



HIGHLAND PARK WEST BALCONES
AREA NEIGHBORHOOD ASSOCIATION

THE HPWBANA NEWS

VOLUME 16, NUMBER 3 • MARCH 2020 • WWW.HPWANA.ORG

JOIN THE FUN! Perry Park Spring EGG HUNT

Saturday, April 11th | 9:30am
Don't be Late!

Participants will be divided into the following age categories:

Ages: Up to 2 | 3-4 | 5-7

See the Easter Bunny, Find the Golden Egg, Guess
the number of Jelly Beans and win a Prize!

Only elementary age children are invited to participate in the hunt, please. Older children can volunteer to hide eggs. If you or your child would like to help with the egg hunt, please send an e-mail to volunteer@hpwbana.org.



"Try to find me!"





3315 Perry Lane

NEW ON MARKET Wonderful one-story home in Highland Park West with great floor plan. 3 bedrooms, 3 full baths, 2-car Garage. 1,940 square feet. Flat 0.41 acre lot; Frontage 100' Depth 179'. Renovate or Build New.

Offered for \$800,000



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Contemporary Westlake home, beautifully updated. High-end finishes throughout, open floorplan, lots of natural light, 3 bedrooms, 2 full baths, pool. 0.64 acre. Eanes School District. LOW 1.8275% taxes.

Offered for \$1,070,000

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IMPORTANT NUMBERS

Austin Citywide Information Center..... 974-2000 or 311
Emergency Police 911
Non-emergency Police (coyote sighting, etc.)311
Social Services (during work hours)211
Wildlife Rescue 24 Hour Hot Line 210-698-1709
APD REP. - Officer Darrell Grayson512-974-5242

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BOARD MEMBERS

Bill McMillin board@hpwbana.org

Rebecca Spratlin board@hpwbana.org

Bill Hyland board@hpwbana.org

board@hpwbana.org

The HPWBANA Board meets on the first Monday of each month except December. Please go to HPWBANA.org for our current meeting location or contact president@HPWBANA.org.

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





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The President's Letter

HPWBANA Neighbors:

In the 1997 Articles of Incorporation for the Highland Park West Balcones Area Neighborhood Association, the Purposes of the Association state: "Specifically, the Corporation is organized to preserve and enhance the neighborhood in northwest Austin, Texas; to foster a closer, more genuine community of neighbors; to provide a forum for pursuing a variety of goals beneficial to the neighborhood; and, to improve the quality of life in the neighborhood in matters such as land use, zoning, environmental protection, public services, traffic, safety, consumer protection, and other matters of neighborhood concern."

One of the efforts primarily supported by neighbor donations is the constable patrol to address traffic and safety. The 2019 year-end report from the constable for patrol activities through December 20, 2019, was printed in last month's The HPWBANA News.

During 2019, the constable patrolled 60 times for a total of 171.5 patrol hours, with 164 as paid patrol hours and 7.5 as non-paid hours. There were 523 moving violations, 146 non-moving violations, and 53 verbal warnings given by the constable. Of the 556 total traffic stops, 152 were of Highland Park West Balcones Area residents and 404 were of non-residents. Emphasis is placed on traffic enforcement on Perry Lane, Hancock Drive (from Bull Creek Road to Balcones), Balcones Drive (from 35th Street to RM 2222), and on neighborhood patrolling.

Please note that 73% (404 out of 556) of the traffic stops for 2019 continued to be of drivers who do not live in the Highland Park West Balcones Area compared with the 74% (495 out of 672) of the traffic stops for 2018. The trend continues that roughly 75% of traffic stops are not residents of the neighborhood. Traffic enforcement is a key element for safety in the neighborhood with the constable patrolling 60 times in 2019 compared with 69 times in 2018.

The 2019 HPWBANA membership survey reflected a 90% support for the constable patrol, while in 2018 the membership survey reflected an 87% support. Those same surveys reflected the primary concerns in 2019 were traffic and neighborhood preservation with 25% for each and 10% concern with crime,

while in 2018 the number one concern was crime at 25%, traffic at 24%, and neighborhood preservation at 16%.

