



NEWS FOR THE RESIDENTS OF TARRYTOWN
AND DEEP EDDY

FEBRUARY 2021

VOLUME 9 ISSUE 02

A NEW CHAPTER FOR TARRYTOWN AUTHOR JODY FERGUSON



After nearly thirty years and thousands of miles traveled away from his Austin home, author Jody Ferguson is happy to be back in Texas. A former Pentagon senior advisor, Jody Ferguson first left home when he was a high school student. Later in college, he packed his suitcase and headed to France, where he studied for a year at the University of Paris. During his time there he traveled to the Middle East and North Africa. He was next launched to Asia, working in Japan for three years. After graduate school in Washington, D.C. he was named a

Fulbright Scholar and headed for Moscow, where he lived for two years. As a policy analyst, he was able to continue traveling between Russia and Asia while being based in Washington DC. He speaks Russian, French and Japanese, and has 20-plus years experience as a political-military affairs expert.

Five years ago Ferguson left his position as a Senior advisor at the Pentagon when he came home to Tarrytown to be nearer to his extended family. Jody, a fifth generation Austinite, comes from a family with deep roots in Texas. His great grandfather came to Austin in 1849.

Jody's homecoming was also motivated by his desire to write historical fiction. Jody has become the present tender of the family stories, having been handed down a treasure trove of family photos, records and memorabilia from his great aunt and uncle. The stories told on hunting trips, shared around holiday tables, and mixed with his own experience have been woven into Jody's newly-released novel.

This past September Jody published his debut novel, *Above the Water*. Although he has been published

numerous times in the political and academic press, *Above the Water* is his first work of fiction. It is set in Shanghai, Texas, and the Pacific Theater during World War II, and weaves the paths of two young lovers separated by war and their attempts to come together again.

"*Above the Water* is a story for lovers of romance and WWII stories. It is loosely based on several of my family members," Ferguson said. "This book, as well as several of the fiction novels I plan on writing will one day provide my children and their children a semi-record of our ancestors."

For more information on Jody Ferguson and his novel, please visit www.jodyferguson.com *Above the Water* is available online and wherever books are sold.

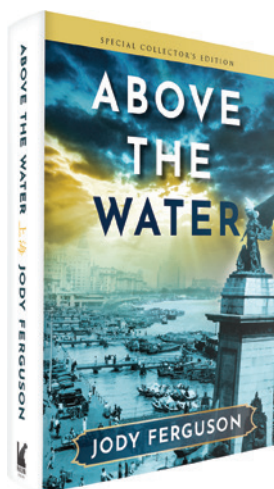
Q&A

Q: What is Above the Water about?

A: Drawing from family stories and my own experiences in East Asia, the title is a play on the Chinese characters for 'Shanghai,' which literally mean 'above the sea.' The calligraphy for Shanghai denotes the city's location at the confluence of the Yangtze River and the East China Sea. *Above the Water* is an allegory about the compromises people are forced to make in difficult circumstances. Two lovers, Harry and Viktoria, have been cast apart by war and are making individual sacrifices in their respective journeys to find one another again. It's a story of love, family, moral ambiguity, and perseverance.

