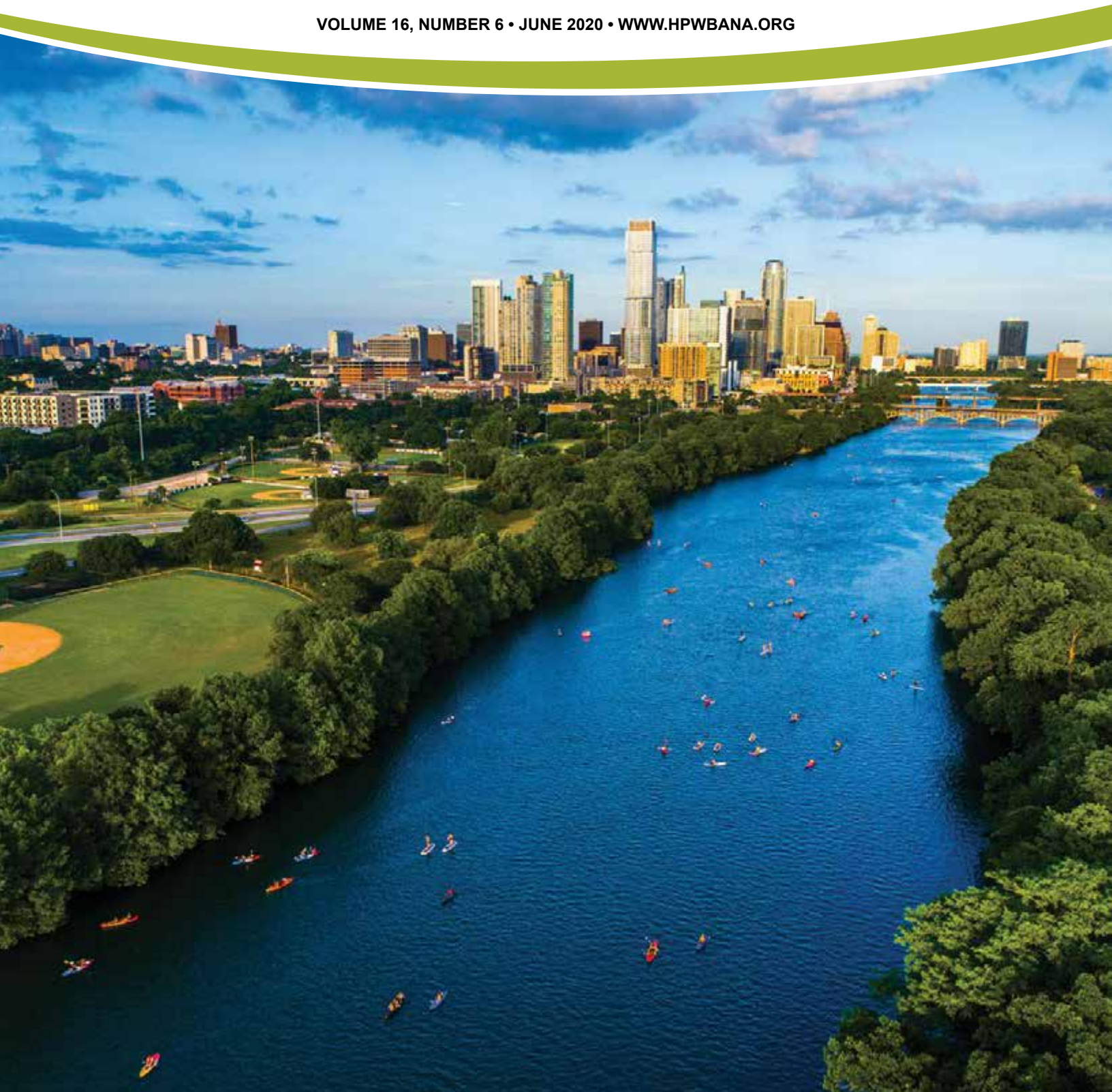




HIGHLAND PARK WEST BALCONES
AREA NEIGHBORHOOD ASSOCIATION

THE HPWBANA NEWS

VOLUME 16, NUMBER 6 • JUNE 2020 • WWW.HPWANA.ORG





Market Snapshot

So many people are wondering what is happening in the market since the spread of COVID-19. It has delayed the listing of properties, so inventory is down considerably compared to the same time in previous years. There are still a LOT of buyers out looking for homes due to the low interest rates and life events. Prices are holding so, there are no deep discounts in housing in Austin...still a strong market. **Contact me** for more information about safely selling and buying properties during these unusual times.



7228 Oak Shores Drive



3315 Perry Lane



2729 Trail of Madrones

Rebecca Wolfe Spratlin

Broker/MBA

Cell: 512-694-2191

Rebecca@RebeccaRealtyLLC.com

www.RebeccaRealtyLLC.com



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

APD REP. - Officer Darrell Grayson512-974-5242

BOARD OF DIRECTORS

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Henry Tangwebmaster@hpwbana.org

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Rebecca Spratlin board@hpwbana.org

Bill Hyland 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.

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





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The President's Letter

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."

HPWBANA, like many other neighborhood and civic associations, is governed by a Board of Directors elected by the membership to manage the affairs of the Association. Each year at the annual meeting, members of the Board are elected; however, when there is a vacancy on the Board, it may approve filling the vacancy by an affirmative vote of a majority of the remaining Directors. Currently, there are two vacancies on the nine-member HPWBANA Board of Directors whose terms of office end on December 31, 2021. The Board meets monthly.