Even with the recent Police Academy graduation of 67 cadets, the APD still has 100± vacancies. The supplemental patrol and traffic safety efforts were initiated in early 2015 by concerned neighbors who wanted to take a more proactive stance. Little neighborhood patrolling can be accomplished by APD because officers are generally going from call to call. It is unfortunate that the City does not provide enough support to allow neighborhood police patrolling on any regular or consistent basis. To address the patrol need and speeding issues on our streets and around the school, several residents have voluntarily funded supplemental patrolling and enforcement of speed limits within the neighborhood by a constable.

The cost of the constable Patrol is \$65/hour. Neighbor donations provided funding for 122 hours (74%) of the 164 paid patrol hours in 2019, and 42 hours were paid by HPWBANA. For 2020, a donor is pledging to donate \$4,000 to match \$4,000 in neighbor donations. Please ask your neighbors for their support of this effort. To contribute to this effort, you may donate through www.hpwbana.org/get-involved/join, include a donation with your annual dues payment, or contact me at president@HPWBANA.org.

You can also continue to support your neighborhood by renewing your membership in the Highland Park West Balcones Area Neighborhood Association (HPWBANA) for 2020. We need your support to continue neighborhood events, projects, and advocacy. The HPWBANA Board is comprised of volunteers who give freely of their time to help better our amazing neighborhood.

Membership funds are critical to the accomplishment of neighborhood projects. Your membership dues and donations will help us continue these efforts in 2020. You can contribute more than the standard membership amount (\$20 Single-Member Household, \$25 Family)—additional funds allow us to do more for the neighborhood. You can join online at www.hpwbana.org/get-involved/join.

Pieter Sybesma
President
HPWBANA Board
president@hpwbana.org

HIGHLAND PARK WEST BALCONES AREA NEIGHBORHOOD 2020 SUPPLEMENTAL TRAFFIC ENFORCEMENT EFFORTS JANUARY 7 – FEBRUARY 7, 2020

Constable Random Patrol Times:

7:00 a.m. – 9:00 a.m. or 2:00 p.m. – 6:00 p.m. (Generally)

Traffic Enforcement Areas: Balcones, Perry, and Hancock and smaller side streets or School Zone and both crosswalks, and Patrol throughout the neighborhood.

Moving Violations-- Running a stop sign, speeding, failing to yield right of way or unsafe lane change.

83% of Traffic Stops Do Not Live in the HPWBANA Area

- **TUE 1/7** Highland Park Neighborhood patrol 6:45am to 9am / 3200 blk Hancock -Speeding X3 / 3900 blk Balcones -Speeding X3 / 3200 blk Perry -Speeding X0 / Balcones at Madrona -Ran Stop Sign X1 / Valley Oak at W. Highland Terr -Ran Stop Sign X1 / No School today / traffic stop - Marijuana, Driving with suspended Driver's Lic and no vehicle ins

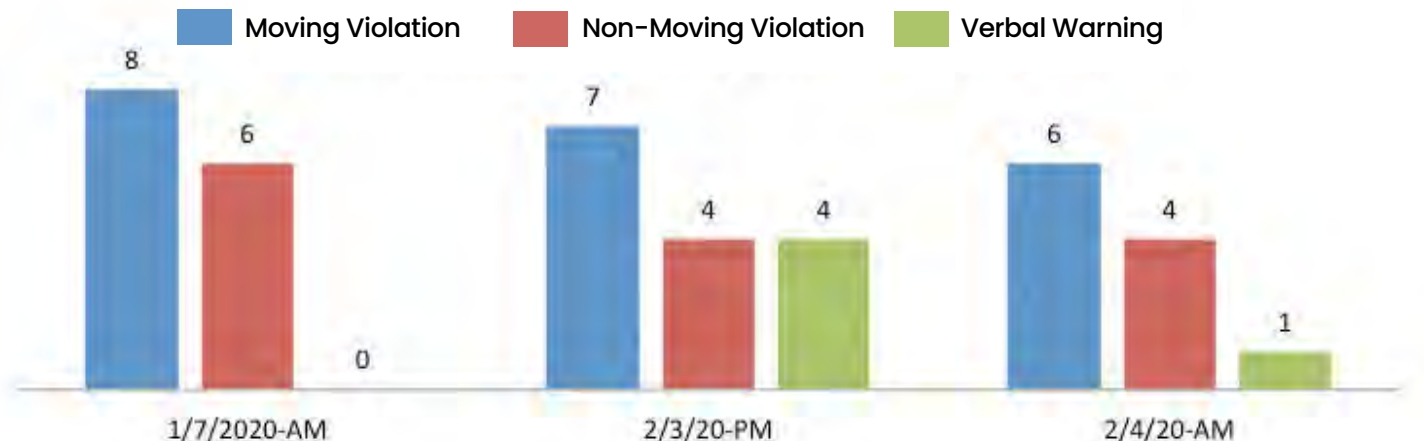
- **MON 2/3** Highland Park Neighborhood patrol 2pm to 6pm / 3200 blk Hancock -Speeding X5 / School zone - 4 warnings / 3900 blk Balcones -Speeding X1 / 3900 blk Balcones -Speeding X1 / 3500 blk Mount Bonnell rd -Speeding X1 / Home owner requested I check the woods at the end of both Falls Trl for a possible homeless camp/ I checked 3 different trails into the woods down to the creek area and found no camp or any signs of any camping in the area. Unfounded./ roving patrol thru the area east of mopac, near bull creek end of Westfield under the bridge, I located a large pile of trash where someone dumped it.

