



nwacaNEWS

NORTHWEST AUSTIN CIVIC ASSOCIATION

JULY 2019

VOLUME 10, ISSUE 7

Message from the Board

The Dog Days of Summer are Upon Us!

I'm not sure when this will hit your mailboxes. If it's before July 4th, we hope to see you at the BIGGEST and BEST Parade and Freedom Festival in town. If you still need a t-shirt, go to www.nwaca.org to buy one! Shirts are sold on a first come-first served basis and are only \$10! If this arrives after the 4th, we hope you LOVED the parade and festival, had a safe holiday, and have a t-shirt to show your neighborhood spirit!

Thank you so much to all of our NWACA volunteers who helped with our July 4th activities: Parade Co-Chairs-Joanie Arrott and Abby Karp; July 4th t-shirts- Nyre Spitzer and Sharon Wilson; Freedom Festival Co-Chairs-Tracey Fine, Denise Zaborowski, and Pooja Sethi; Sponsors- Julie Waidelich, Monique Wright, Connie Lundgren, and Vicki DeWeese; Veterans for July 4th Parade- Teri Schock, Rasty Goodwin, and Diane Kearns; July 4th Float Contest- Louri O'Leary; July 4th Parade Logistics-Brad Banister, Dianne Field, Amy Hajdu, Roger Bolick, Jill Klucher, Chris Roddy, and Tom Arbuckle; Communications-Joyce Statz, Julie Rawlings, Monique Wright, Julie Waidelich, and Vicki DeWeese.

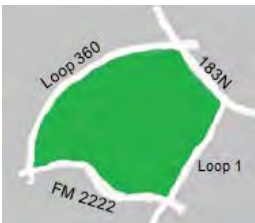
I'd also like to thank our other committee members, who keep things going for NWACA year round: Civic Engagement- Mike Polston; Zoning and Transportation-Ruven Brooks, Joyce Statz, and committee; Parks Committee-Caroline Alexander and Stephannie Behrens; Special Projects- Robyn Goodrich Nunis; and I know I'm missing so many others! If you see any of these people, any of our board members, or any committee members, please give them a hug and express your thanks for their hard work.

Take a look at the pages that thank our Business Sponsors – there's a really impressive number of them! Not only do these sponsors help fund our parade, they help support the educational, social, and outreach activities of NWACA throughout the year. We couldn't serve our neighborhood without them!

Mark your calendars for more summer food and fun! On July 20th, we will have our second pool party of the season at Murchison Pool! More details to follow in NWACA Notes, on Facebook, and

(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 and visit our public Facebook page. Use the **Membership** button on the home page, or use the form at the end of this newsletter to become a member of NWACA. Members have access to the weekly **NWACA Notes** and the ability to join the NWACA closed Facebook group, to keep in touch with each other and with the latest news about NWACA.

Welcome to NWACA!



ARE YOU A NWACA MEMBER?

Receiving the newsletter does not guarantee membership.
Not sure? Visit 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 @ NWACA.ORG/JOINRENEW

NWACA EVENTS CALENDAR

July 2, 8:00 AM

4th of July Parade Planning Meeting
Epoch Coffee - 3900 Far West Blvd

July 4, 9AM – 11 AM

4th of July Parade and After-parade Party
Far West Boulevard and Epoch Coffee/Coach Mo's

July 7, 2 PM

Parks Committee
Biderman's

July 15, 4 PM

Communications Committee
Galaxy Cafe

July 20, 9AM to Noon

Monthly park beautification in the park and on trails; sign up at:
[https://www.givepulse.com/recurring/364989?event=NWACA-](https://www.givepulse.com/recurring/364989?event=NWACA-Third-Saturday-Park-Clean-Up)

Third-Saturday-Park-Clean-Up

Bull Creek District Park

July 20, 5:30-8:00 PM

Burgers and Pool Party!
Murchison Pool

July 21, 2 PM

Tree, Environment, and Wildlife Committee
Epoch Coffee

July 23, 5 PM

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

Aug 4, 2 PM

Parks Committee
Biderman's

Aug 13, 6:30 – 8:30 PM

NWACA Board Meeting
Galaxy Cafe

Aug 17, 9AM – Noon

Monthly park beautification in the park and on trails; sign up at:
[https://www.givepulse.com/recurring/364990?event=NWACA-](https://www.givepulse.com/recurring/364990?event=NWACA-Third-Saturday-Park-Clean-Up)

Third-Saturday-Park-Clean-Up

Bull Creek District Park

Aug 19, 4 PM

Communications Committee
Galaxy Cafe

Aug 27, 5 PM

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

Message from the board (Continued from Cover)

on our website: www.nwaca.org. We're looking forward to the start of playground construction soon, thanks to Caroline Alexander, Stephannie Behrens, The Loewy Family, NWACA Parks Committee, many generous neighborhood donors, and Austin Parks and Rec.

