking lot by serving more food and hosting movie screenings in the evenings. That parking lot has evolved into a food truck court that is one of Mueller most-cherished places.

Speaking of food trucks, who can remember when VertsKebab was served from the back of Smart cars before moving into Mueller as a bricks-and-mortar restaurant, or when two other Austin food truck titans, Torchy's Tacos and Chi'lantro, followed suit?

Who remembers when Muellerfolk were so eager for a neighborhood sit-down restaurant, they staged a dine-in at Kerbey Lane Cafe? Over the five years that Kerbey Lane was considering our neighborhood, other restaurants like Xian Noodles, L'Oca d'Oro, Colleen's Kitchen, and Kyoten Sushiko seized the opportunity, winning the hearts and bellies of residents and food critics alike.

Our HEB serves amazing brisket and offers great live music. The Halal Corner restaurant serves such good food that it opened up a fried chicken and wings restaurant two doors down. Our food trucks serve

(Continued on Page 8)



Premier Pools & Spas

(512) 800-2412 **ppas.com/austin**

FRONT PORCH FLYER

STEVE'S PLUMBING REPAIR

Master License: M-39722

- Water Pressure Problems
- Sewer & Drain Service
- Fiber Optic Drain Line Inspections
- Free Estimates
- Satisfaction Guaranteed

Steve Brougher
512.276.7476



2605 Buell Ave

(Continued from Page 7)

some of the best food in Austin. Our farmers' market is an absolute center of community, and our the carnival themed eatery Barrel O'Fun becomes a Bar O'Fun at night. We are fortunate to evolve with this vibrant place.

Sadly, this evolution is accompanied by turnover. So let us stop and remember the likes of Elixer Coffee, Doc Green's, Mr. Bones, Short Bus Subs, How Do You Roll?, Phonatic, Fresh Off The Truck, Bonehead's Grill, Green Go's, Machine Head Coffee, Vert's (both smart car and Noon bricks versions), Booty Locos, Bribery Bakery, J.T. Youngblood's, SmashBurger, and even Papa John's and Subway, all of which closed up shop in Mueller in the last decade.

But for those 16 restaurants that have closed over the last decade, guess how many restaurants are currently open in Mueller serving our fair city? 38! The vibrance of Mueller's culinary scene ranges from the booths at the farmers' market to \$150/meal omakase with an international reputation. From Greek gyros to fast-casual pizza, French to tacos, Italian to sushi, Irish to bao, Thai to BBQ, Hawaiian to fried green tomatoes, Mueller is well-served.



*Elixer Coffee in the Summer of 2010.
Photo by Greg Griffin.*

BUSINESS CLASSIFIED

PIANO LESSONS in your home! Award winning, creative, mature, patient, professional teacher with classical music background. Lessons tailored for student's interests and goals. Interviewing now for limited openings starting soon. Ages 6 through Adult, no experience required. James Heuser: (512) 969-8529. James@FourPointsPianoTeacher.com. Website: www.FourPointsPianoTeacher.com

Classified Ads

Personal classifieds (one time sell items, such as a used bike...) run at no charge to Mueller residents, limit 30 words, please e-mail fpf@muellerneighborhood.org.

Business classifieds (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office @ 512-263-9181 or advertising@PEELinc.com.

ADVERTISE
Your Business Here
Call 512.263.9181
for details.
www.peelinc.com

GO GREEN

Receive your newsletter in your inbox
For details go to
www.PEELinc.com
and click the RESIDENTS tab



TRANE®

It's Hard To Stop A Trane.®

**\$50
OFF**
ANY
HVAC
REPAIR

\$300
BUY BACK
on OLD
EQUIPMENT
with NEW
EQUIPMENT
PURCHASE

**\$1000
TRANE OR
REBATE**

0%
SPECIAL
FINANCING

-Sales, Service,
Maintenance
-All makes and
Models



Your Locally
Owned and
Operated Business!
Serving Texas since
1991

Sign up with our Annual HVAC Maintenance
Spring/Fall Tune up for *only \$109 a year!*

In partnership with



512.339.7700

Info@ArrowServiceCenter.com

www.ArrowSvcCenter.com

*With approved credit. Offer varies by region. Ask For Details.

What You Need to Know When Your Parents (or You) are Aging

By Debbie Pearson

We are all aging – it is a fact of life. Are you prepared for your parents or your own last stages of life? Do you know your parents' wishes? These topics are often not thought of or spoken of because of fear or not wanting to face the realities.

Many Austinites are aging without a plan. **Do you have answers** to the following?

1. **Who** is named as your parents' responsible party, their Power of Attorney? Do you have these legal documents **in your possession** for immediate access in an emergency?