- **TUE 2/4** Highland Park Neighborhood patrol 6:45am to 9am / Roving radar patrol thru HP for a few mins / 3300 blk Perry -Speeding X3 / Balcones at Mount Bonnell -Ran Stop Sign X1 / 3900 blk Balcones -Speeding X2 / Balcones at Madrona -Ran Stop Sign X0 / Valley Oak at W. Highland Terr -Ran Stop Sign X0 / 4800 blk Balcones -Speeding X1

Total Traffic Stops and Highland Park West Balcones Area Neighborhood Residents



Types of Violations



2020 HIGHLAND PARK WEST BALCONES AREA NEIGHBORHOOD ASSOCIATION MEETING SCHEDULE,

FOURTH MONDAY
OF EACH MONTH
(EXCEPT DECEMBER)
BEGINNING AT 6:30 P.M.

HIGHLAND PARK BAPTIST CHURCH
5206 BALCONES DRIVE
AUSTIN, TEXAS 78731

JANUARY 27, 2020

FEBRUARY 24, 2020

MARCH 23, 2020

APRIL 27, 2020

MAY 25, 2020

JUNE 22, 2020

JULY 27, 2020

AUGUST 24, 2020

SEPTEMBER 28, 2020

OCTOBER 26, 2020

NOVEMBER 23, 2020

ANNUAL MEETING TBD, BETWEEN LABOR DAY
(SEPTEMBER 7, 2020) AND THANKSGIVING
(NOVEMBER 26, 2020)

HIGHLAND PARK WEST BALCONES AREA NEIGHBORHOOD ASSOCIATION BOARD MEETING MINUTES

MONDAY, NOVEMBER 25, 2019, 6:30 PM
HOWSON BRANCH LIBRARY,
2500 EXPOSITION BLVD.

In attendance: Bill Hyland, Dawn Lewis, Jason Lindenschmidt, Bill McMillin and Piet Sybesma

Absent: Rebecca Spratlin, George Zwicker

Approval of Minutes: Bill McMillin moved to approve the October minutes and Jason Lindenschmidt seconded the motion. The minutes were unanimously approved.

Election of Board Officers for 2020: Jason Lindenschmidt (VP), Dawn Lewis (Sec), George Zwicker (Treas) and Piet Sybesma (Pres) were nominated to serve another term as officers of the Board. Board member Bill McMillin moved to approve and Bill Hyland seconded. The motion was unanimously approved.

Report of HPWBANA Board Meeting Schedule for 2020: President Piet Sybesma has talked to Highland Park Baptist Church about the possibility of the board using their facility to hold board meetings. The church offered their community room for \$35 an hour, thus it would cost \$70 a meeting. In October, the board had voted to approve this location. The change will begin in January 2020.

Discussion and Possible Action on Amending the 2019 HPWBANA Budget: The board reviewed the budget and noted that there are some cost increases, for the meeting rental, office supplies, the Easter Egg Hunt, tax fees, the P.O. Box, Movie in the Park and the Constable costs. After discussion, Piet Sybesma moved to amend the budget to reflect these changes. The motion was seconded by Bill McMillin and unanimously approved.