IMPORTANT NEWS! According to the Austin Police Department, property crimes increase during the summer. If you're interested in participating in the NWACA Neighborhood Watch program, please send an email to Connie Lundgren at: nwacainfo@gmail.com. Please go to www.nwaca.org to contribute to the Constable Fund! Every little bit helps continue patrols through our neighborhood. Fire risk also increases during the summer, so now is a great time to sign up for a free Firewise evaluation. You can sign up on our website at: www.nwaca.org, or if you have questions, email Joyce Statz at: nwacainfo@gmail.com



SAVE THE DATE! Saturday, September 28th will be our next NWACA Neighborhood National Night Out honoring our first responders. Chair Connie Lundgren has some great ideas! If you would like to participate or volunteer, please email her at: nwacainfo@gmail.com



During these **"Dog Days,"** please take care of yourself and your four-legged friends, being mindful of their paws on hot streets and heat exhaustion!

We are so fortunate to live in this special place and we look forward to continuing to build upon the community spirit of our neighborhood, working with both residents and businesses. As always, we are a click away at: www.nwaca.org and nwacainfo@gmail.com





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Motorcycle and ATV Accidents | Slip and Fall Injuries | Other Serious Injuries

KEY CONTACTS

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

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

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

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

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. The advertising deadline is the 8th of the month prior to the issue.



While most of Austin's award-winning and NYT bestselling authors belong to the Writers League of Texas (WLT), this vibrant organization is for all of us, educating and encouraging us, no matter our genre, no matter our level of experience.

Located right here in Austin, the WLT is one of the country's premier writing organizations. Founded over 30 years ago, it provides information, support, and an opportunity to share your work with other writers. And WLT members not only help you improve your craft, elevating it toward art, but they also teach you about the publishing industry and identify marketing skills you may need.

The \$50 Individual/Family membership more than pays for itself with the 10% discount at Book People where Third-Thursdays monthly panel discussions are hosted. Free and open to the public, Third-Thursdays offer you an ideal introduction to the group and its many programs.

In addition, WLT offers classes throughout the year. Taught by extraordinary professionals both in-person and online, classes cover the whole spectrum of skills. A recent sampling includes: Crafting Openings that Hook Readers, Writing Effective Dialogue, Strengthening Characters, Playing with Point of View, Revising Like a Pro, Marketing and Publicity; everything your book needs to take it to a masterful level.

And there's still more! WLT holds an annual Agents & Editors Conference; this year's was at the Hyatt Regency Austin, June 28-30.

While literary conferences are held throughout the world, WLT offers one of the best, bringing together more than 20 nationally-known agents and editors, as well as award-winning and bestselling authors, for three days of conversation about the craft of writing and the practical steps toward publication.

If you're a writer with a finished manuscript, the conference's one-on-one consultations with agents and editors offer you a unique opportunity to pitch your work directly to publishing professionals.

(Continued on Page 7)