The Board is actively seeking to fill the two vacancies. Please consider volunteering for one of the openings. If you have questions or need additional information, please contact any of the Board officers: Pieter Sybesma, President president@hpwbana.org; Jason Lindenschmidt, Vice President vp@hpwbana.org; Dawn Lewis, Secretary secretary@hpwbana.org; or George Zwicker, Treasurer treasurer@hpwbana.org.

*For more information about HPWBANA's Bylaws:
<http://hpwbana.org/resources/hpwbana-bylaws>*

Pieter Sybesma, President
Board of Directors
Highland Park West Balcones Neighborhood Association
president@hpwbana.org

Constable Patrol



AAA Foundation for Traffic Safety, Impact Speed and the Pedestrian's Risk of Severe Injury or Death, September 2011

Following are the reports from the constable for his patrol activities through May 8, 2020. During the Stay-Home Order, patrol has been reduced due to less traffic. Although the Order has been extended, it has been modified so we can expect traffic to increase, and patrol will be increased accordingly. Also, the Constable has begun reporting the range of speeding over the speed limit in his reports: 1-9 mph over the posted speed, 10-15 mph over the posted speed, and 16 mph or more over the posted speed. For this first reporting of the information in the summary report, all five moving violations were for speeds between 10 and 15 miles per hour over the posted speed limit.

Please note that 79% (76 out of 96) of the traffic stops for 2020 continue to be of drivers who do not live in the Highland Park West Balcones Area compared with 73% (404 out of 556) of the traffic stops for 2019 and 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.

The cost of the constable patrol is \$65/hour. Please ask your neighbors to support this effort. And thanks for your continued support. Be Safe!