Discussion about the proposed 2020 budget. President Piet Sybesma noted that there were several items to be discussed regarding the 2020 minutes, such as the Movie in the Park, Storage Unit Rental, Homeowner/Business Ownership Updates, Highland Baptist Church Room Rental and the granite markers. It was decided to include these items to the agenda for the next meeting.

Treasurer Report: Although Treasurer George Zwicker was not in attendance, it was noted that there was currently \$10,640.59 in the HPWBANA account.

Traffic Safety and Wildland Fire Safety: There was a brief discussion about wildfire concerns and that Brightleaf Preserve could do a better job of fire prevention. Bill Hyland suggested that we work with Brightleaf Preserve and possibly make a donation to them.

Preservation and Zoning: Piet Sybesma reported that he had

(Continued on Page 8)

HIGHLAND PARK WEST and BALCONES PARK Area Neighborhoods Real Estate Statistics

Analyses Completed by Rebecca Spratlin

HIGHLAND PARK WEST, BALCONES PARK AND AREA NEIGHBORHOODS
Homes Listed and Homes Sold



HPWBAN List and Sale Prices



HPWBAN List and Sale Prices per Sq.Ft.



HPWBAN Cumulative Days on Market



The 2019 Median Austin Home Price rose 3.3% Year-Over-Year (YOY) to \$315,000. Compare this to the Median Home Price in HPWBAN that rose by 16.7% YOY to \$948,000. Our neighborhood's home prices have continued to grow while inventory has remained fairly flat during the past three years.

In 2019 Texas had a balanced market resulting in Average Days on the Market of 59 days, while Austin stabilized at an Average of 55 days. This compares to the 2019 Average Days on Market for HPWBAN at 73 days. That number ticked up to an Average of 89 days during the first six weeks of 2020, primarily due to the slow winter real estate market. One key reason our Average Days on Market are so much higher than that of Texas and Austin overall is due to our high valued homes and the smaller pool of luxury home buyers.

Texas and Austin Statistics derived from the Real Estate Center at Texas A&M University, HPWBAN statistics derived from ABOR analyses by Rebecca Spratlin.

All chart data was derived from Austin Board of Realtors® MLS. Data reflects listings and sales by member Realtors®. Note that off-market/private homes listed and sold by owners are not included in this data. © by Rebecca Spratlin of Rebecca Realty, LLC.

Highland Park West Balcones Area

(Continued from Page 6)

submitted feedback to the City of Austin requesting that the newest iteration of the Land Development Code maps that Camp Mabry is proposed to be zoned R2A, the land around Lake Austin 2B and the MUNY Golf Course is P. Having zoned land gives adjacent property owners zoning petition rights, so it makes sense that the city's approach be consistent and these lands should all be zoned similarly as residential use.

Beautification: There was an article about the proposed change to the soccer fields at Perry Park playground and the article implied that HPWBANA supported those changes. Since the board never agreed to that, President Sybesma will write to the magazine and ask that they do a rebuttal.

Communication/Newsletter: Further discussion of developing the newsletter was discussed. Additionally, there was discussion about adding minutes to the newsletter. Bill Hyland moved to approve adding the minutes to the newsletter. Jason Lindenschmidt seconded the motion and it was unanimously approved. Piet Sybesma suggested we put the outline of the neighborhood boundary lines in the newsletter as well.

Austin Neighborhood Council: Bill McMillin has agreed to serve as the HPWBANA representative to the Austin Neighborhood Council.

Old Business: There had previously been discussion about the possibility of funding available to develop sidewalks in our neighborhood. The sidewalk project is in the queue for a field visit with an engineer whom will review the sidewalk along Hancock and Camp Mabry. Once the field visit is complete, the contractor may be able to get permits for the work.

New Business: Jason Lindenschmidt would like to move on the possibly of building a pocket park under the Hancock Bridge. Dawn Lewis will pass on the information to him.

Bill Hyland suggested that we take a water facility tour of the Albert B. Davis Water Treatment Plant.

The meeting was adjourned at 7:40 pm.

Respectfully submitted,
Dawn Lewis
Secretary

UPCOMING EVENTS:

April 11, 9:30 a.m.