Austin ISD School Changes in 2019

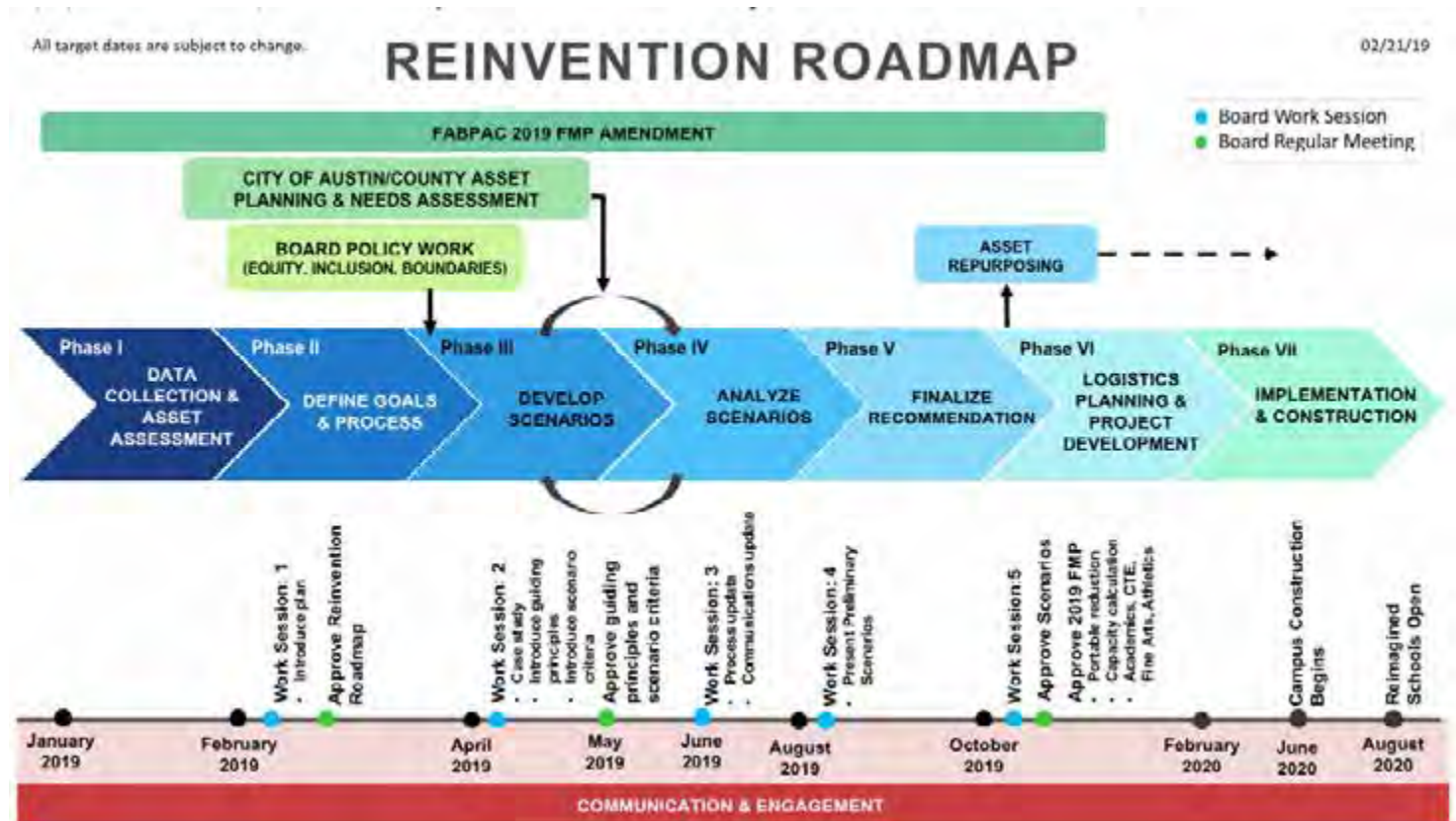
– Teri Schock

Austin Independent School District (AISD) released a 2019 Reinvention Planning Map last month. Although the map specifically states: “Map is for planning purposes only, Map does not represent attendance boundaries, feeder patterns or vertical teams,” there was quite a stir. Kristin Ashe, our AISD District Four Trustee, held meetings the last week of May and first week of June at our neighborhood schools. Many parents who attended were filled with concern, confusion and criticism of AISD.

Here’s what AISD has to say: “To support our vision of reinventing the urban school experience, the 2017 Facility Master Plan committed to ensuring that district facilities continue to support excellence in teaching and learning at every level by

supporting emerging models of 21st century learning. We know the learning environment has a huge impact on student success, but the reality is that some of our learning spaces are simply not suited to support the kinds of innovative instruction our students want and deserve. Today, the district is operating numerous aging and under-enrolled facilities, which ties up many of our dollars in recurring maintenance and overhead. We have the responsibility to assess whether those dollars would be more wisely invested in more robust academic programs, enrichment opportunities and whole-child support for our students. Freeing up some of those funds will enable us to offer more specialized programs distributed more equitably

(Continued on Page 6)



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NWACA News

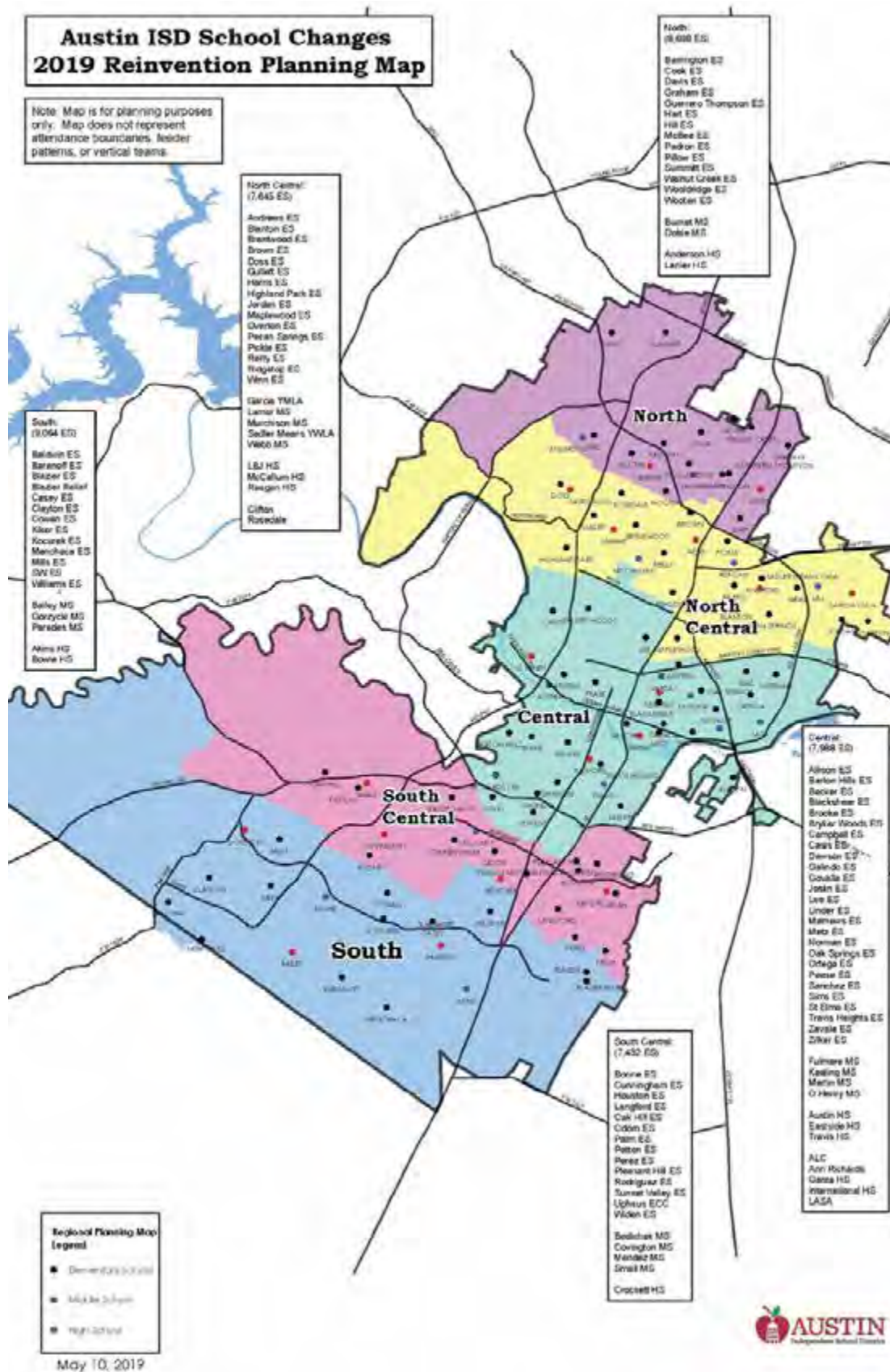
Austin ISD School Changes (Continued from Page 5)