Pieter Sybesma



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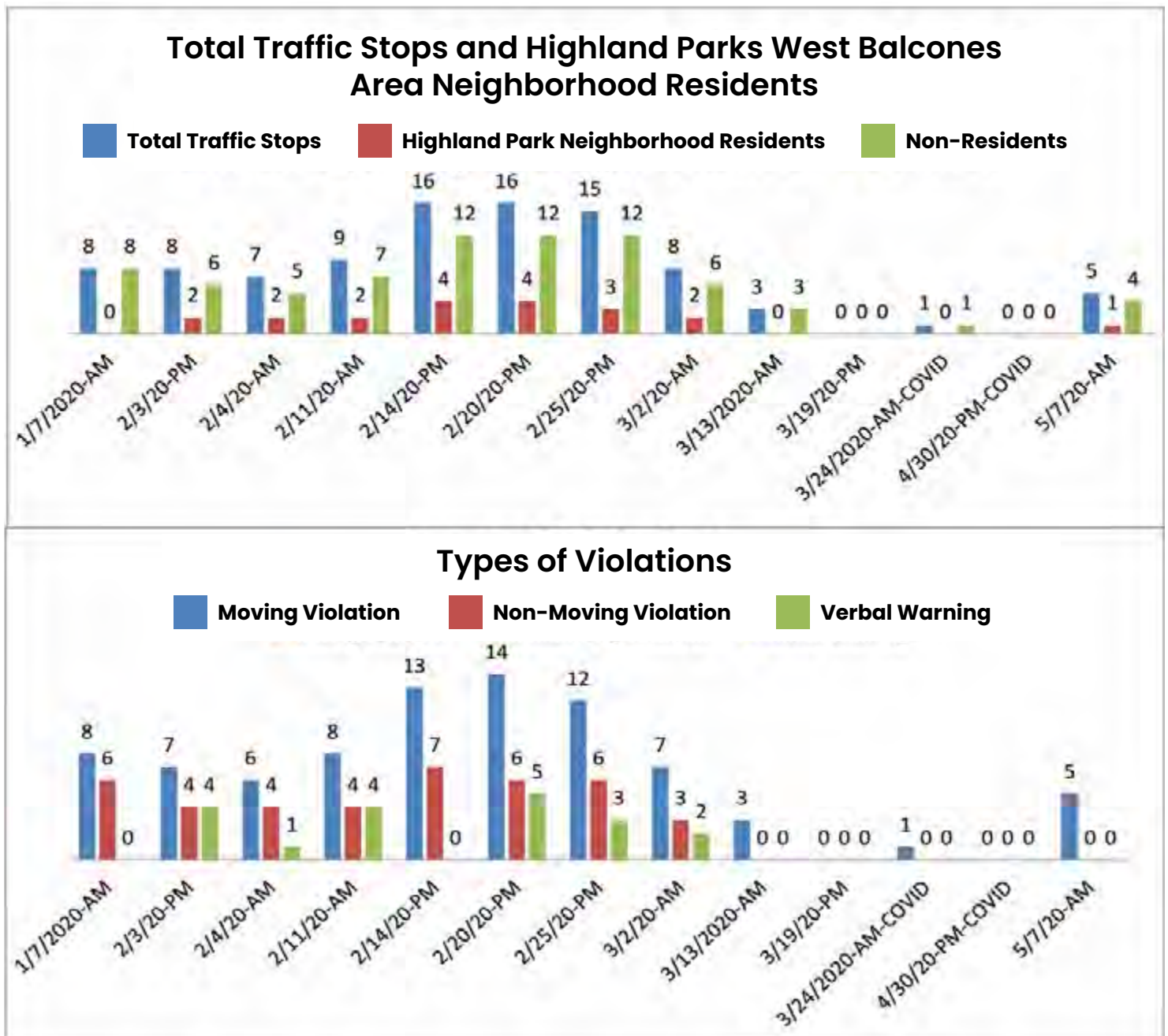
HIGHLAND PARK WEST BALCONES AREA NEIGHBORHOOD 2020 SUPPLEMENTAL TRAFFIC ENFORCEMENT EFFORTS JANUARY 7 – MAY 8, 2020

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.