HPWBANA Annual Egg Hunt.

Highland Park Elementary School.

April 18-19

Texas Military Department's Open House at Camp Mabry. Camp Mabry is expecting that it will be a big weekend and Camp Mabry is expecting 15,000 in attendance over the weekend.

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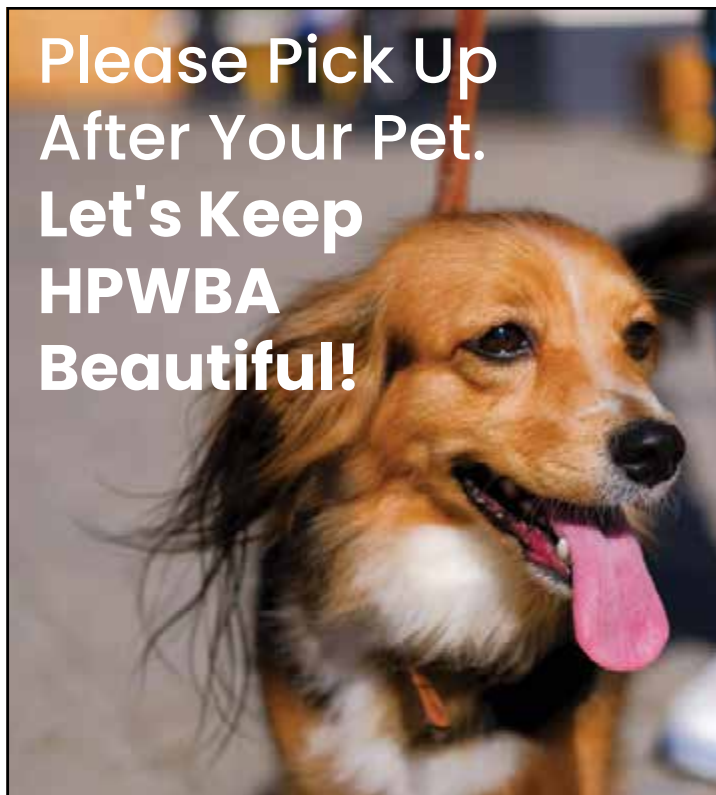
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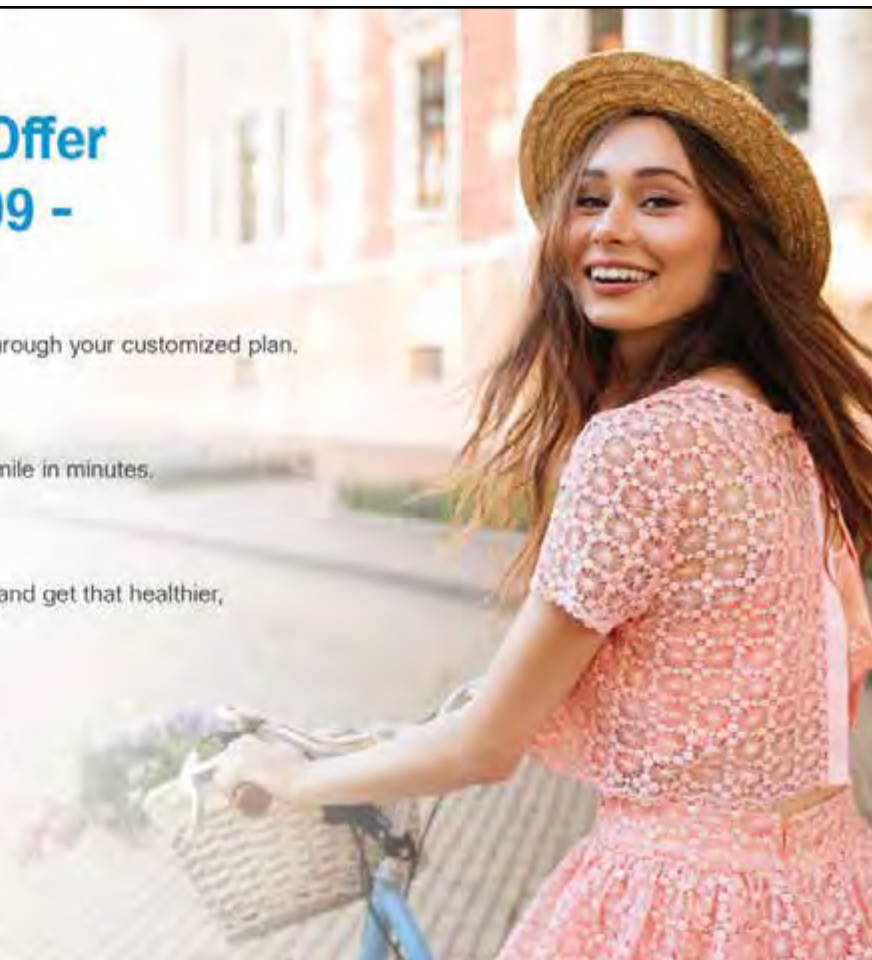
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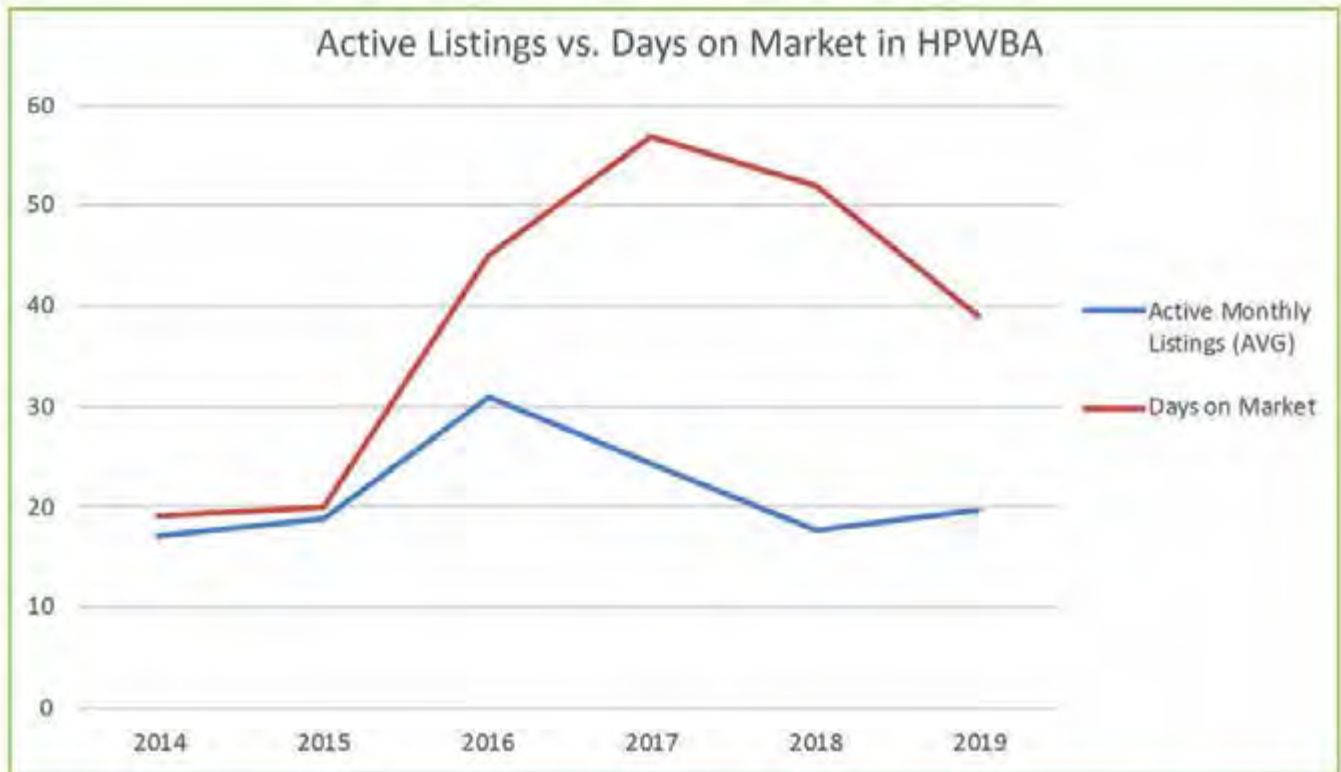
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