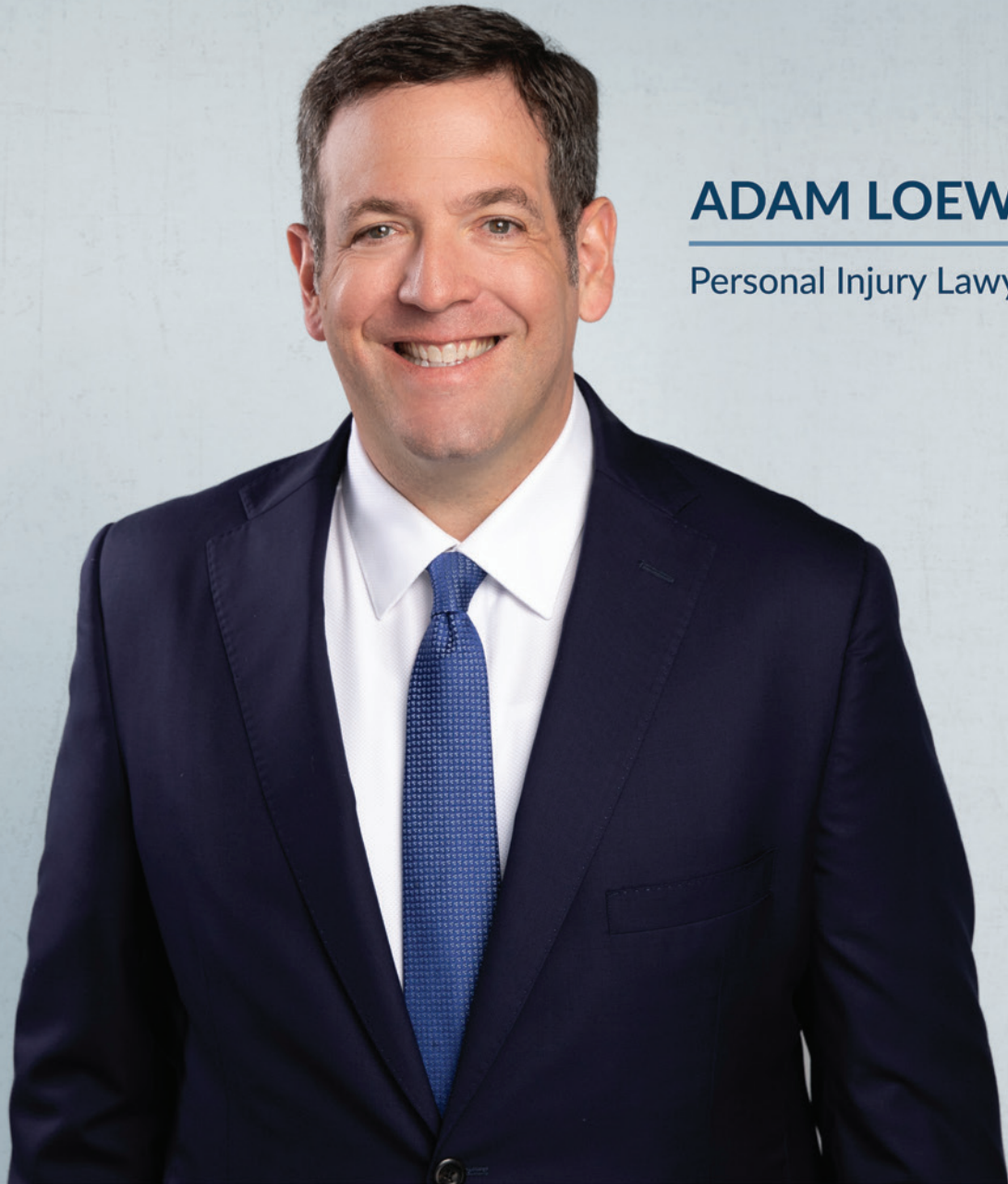
Q: What draws you to write historical fiction?

A: My experience in Asia and Russia has given me plenty of grist, which I hope to mill into various creative writing projects. What is of particular interest to me is the examination of peoples adrift in times of international transformation. An understanding and an attempt to gain compassion for such groups is timely in that we are witnessing an epochal change of global proportions in an era we call globalization. Although the meaning of this term is viewed differently by different groups of people, there is little doubt that these changes have affected vast numbers of peoples, and there are numerous societies in transition—including our own. Understanding earlier periods of people swept up in the tide of momentous global changes is in this respect quite timely.



Continued on Page 3

Bicycle Accidents | Boating Accidents | Car Accidents | Dog Bites | Drunk Driving Accidents
Injuries to Children | Motorcycle Accidents | Slip and Falls | Truck Accidents | Wrongful Death



ADAM LOEWY

Personal Injury Lawyer



LOEWY LAW FIRM
HELPING INJURED TEXANS

LoewyFirm.com
(512) 280-0800

IMPORTANT NUMBERS

EMERGENCY NUMBERS

EMERGENCY	911
Fire.....	911
Ambulance.....	911
Police Department	512-975-5000
Sheriff – Non-Emergency.....	512-974-0845
Animal Services Office.....	311

SCHOOLS

Austin ISD.....	512-533-6000
Casis Elementary School	512-414-2062
O. Henry Middle School.....	512-414-3229
Austin High School.....	512-414-2505

UTILITIES

City of Austin.....	512-494-9400
Texas Gas Service	
Custom Service.....	1-800-700-2443
Emergencies.....	512-370-8609
Call Before You Dig.....	512-472-2822
Grande Communications.....	512-220-4600
AT&T	
New Service.....	1-800-464-7928
Repair.....	1-800-246-8464
Billing.....	1-800-858-7928
Time Warner Cable	
Customer Service.....	512-485-5555
Repairs.....	512-485-5080
Austin/Travis County Hazardous Waste	512-974-4343

OTHER NUMBERS

Ausitn City Hall.....	512-974-7849
Ausitn City Manager.....	512-974-2200
Austin Police Dept (Non Emergency).....	512-974-5000
Austin Fire Dept (Non Emergency).....	512-974-0130
Austin Parks and Recreation Dept.....	512-974-6700
Austin Resources Recovery	512-494-9400
Austin Transportation Dept.....	512-974-1150
Municipal Court	512-974-4800
Post Office.....	512-2478-7043
City of Austin.....	www.AustinTexas.gov

NEWSLETTER PUBLISHER

Peel, Inc.	512-263-9181
Editor.....	tarrytown@peelinc.com
Advertising.....	advertising@peelinc.com

TARRYTOWN

Continued from Cover

For example, the large community of Russian émigrés scattered across Northeast Asia after the 1917 revolution is a topic that I have become quite familiar with. Many people know of the displaced nobility and the wealthy groups of Russians who ended up in Europe and North America in the 1920s, primarily because they had money and connections. Less well known is the fate of the merchants, artisans, farmers, soldiers, and other groups that made up the lower and middle classes of Tsarist Russia. Many of them ended up in China or Japan, mainly because it was easier and cheaper to escape there, and also because they wanted to be nearby when the Bolsheviks collapsed, which they felt was inevitable. There they lived for decades and built thriving communities before being pushed out again after the Second World War. The second exodus took them further afield to Australia, Canada, and the U.S. It is stirring to be walking in China or Japan and come across an old Russian Orthodox Cathedral, as I have done unexpectedly on several occasions.