79% OF TRAFFIC STOPS DO NOT LIVE IN THE HPWBANA AREA



(Continued on Page 6)

Highland Park West Balcones Area

(Continued from Page 5)

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

TUE 2/11 Highland Park Neighborhood patrol 6:45am to 9am / Balcones at Mount Bonnell dr. -Ran Stop Sign X2 / 3900 blk Balcones -Speeding X2 / 3300 blk Perry -Speeding X3 / school zone - X4 warnings / Valley Oak at W. Highland Terr -Ran Stop Sign X1 / checked Ridge Oak Park, I stopped and talked to a home owner that was out taking a walk - all good / Roving patrol-radar thru neighborhood east of Mopac -Checked area - construction trash pile still under the bridge at the end of Westfield dr. no issues or stops

FRI 2/14 Highland Park Neighborhood patrol 2pm to 6pm / 3900 blk Balcones -Speeding X1 / 4900 blk Fairview -Drove wrong way on one way X1 / Madrona at Edgemont -Ran Stop Sign X1 / Madrona at Balcones -Ran Stop Sign X3 / Balcones at Mount Bonnell -Ran Stop Sign X2 / 3300 blk Perry -Speeding X2 / Valley Oak at W.Highland -Ran Stop Sign X2 / Home owner wanted info on who to call about a new 6' wooden fence blocking the view of west bound Hancock traffic from W.Francias stop sign / Mount Bonnell at Falls Tr -Speeding X1

THU 2/20 Highland Park Neighborhood patrol 2pm to 6pm/ 3900 blk Balcones -Speeding X3 / school zone -(5 verbal warnings) / 3200 blk Hancock -Speeding X3 / 3300 blk Perry -Speeding X5 / Valley Oak at W. Highland Terr -Ran Stop Sign X2 / Balcones at Madrona -Ran Stop Sign X1 / 4600 blk Edgemont -Speeding X0 / Ridge Oak Park - checked ok / assist home owner -saw his robot lawn mower had stuck itself under his SUV in the driveway. Home owner notified so they didn't back over it.

TUE 2/25 Highland Park Neighborhood patrol 2pm to 6pm / 3200 blk Hancock -Speeding X2 / School Zone -3 warnings (all

for exp reg or no reg stickers) / Valley Oak at W. Highland -Ran Stop Sign X2 / 3900 blk Balcones -Speeding X2 / 3300 blk Perry X3 (home owner came out to thank me for working radar and slowing cars down) / Balcones at Madrona -Ran Stop

Sign X1 / Balcones at Mount Bonnell -Ran Stop Sign X2 / 4600 blk Edgemont -Speeding X0, Ran Stop Sign X0 / Ridge Oak Park -Checked ok / roving radar east of Mopac, no stops, no issues

MON 3/2 Highland Park Neighborhood patrol 6:45am to 9am / Roving patrol thru HP 645am-705am / 3200 blk Hancock -Speeding X3 / School zone -2 warnings / 3300 blk Perry -Speeding X2 / Balcones at Madrona -Ran Stop Sign X1 / Balcones at Mount Bonnell -Ran Stop Sign X1 / 3600 blk Mount Bonnell -Speeding X0 / Ridge Oak park -Checked ok

Friday 3/6/20 City of Austin and Travis County Local State of Disaster Declared

Friday 3/13/20 City of Austin Emergency Rules for Food Establishments Adopted

FRI 3/13 Highland Park Neighborhood patrol 6:45am to 9am / No school today / 3200 blk Hancock -Speeding X2 / 3300 blk Perry -Speeding X1 / Balcones at Madrona -Ran Stop Sign X0 / 3900 blk Balcones -Speeding X0 / Lots of roving radar patrol today / Mount Bonnell area, area east of mopac... Ridge Oak park - park checked ok / With the Covid 19 Virus going around, school was canceled and lots of people stayed home today. There was almost no traffic around the neighborhood.