2. **What** is the plan when their independence wanes? What specific medical interventions do they want? Is there any type of strategy or are you assured of chaos?

3. **When** will their financial resources evaporate, making this your economic problem? Have you ever been permitted to peek into their finances?

4. **Where** will your parents live when their lives fall apart? Are you guaranteed a life of traveling back and forth to their home every time "the call" comes in? Or, will they move in with you?

5. **How** will you juggle your current responsibilities plus the reality of dependent, medically fragile parents?

If you answered no to any of these questions about your parents or for yourself, you're not alone. Join your peers in the exercise of holding your breath and waiting for "the call." The big surprise is that landing in this stage is not confined to a single event. Although it may start with one call, it tends to grow with each passing week, month, and year. The aging years can span decades.

Are you addressing this with your parents now? Are you discovering an exercise in frustration? When did your parents become so unreasonable, so obstinate? You might as well understand. Entrenchment goes hand-in-hand with aging, making your parents an immovable rock. Your immovable rock.

Decades of lessons learned have crafted a path to follow; a way to quiet the storm and regain some order. It's called planning, in advance of the crisis. For some, the planning will start urgently. But that's often your window of opportunity. You can ask some of the questions above or reach out to a professional who understands the landscape ahead and can walk by your side in crafting a blueprint to follow. A path of peace for both your parents and for you.

Your Community at Your Fingertips



Download the Peel, Inc. iPhone App to receive and read your newsletter



www.peelinc.com

512.263.9181



Beyond the TLAs: Your Neighbors in Action through MNA Committees

By Alison Raffalovich



Through this on-going series, I'll take you on a brief spin through the various committees of the Mueller Neighborhood Association and introduce you to some key volunteers in each – in the hope that YOU'LL be inspired to get involved!

Community Space Initiative

As a neighborhood designed to encourage neighborly interactions, active lifestyles and a welcoming vibe, Mueller is dedicated to lots of public spaces including our parks, hike-and-bike trails, pools, etc. The Community Space Initiative is advocating for additional spaces that can be used by Mueller and surrounding neighborhoods for community-based meetings, gatherings and activities. Karen Sharp chairs the team exploring the opportunities for this initiative.

Website Committee

Bill Kirwin heads this team, with Bart Jacob as Steering Committee liaison, which works to make sure that neighbors can keep up with MNA activities and get involved through multiple channels, including the MNA Website at muellerneighborhood.org/, the official Mueller Neighborhood Association Facebook page at <https://www.facebook.com/MuellerNeighborhoodAssoc/>, and posting relevant updates on other Mueller-focused sites. If you haven't "Liked" our Facebook page yet, take a minute to do that and you'll receive updates in your Facebook feed from the MNA when we post!

Aldrich Street Summer Social

The Aldrich Street Paseo hosted a summer social on June 14th. Music filled the street, while the local businesses had family-friendly activities and giveaways.



Photo provided by Kathy Sokolic

Calendar of Events

July 20, 10 am: Mueller Neighborhood Association Meeting, Wildflower Terrace, 3801 Berkman Dr.

September 11, 6:15: KUTX

Rock the Park – Lake Park

July Farmers' Market Events at Mueller on Wednesday:

July 3, 5:30 - 7:30pm: Homebrew Competition (Visit our Facebook page to sign up to participate) & Season's Best Chef Demo w/ Maggie Perkins

- July 10, 5:30 - 7:30pm: Zero Waste Chef Demo w/ Monique Santua

July Farmers' Market Events at Mueller on Sunday:

- July 7, 11am - 1 pm: Season's Best Chef Demo w/ Maggie Perkins

- July 14, 11am - 1pm: Zero Waste Chef Demo w/ Monique Santua

- July 21, 11am - 1 pm: Season's Best Chef Demo w/ Maggie Perkins



PEEL, INC.

308 Meadowlark St.
Lakeway, TX 78734-4717

PRSR STD
U.S. POSTAGE
PAID
PEEL, INC.

MUE



Green City Realty is a real estate brokerage, assisting clients in the process of buying and selling residential properties. Whether you are interested in the newest energy-efficient homes, the charming hundred-year-old homestead, or something in between, we are invested in making your real estate journey as rewarding as possible.

Your Austin Area Real Estate Company



Kathy Sokolic, REALTOR®

Neighborhood Expert

512-809-3497

Kathy@greencityatx.com

GreenCityATX.com

Helping You Put Down Roots

As a Mueller Pioneer and neighborhood organizer, I am in-the-know of all things Mueller and what's on the horizon throughout the city. A house is more than just materials – each part is a vital branch of the community. Contact me today!