across the district, ensuring all students have a robust menu of options to appeal to their talents and interests.”

The AISD Reinvention Process began in January and includes seven phases. The District is expecting to have more information on how many schools will be consolidated, closed, or repurposed late this summer. This information and community feedback will be used to select a final scenario that will then be recommended to the Board of Trustees. The board is scheduled to vote on the recommended school changes for each region when they adopt the Facility Master Plan in October. The district will begin implementing changes no sooner than August, 2020; at that time, students, families, and staff will be made aware of their “reinvented school communities.”

What does this have to do with the 2017 Bond Program? The 2017 Bond Program planned investment dollars for every AISD school. If it is decided to consolidate, close, or repurpose a school, the AISD Community Bond Oversight Committee and the Board of Trustees will work to reassign those dollars to schools that will receive students. AISD also plans to work with communities to “ensure that receiving schools offer robust programming that meet the needs of the campus and region.”

For more information go to: <https://www.austinisd.org/schoolchanges>.



Writers Corner (Continued from Page 4)

If you're a writer working toward a complete manuscript, the conference's evening receptions offer you a friendly, relaxed atmosphere for informal chats with agents, published authors, and fellow writers from all genres and backgrounds.

Not ready for publication yet and wondering when you'll have the peace and quiet to write? WLT has a Summer Writing Workshop in Kerrville, July 14-19, with classes and guest speakers in the morning, communal writing spaces in the afternoon, and social events in the evening, all of which are enjoyed by writers by beginning writers to seasoned professionals. It's not too late to sign up!

For lots more information visit <http://www.writersleague.org>

Honing writing skills is important to our children who may not yet be ready for the Writers League of Texas. If your college-bound daughter is perfecting an essay, if your curious son is dreaming of a writing career, or if you are at a standstill with a book you've always meant to write, I highly recommend working with Stephanie Noll, a magnificent, published author I met through the Writers League of Texas. stephanieleenoll@gmail.com

Subsumed: Writers League of Texas

Old Quarry Branch Library Renovation set for 2021

— Deborah Pardo-Kaplan



Per the results of the 2018 bond election, the Old Quarry Branch of the Austin Public Library will receive a nearly one-million-dollar renovation. Following the hiring of a consultant architect/engineer team and the completion of the design phase, construction is currently projected to begin in July of 2021. There will be a community input process during the design phase.

Contact our District 10 Library Commissioner for any questions: bc-deborah.pardo-kaplan@austintexas.gov. The Library Commission meets at 6:30 PM on the fourth Monday of each month at various branches of the Austin Public Library. These meetings are open to the public.



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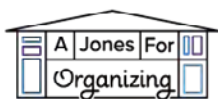
Thank You, NWACA Business Sponsors!

NWACA is very grateful to our sponsors, who make it possible to have the finest 4th of July events in the City! They also provide the support we need to have the Neighborhood National Night Out in the fall, as well as other family-friendly events throughout the year. Please thank them when you see them!

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At The Domain, between the iPic Theater and Dillards,
across from Maggiano's outdoor patio.

History Interview: Frank Dewhurst

— Carol Jones

Frank Dewhurst is known for always being ready and willing to help people. If someone wants directions or needs help with a project, it is second nature to him to jump in and assist. So, it didn't surprise anyone who knew him that he gladly volunteered one of his kidneys to his neighbor down the street, when she desperately needed one. Frank, a healthy and young-looking 84-year-old, is now the oldest living kidney donor in the United States.