Sunday 3/15/20 Order of Control for Mass and Community Gatherings Announced by City of Austin and Travis County

Tuesday 3/17/20 Order of Control for Bars and Restaurants Announced for City of Austin

Thursday 3/19/20 Executive Order Relating to COVID-19 Preparedness and Mitigation Issued by Governor for State of Texas

THU 3/19 Highland Park Neighborhood patrol 2pm to 6pm / Roving neighborhood patrol / public safety patrol

Saturday 3/21/20 Order of Control for Mass Gatherings and Critical Infrastructure Announced for City of Austin and Travis County

Tuesday 3/24/20 Stay At Home Order Announced by City of Austin and Travis County; Guidance for the Construction Industry by City of Austin

TUE 3/24 Highland Park Neighborhood patrol 6:45am to 9am / Roving patrol thru all of HP / one vehicle stopped for driving wrong way on Fairview

Thursday 3/26/20 Mayoral Order Impacting Commercial and Residential Landlords and Tenants for City of Austin

THU 5/7 Highland Park Patrol 6:35am to 9am (Covid.19)/ 3200 blk Hancock -Speeding X3 / 3300 blk Perry -Speeding X2 / 3900 blk Balcones - Speeding X0

Friday 5/8/20 City of Austin Stay Home – Work Safe Order Extended to May 30 and Modified

Lettuce Recycle!

by Dena Houston



QUESTIONS FROM OUR READERS – PART 1

Every week, I receive questions about recycling. I always answer each question personally and then try to include the question and answer in Lettuce Recycle. If any reader has any recycling questions or comments, please send them to recycling@hpwbana.org. Below are some of the questions (and the answers) I have received in the last year.

WHAT DO I DO WITH CARDBOARD BOXES THAT WON'T FIT INTO MY BLUE BIN? Flatten them, tie them up, and set them next to your blue bin. The driver of the recycling truck might not pick them up when he services your blue bin, but he will call a truck to come get them that day.

IF I DON'T KNOW IF SOMETHING CAN BE PUT INTO THE BLUE OR GREEN BINS, SHOULD I THROW IT IN ANYWAY AND LET IT BE SORTED BY THE CITY? The answer is NO! If you are unsure about whether or not something can go into either of these bins, put the items into your trash cart. Recycling contamination is very costly.

PLEASE REMEMBER WHEN IN DOUBT, THROW IT OUT!!!

WHAT DO I DO WITH PLASTIC BAGS FOR FERTILIZER, COMPOST, AND SOIL? These bags are treated with special polymers to make them hold more weight. Many of them also contain materials that are considered contaminated, e.g., Dillo Dirt. Therefore, they cannot be recycled at the plastic collection bins at the grocery stores or at the Recycle & Reuse Drop-Off Center. They must go into the trash carts.

Below is a “cheat sheet” for recycling that I have created to provide a basic understanding of what can and cannot go into the blue curbside bin. I hope this helps.

RECYCLING CHEAT SHEET FOR THE BLUE BIN

Nothing smaller than a credit card.

No mixed materials (no plastic soap pump with metal spring, no candy wrappers, no orange juice cartons, no paper coffee cups).

No contaminated paper products (no wet paper, even if dried out; no pizza boxes; and, no food product on paper).

Nothing that can wrap around sorting machinery or that poses a danger at the recycling facility (no plastic bags, wire coat hangers, rope, garden hoses, hypodermic needles, or aerosol cans with anything in them). Empty aerosol cans DO go into the blue bin.

Lid rules: All glass jars need to have their lids removed. Keep all plastic lids on plastic bottles and containers. All separate lids smaller than a credit card go into the trash. All separate lids larger than a credit card go into the blue bin.

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

Walking Your Dog

More neighbors are taking their dog on a walk and more families are going to Perry Park and Highland Park Elementary playgrounds to get exercise as a result of the shelter in place/stay-at-home orders during the COVID-19 virus pandemic. Responsible dog ownership means having your pet on a leash when you walk and cleaning up after them. Having your dog on a leash under your control can avoid dog fights and confrontation with other walkers. The City of Austin's leash laws prohibit unrestrained dogs not on your property. The City of Austin Animal Center website states: “Except in public areas where restraint of a dog is not required (off-leash dog parks), an owner or handler of a dog shall keep the dog under restraint. A person holding a dog on a leash or lead shall keep the dog under control at all times.” The City's Animal Regulation Ordinance (Title 3 of the Code of Ordinances) states: “RESTRAINT used with respect to a dog or cat means: (a) kept in a secure enclosure; or (b) kept under the direct physical control of the animal's owner or handler by a leash, cord, chain, or similar direct physical control.” **The areas around Perry Park and Highland Park Elementary require pets to be on a leash and signs are posted accordingly. This is in addition to the requirement for pets to be on a leash on streets and sidewalks.**