Frank has been in the news a lot lately because of his unusual status. He has been interviewed multiple times and his story has appeared in news outlets all around the world. He is glad that his example may inspire others to donate their kidneys, but he is ready to get back to normal life. "Yours is my last interview," he told me.

Frank and his wife Barbara have lived in Austin since 1990. They are originally from Minnesota, and raised their four kids in Boulder, Colorado. Then Frank had an opportunity with IBM to move to Austin. They love it here and they absolutely don't miss the cold and the snow up north. He tells Barbara, "Don't move me a mile north."

Their Williamsburg neighborhood along Spicewood Springs Road has small, tidy yards, and a common greenbelt area. Frank has been active in the local homeowner's association and goes walking in the area frequently. When he saw a sign at a neighbor's house six houses down from him, asking for a Type O kidney donor, he thought, "Why not me?"

He remembers reading an article in AARP magazine about three golfing buddies. When one of them needed a kidney, one of his pals readily donated his own. Frank thought about that story when he saw his neighbor's sign. He checked with Barbara, who gave her full support. They didn't tell their kids about it until after Frank had recovered from the surgery. Their kids weren't surprised. They knew their dad was just the kind of person to help others when they needed it.

His neighbor, Linda Nall, at first thought that Frank was knocking on the door to tell her that the homeowner's association doesn't allow signs like hers. Linda, 72, had been needing a kidney for a long time. She was on dialysis right up until the day before the surgery. Frank's generous act literally saved her life.

Before the transplant surgery, Frank went through a several-month long process of physical and mental tests to make sure he was a good candidate for the donation. It turned out that he was in excellent health, and that he had strong, "4-wheel-drive" kidneys. Afterward, he had to take it easy and not drive or exercise for a few weeks, but now he feels he's back to normal. "It was just a spare part," he says.

Older people are great candidates for kidney donation. Health, not age, is the important factor. In general, doctors want to pair donors with recipients near the same age. Frank said that when you decide to donate an organ, your expenses are completely covered; financial concerns are not a factor. He hopes that his story will help educate people on this vital way to save another's life.

It was inspiring to talk with Frank and Barbara! If you have interesting stories, or memories of Northwest Hills from back in the old days, please contact nwacainfo@gmail.com.

City of Austin Short Term Rentals: Game of Homes, Part 2

– Mike Polston

We were successful in the 2019 “Texas Legislature versus City Short Term Rental (STR) Management” fight because we had strong attendance from Austin and several other Texas cities as well as many call-in votes. We used the “Be Visible and Open Doors” technique to get our residential neighborhood message to the legislature. We hosted several citizens from Arlington, Texas. They unfortunately have the same STR problem we have because they have lots of sport venues while Austin has a fleet of downtown bars and music venues.

There have been two STR bills considered by the legislature, one in 2017 and another in 2019. The 2017 bill did not pass; it was a very brief one-page document, stating that all of Texas should be open to STRs, except for communities with homeowner associations (HOAs). The 2019 bill went through multiple versions, and I believe they all came from VRBO (Vacation Rentals by Owners). The bill essentially opened all of Texas to STRs and it had very weak enforcement regulations (usually ignored by STR owners anyway). The 2019 bill did not become law, either.

I enjoyed a phone conversation with Barbara Nichols, of Nichols Real Estate & General Contracting. She lives in Hollywood, California and fights her city for a rollback to normal residences. She believes they have over 25,000 STRs and one of her largest concerns is the potential for fires due to careless residents flipping cigarettes into the canyons. She told me she was trying to get an ordinance that would allow the City to sue for damages from the STR owner if a fire could be traced back to their property.

You may have heard that Marriott is planning to turn high end homes around the world into STRs (AKA hotels). They plan to release more details in the next month or so. A local Austin Property Management Firm has joined them. Marriott clearly has been losing revenue due to the influx of STRs.

There are several issues we will be watching in the next six months. (1) The Marriott Hotel for STRs. Do they stay out of our residential neighborhoods? (2) What will the City of Austin do to manage our growing STR problem? The recent Community

(Continued on Page 13)

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THINGS TO DO – IN JULY –

- 07.04** NWACA July 4th Parade
- 07.04** H-E-B Austin Symphony
July 4th Concert & Fireworks
- 07.12** The Little Mermaid
at Zilker Hillside Theater
- 07.17** Blues on the Green
- 07.20** NWACA Pool Party

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(Continued from Page 11)

Impact newspaper highlighted the true measure of STRs in our city: 10,000 or more compared to the 5,000 the City has on record. (3) The “worldwide STR problem” is now receiving more regulation and legal activity. Many cities give up on regulation, simply proclaiming that STRs are no longer allowed. Austin has that same option, but always seems hesitant about restoring historical residential neighborhood zoning policies. (4) What will the highly anticipated Airbnb initial public offering (IPO) look like? This “unicorn” technology is getting much public attention.