Perry Park and the Highland Park Elementary campus are **not** designated as off-leash areas. The nearest public area where dogs are not required to be restrained is the right-of-way of Far West Boulevard between Great Northern Boulevard and Shoal Creek Boulevard.

*See Page 9 to find out all of the off-leash areas available in Austin
Please enjoy your walks responsibly with your dogs.*



At the Tennis Courts of
Perry Park



At the West Side Parking
Lot of Highland Park
Elementary School



Upper Perry Park



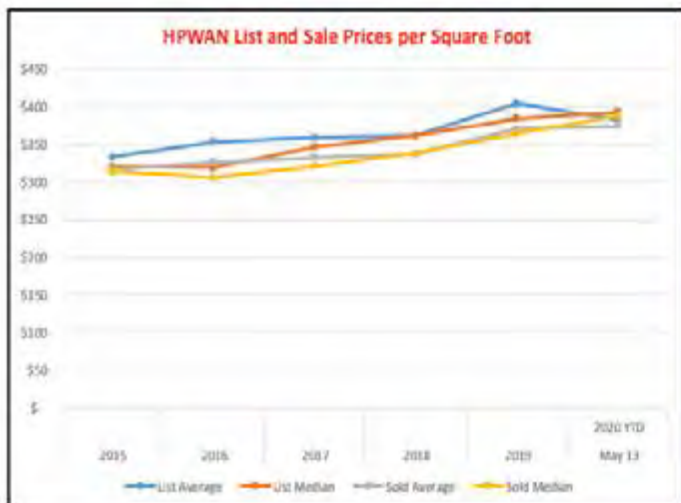
Trail intersection
in Perry Park



Quarry Area of Perry Park

HIGHLAND PARK WEST and BALCONES PARK Area Neighborhoods Real Estate Statistics

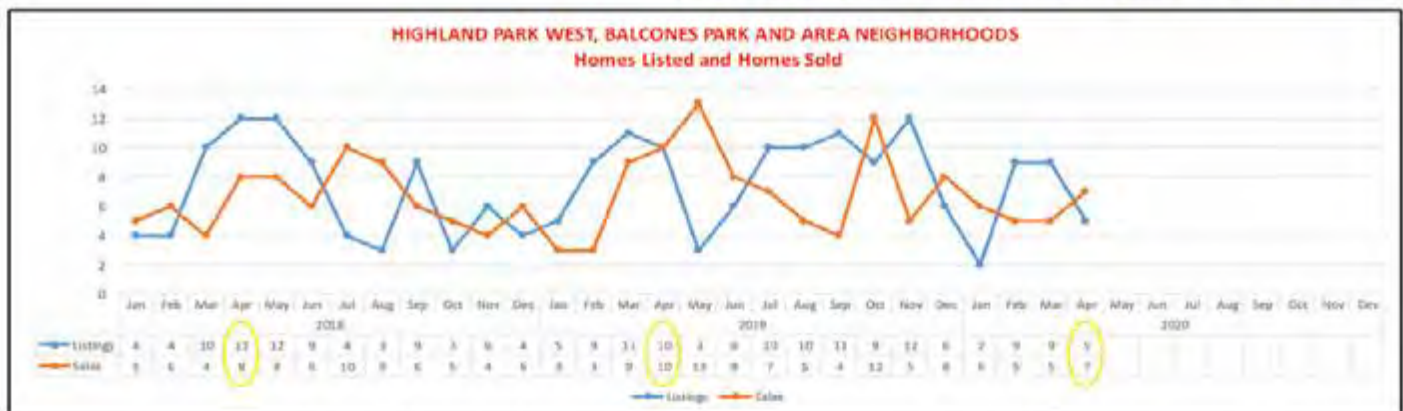
Analyses Completed by Rebecca Wolfe Spratlin