For more information on STRs, check out the Facebook page called “Neighbors for Short Term Rental Reform.” We post 311 complaints there, in addition to global STR news. In April 2019, there were 10 STR complaints from District 10 residents, and 7 of those STRs were unlicensed.

Keep in mind that VRBO, Airbnb, Craigslist, city government, state government, property managers, and STR owners can all benefit from the STR business model, but STR neighbors won't. In fact, such homeowners may be at risk if they plan to sell their home and the buyer asks about STRs within 100 feet. Would you buy a home next to an STR with 400+ hotel guests a year?

Questions from Neighbors

— Joyce Statz, aggregator

We have just one question this month. If you have questions you'd like answered, please send them to us at nwacainfo@gmail.com.

From a park user who thinks there are intriguing things out there: Why is it important to stay on the trails at Stillhouse Hollow Preserve?

For your personal safety and for preservation of our parks and preserves, it is important that everyone stay on the trail. It is important that everyone stay on the designated trails in our parks. This is necessary to protect people, plant life, and the trails themselves.

People wandering randomly through the woods can damage the ecosystem that's being preserved, often including endangered species of plants and animals. Broken branches and snapped limbs are the most obvious signs of the damage that can be done. You may step on or run over young sprouts, preventing them developing into the new plants that keep the beauty of the area alive.

Hiking and riding off an established trail may also damage the trail itself. Footprints and tire tracks compress the topsoil and compact the earth underneath. This can change how water flows during a rain and wash out previously safe sections of trail.

Also remember to keep your dog on a leash - their paws cause the same types of damage as people.

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Plastic Bags, Wraps, and Film—Recycle Right

—Joanie Arrott

You may not realize that plastic wrapping or bags of any type never belong in your blue recycling bin. That doesn't mean that these types of plastics cannot be recycled. Many thinner plastics used for packaging and wrapping are recyclable, but you'll need to find a grocery or retail store that provides plastic bag recycling collection. In our area alone, we have over 10 locations within 5 miles any direction including: **HEB, Walmart, Lowe's, Randalls, Target, and Whole Foods.**

What types of thin plastics are we talking about? Plastic film – also known as plastic film packaging – is soft, flexible polyethylene (PE) packaging such as that used in grocery, bread, zip-top, and dry-cleaning bags. It's also the wrap that is found around many products: paper plates, napkins, bathroom tissue, diapers, and more. The general rule for which thin plastics are collected at the many retail options listed above, is that when you try to make a hole in the plastic with your finger and the plastic stretches, then it is recyclable. Two

important exceptions are bags used for frozen foods and bags that hold fertilizer or soil. These types of packaging are treated to make them stronger and resistant to cold and can't be recycled.

The graphic makes plastic film and bag recycling easy with simple-to-read pictures of the most commonly accepted materials. Remember that any film or plastic wrap should be clean and dry. Remove shipping labels from any packing plastic and deflate air pillows.

Think before you throw these materials in your curbside recycling bin. It's not doing anyone a favor. Plastic film or bags are notorious for jamming or damaging the automated machinery that sorts materials at the recycling facility. This forces operations to shut down to remove the contamination, requiring time, energy, and manpower. As a result the finished product becomes more expensive. Hard plastics including soda bottles, kids' toys, and laundry baskets can be put in your blue recycling bin.

Recycle if Clean & Dry

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how2recycle.info

Recycle clean, dry plastic bags and film packaging

Air Pillows

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Tip: Store in plastic bag until next trip to the store

Case Wrap

Newspaper Bags

Bread Bags
(with crumbs shaken out)

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NFPA Fact Sheet on Roofs

— Joyce Statz

Over the last several years, the National Fire Protection Association (NFPA) has issued a series of fact sheets that help homeowners harden their homes against wildfire. The nine fact sheets issued to date are posted on the NWACA web site for you to peruse; go to www.nwaca.org and enter “fact sheet” in the search bar.

The fact sheet titled Roofs addresses ways to reduce roof vulnerabilities during wildfire. The roofing material at greatest risk is one rarely seen these days: wood shake or wood shingles (as on our house when we bought it in 1984!). This material, especially when weather-beaten, is very vulnerable to flying embers, the greatest source of ignition to homes during wildfires or from a fire at a nearby home.

Less obvious, but also very hazardous, are deteriorated asphalt roofs, especially with shingles that have lifted and can catch embers. When embers get under asphalt shingles, they can smolder and eventually ignite, causing the house below to burn.

Debris that's allowed to collect along roof ridges also poses a hazard. If the debris extends to the roof's edge, embers could light a fire that travels to the vulnerable wood surface that is vertical to the roof.

Tile and cement roofs also need to be carefully examined for places that embers can lodge and ignite the home. There may be gaps between the roof elements into which embers can land. On some tile roofs, there are bird-stops applied to the ends of the tile barrels to keep birds from nesting under the tiles; these bird-stops are also excellent ember-stops!

When you re-roof your house, be sure that the new roofing material has a fire rating of Class A, the highest level.