Real Estate, Like Weather, Is Always Local

While it's interesting to look at real estate trends on a national, statewide and citywide basis, it is especially important to look at the trends affecting our homes here in the Highland Park West and Balcones Area Neighborhoods. The trends that began with the "Stay at Home, Stay at Safe" orders, have continued as inventory drops below what is typical of March, April and early May compared to previous years. Some sellers are reluctant to have potential buyers come through their homes. This is beginning to resolve itself as virtual home tours and personal protection becomes more available and widely used. There are many buyers looking for homes in this area but not enough homes available for them. Note that the median and average days on market have dropped dramatically to 65 and 11 YTD compared 73 and 32 days in 2019. Another important statistic is that homes are selling for 98.9% of list price YTD 2020 compared 96.9% in 2019.

While average sales prices are up from 2019, median prices are down. More importantly, however, price per square foot continues to increase, +1% in average price per square foot and +6% in median price per square foot comparing YTD 2020 with 2019.



All 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 Wolfe Spratlin of Rebecca Realty, LLC.

City Code Off-Leash Areas

§ 3-4-4 - PUBLIC AREAS WHERE RESTRAINT OF A DOG IS NOT REQUIRED.

An owner or handler may allow a dog to be without restraint as otherwise required by this title in the following places:

- (1) the portion of Auditorium Shores that is designated by City signs clearly stating the area that is off-leash;
- (2) the portion of Zilker Park bounded by Stratford Drive, Barton Springs Road, and Park River Road;
- (3) the right-of-way of Far West Boulevard between Great Northern Boulevard and Shoal Creek Boulevard;
- (4) the portion of Robert Mueller Municipal Airport land bounded by Old Manor Road, Manor Road, the airport fence, and Lovell Drive;
- (5) Red Bud Isle east of Red Bud Trail;
- (6) the portion of Onion Creek District Park south of Chunn Road;
- (7) the portion of Northeast District Park bounded by Lake Long Road, Crystal Brook Drive, and the Missouri-Kansas-Texas Railroad right-of-way;

(8) the portion of Walnut Creek District Park bounded by Cedar Bend Drive, Walnut Creek, and the park fence on the west and east sides;


(9) the portion of Lake Austin Metropolitan Park bounded by Park Drive, the park fence on west side, Turkey Creek, and top ridge of bluff line that overlooks Lake Austin;

(10) Shoal Creek Hike and Bike Trail from 24th Street to 29th Street; and

(11) in an area designated by the Director of the Parks and Recreation Department.

Source: 1992 Code Section 3-3-3; Ord. 031009-9; Ord. 031211-11; Ord. 20130606-026.






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SUMMER RECIPE Watermelon Salad

Ingredients:

2 tablespoons white wine vinegar
1 lime, zested and juiced
1/4 cup extra-virgin olive oil
1 red onion, thinly sliced
4 cups seeded watermelon chunks
1 cup crumbled feta cheese
1/4 cup mint chiffonade
2 cups baby arugula



Directions:

Add the white wine vinegar, lime zest and juice to a small bowl. Whisk in the olive oil and season with salt and pepper. Add the thinly sliced red onion and let marinate for 5 to 10 minutes as you prepare the rest of the salad.

Add the watermelon, feta, mint, and arugula to a large bowl. Toss with the vinaigrette and serve immediately after dressing.

Recipe courtesy of The Neelys, www.foodnetwork.com



Neighbors!

If you have any interesting
and new article ideas for the
newsletter or a desire to write

for us, please contact

president@hpwbana.org

Highland Park West Balcones Area

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- Check out RoofNRescue.com for more information about our rejuvenation process and products.