As you maintain the roof, regularly ensure that:

- tree branches don't scrape the roof; trim branches to 6 feet away from the roof.
- debris isn't lodged into nooks and crannies of the roof.
- gutters are clear of debris, so that a fire won't start there and ignite the roof.
- eaves and soffits adjacent to the roof are in good condition.
- gable vents and other roof vents are covered with fine mesh screen (standard window screen is an excellent solution).

To learn more about good practices for making your roof and other areas of your home resilient to wildfire, sign up for a free Home Wildfire Risk Evaluation on the NWACA web site, www.nwaca.org



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Understanding City Code: Sign Regulations

— Alan Carson

City ordinances concerning signs are quite extensive – 54 pages! You can find them online by searching for Austin Texas Municode, then going to Title 25. Because the ordinances are so extensive, only those pertaining to low density residential areas of our neighborhood are described here. Details concerning signs are so numerous that readers are referred to the ordinances to answer specific questions.

You often see small signs along the medians and verges of our streets (public easements and rights-of-way), usually pertaining to real estate or political elections. Article 25-10 specifically prohibits these signs. The penalty for such an offense is \$50 for the first conviction, \$200 for a second conviction, and \$400 for a third conviction. Failing to remove a sign after being ordered to do so will result in a penalty of \$200 per day that it is not removed.

Signs associated with real estate, such as sales, remodeling, etc. may be displayed no sooner than 30 days before an activity begins and no later than 30 days afterward. Decorative signs, such as a those used during a holiday season may be displayed for no more than 45 consecutive days or 90 days per year. Signs associated with political elections may be displayed no sooner than 60 days before and 10 days after the election. Residential garage sales and neighborhood meeting signs may be displayed for no more than 7 consecutive days.

Flags are permitted, limited to three per acre of site area, rounded up to the nearest whole acre. The maximum area of a flag is 15 square feet. (Note: The City's Code Connect office says this constraint applies to commercial properties for the most part, or in a residential area where a flag in the right-of-way poses a hazard. Lots of small US flags for 4th of July are just fine!)

The ordinances cover a wide range of details such as sign area, height, whether freestanding or wall mounted, having moving parts, banners, balloons, festoons, mobile billboards, and lights (external, internal, or spotlight).

Interestingly, none of the 54 pages of ordinances covers street numbers. I would like to see a law that states that every residence and business must have their street number located so that it is clearly visible from the street.

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NWACA News

Special Thanks to Members

– Membership Committee

NWACA thanks members who generously contributed to the 4th of July Parade Fund, the Park Fund, and the Constable Fund, between May 19, 2019 and June 14, 2019.

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

- | | |
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| • Dan and Susie Allen | • Jane Herrin |
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- | | |
|-------------------------------|--|
| • Jeffrey Russell | • Ed and Carolyn Weeren |
| • Karin Samman | • John Yatsu and Kathryn Hudachek |
| • Beth and Eric Shapiro | • (and apologies to anyone whose donation we might have missed!) |
| • Ann Trentin and Mike Keenan | |
| • Charlsie Underwood | |

Thank you!



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Fall Webworms

– Wizzie Brown, Texas AgriLife Extension Service



Webworms can be found on a variety of trees and are most well-known for the webbing they create on the tips of branches. Webworms are caterpillars, or larvae, of a moth. Caterpillars cause damage by feeding on foliage that is inside the protective webbing.

There are 2-4 generations of webworms that occur each year. The first generation appears April- May and the last generation occurs in the late fall. The last generation is the most damaging generation, which provides these creatures with the name fall webworm.

Webworm larvae are about an inch long when fully grown. They are pale green to yellow with tufts of long hairs projecting from their body. Most people notice webbing that webworms create on the tips of branches. Webworms feed within the webbing and use it as protection from predators. When the caterpillars run out of foliage to feed on, they expand the web to encompass new leaves.

To manage webworms, the size and accessibility of the tree needs to be considered. Egg masses can be pruned from trees before they hatch in early spring. Egg masses are on the underside of leaves and are covered with hairs. Small webs can also be pruned from the tree when they begin to form in the spring. Larger webs can be knocked out of the tree or opened with a stick or jet of water which will allow predators inside the web to feed on caterpillars. Do NOT use fire to burn the web from trees! This causes more damage to the tree than if the caterpillars continued to feed.

Insecticides are also available for webworm management. Look for active ingredients such as *Bacillus thuringiensis* var. *kurstaki* (this product specifically targets caterpillars), spinosad, azadirachtin, or pyrethrins. Webs need to be opened before treatment with a pesticide so that pesticide gets inside the web where caterpillars are located.

Please note that webbing will remain in trees even after caterpillars are dead. Webbing needs to be removed by you or a strong weather event.

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.urbanipm.blogspot.com



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NOV thru JAN

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

Help Keep our Wildlife Wild!

— Public Service Announcement

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



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NWACA News

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Send annual dues of \$25 with this form to:

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\$10___ \$20___ Other ___

(Optional) Constable Fund Contribution:

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*You can also pay via PayPal by going to nwaca.org
and selecting Membership*

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
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NWACA REAL ESTATE

NORTHWEST HILLS AND WESTOVER HILLS MARKET REPORT UPDATE

LISTINGS	This Month			Year-to-Date		
	May 2019	May 2018	Change	2019	2018	Change
Single Family Sales	29	28	3.5%	103	94	9.6%
Condo/Townhome Sales	22	12	83.3%	84	60	40.0%
Total Sales	51	40	27.5%	187	154	21.4%
Sales Volume	\$30,291,425.00	\$25,827,599.00	17.3%	\$104,003,984.00	\$86,741,913.00	19.9%
Months of Inventory	1.0	2.1	-49.3%	N/A	N/A	N/A

MARKET	This Month			Year-to-Date		
	May 2019	May 2018	Change	2019	2018	Change
List Price	\$811,845	\$786,818	3.2%	\$854,717	\$804,693	6.2%
List Price/Sqft	\$300	\$269	11.5%	\$300	\$278	7.9%
Sold Price	\$833,808	\$766,418	8.8%	\$786,340	\$733,082	7.3%
Sold Price/Sqft	\$315	\$268	17.5%	\$291	\$274	6.2%
Sold Price/Original List Price	99.3%	98.7%	0.6%	97.6%	98.6%	-1.0%
Days on Market	35	22	59.0%	55	47	17.0%

*Based on single family home sales

MEDIAN	This Month			Year-to-Date		
	May 2019	May 2018	Change	2019	2018	Change
List Price	\$725,000	\$745,000	-2.7%	\$734,000	\$749,900	-2.1%
List Price/Sqft	\$293	\$263	11.4%	\$292	\$274	6.6%
Sold Price	\$710,000	\$743,000	-4.4%	\$710,000	\$700,000	1.4%
Sold Price/Sqft	\$298	\$266	12.0%	\$281	\$272	3.3%
Days on Market	11	7	57.1%	15	8	87.5%

*Based on single family home sales



HIGHLIGHTS:

- Year-to-Date Sales Volume is up 19.9% from 2018.
- Total Sales in May 2019 are up 27.5% from May 2018.
- Average Sales Price in May 2019 is up 8.8% from \$766,418 in May 2018.
- Average Sold Price/Sqft is up 17.5% from May 2018.
- Median Sold Price/Sqft is up 12% from May 2018.

CONSIDERING A CHANGE IN 2019?

NOW is a great time to start the conversation. Feel free to contact me for a **FREE** market analysis or to discuss the best updates to consider for a future sale.

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

JULIE WAIDELICH
 BROKER/OWNER, REALTOR®

SOURCE: ABOR MLS including data through May 31, 2019. Data based on NWACA Boundaries: MOPAC/HWY 360/2222/SPICEWOOD SPRINGS



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Considering Dawn as a Buyer's Agent? Please read this recent client Testimonial and let's have a conversation...

1. *Dawn has incredible integrity.* When we first found our property, it became clear that one side of the subdivision had an issue with the builder and that ongoing litigation was almost completed. Some agents would have simply encouraged their Buyer to walk away or to downplay the issue and suggest buying the property anyway, but Dawn has unmatched ethics. She allowed us to take the lead on what we wanted to do and provided steadfast support whenever we needed it.

2. Once we decided that we were still interested in purchasing the home, Dawn bent over backwards to help us get the information and inspections we needed to help us make our final decision by end of the Option Period. Dawn was able to put us in contact with the attorney who was representing the subdivision in the litigation, which was very helpful in clarifying things for us. She encouraged us to ask the attorney to send the written reports that the attorney had talked about so we could review them and have experts render opinions as well. Again, at no time did Dawn advise us on which way we should decide.

3. After the inspection, it became clear that there were some minor repairs needed on the roof and some windows needed to be replaced. Dawn tirelessly helped us to get estimates and on her own time did much of the work that the Seller's agent should have been doing. As an example, the windows were still under warranty but not transferable to us as the Buyer. Dawn was able to contact the

window manufacturer, after multiple attempts, and help arrange for the windows to be replaced under the Seller's warranty.

4. Towards the end of the 30 days, the HVAC inspection revealed that the seller did not disclose an issue that should have been in the initial Seller's Disclosure. Dawn was able to assist us in getting the information that we needed, while the Seller denied knowledge of a problem. In fact, the Seller's agent complimented Dawn on how tactfully she handled the situation and I must agree that we have never seen anything like it. All we wanted was for the Seller to provide all the information honestly and if there were further repairs needed that she pay for them. Dawn helped arrange for a second HVAC inspection which helped us to feel comfortable to make our final decision to move forward with the purchase.

5. *Dawn has an incredible work ethic.* We witnessed this on multiple occasions in which she worked during her dinner hour, early mornings, and late at night to take our calls, texts, contact the Seller's agent or others on the list, or to simply hear our concerns. Dawn has tremendous communication skills and abilities to defuse difficult, stressful, and unexpected hiccups that might not be typical in most real estate transactions.

I could go on, but those are just a few things from a list of many about how strong of a Realtor and advocate Dawn Lanier is for her clients.



Dawn Lanier, ABR, GRI

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