Yet another fascinating topic is that of the thousands of Japanese war orphans left behind in China, and the children of some whom I got to know while living in Japan. There is also the story of the groups of American deserters, who left their posts during the 1918-20 Siberian intervention, and formed roving gangs, moving about the Russian Far Eastern provinces for years afterwards. Or, the Chicago police officers who engaged in exchange programs with their Shanghai brethren in the 1920s and 1930s, and often found themselves in tense situations in a country about which they knew nothing. Or, about Arab and Jewish merchants scattered about East Asia, finding themselves suddenly under Japanese occupation, and oftentimes treated compassionately.

There are a plethora of fascinating topics that are often passed over in history books or are given a mere sentence. When I come upon references to details like these, seemingly just thrown down on the page, I find the craving to know more about these anecdotes of history. These mere footnotes are to me fascinating vignettes that portray various social issues during those momentous times. I hope to write historical fiction stories based loosely on the tragic – and yet sometimes comical and farcical – situations that peoples often find themselves during times of transition or war, when they are tossed about like foam on an ocean wave, all events and circumstances completely beyond their control.



Free Estimates on New A/C Systems
Fast 7-Day A/C Repairs
Energy Audits • Weatherization
Duct Repair & Replacement

Home & Handyman Repairs
Remodels & Additions
Senior Accessibility Upgrades
Painting / Staining
Drywall & Popcorn Removal
Decks & Fences / Install & Repairs

"We have been keeping Austin comfortable for over 40 years." – The Yamin Family

TAEL #B5235C



A-PLUS AIR CONDITIONING & HOME SOLUTIONS

Cooling • Heating • Home Repairs • Remodels

512.450.1980 • www.AplusAC.com

\$20 off
ANY A/C Repair or
Handyman Service!

Cannot be combined with other offers.
Check our website for additional coupons & discounts.



LETTUCE RECYCLE! *by Dena Houston*

MANY NEW QUESTIONS!

Over the last few months, I have received more recycling questions than usual. I will focus this edition of "Lettuce Recycle" on those questions. As a Recycling Block Leader and author of this column, I am committed to recycling education. Please continue to send your questions and recycling ideas to: recycling@hpwbana.org. Thank you!

• **CASH REGISTER RECEIPTS - CAN CASH REGISTER RECEIPTS GO INTO THE GREEN OR BLUE BIN?** No. Most of today's cash register receipts are printed on thermal paper. This paper is treated with BPA, making the paper neither recyclable nor compostable. Please place these receipts in the trash can.

• **ARE CARBONLESS PAPER RECEIPTS ALSO TREATED WITH BPA?** Yes, they are. These are the duplicate receipts and invoices often given by people who do work at your home. The typical carbonless paper contains a high concentration of BPA. These receipts have to go into the trash can.

• **FOIL TOPS - ARE THE FOIL TOPS ON YOGURT, SOUR CREAM AND CREAM CHEESE RECYCLABLE?** If the tops are aluminum foil, they are recyclable providing they are clean and dry. Please be sure to have at least a 2-inch ball of foil before placing it in your blue bin.

• **HARD PLASTIC HOLDERS - ARE THE HARD PLASTIC HOLDERS ON BEER CANS RECYCLABLE?** Yes, they are.

• **LABELS AND TAPE ON CARBOARD BOXES - DO I NEED TO REMOVE TAPE AND LABELS FROM CARBOARD BOXES BEFORE THEY ARE RECYCLED?** No, tape and labels do not need

to be removed before cardboard boxes go into the blue recycling bin. However, boxes do need to be emptied of all Styrofoam and other packing material.

• **PLASTIC RECYCLING SYMBOL - WHAT IF PLASTIC HAS NO RECYCLING SYMBOL?** If a plastic container or bottle has no recycling symbol, please throw it into your trash can. Without a recycling symbol, it is impossible for the recycling center to sort and recycle it.

• **RECYCLE & REUSE DROP-OFF CENTER - IS THE RECYCLE & REUSE DROP-OFF CENTER REALLY OPEN?** The center was open, by appointment only, until December 23, 2020. It closed at that time when Austin went to COVID Stage 5. Please check the following website for the most current information: <https://www.austintexas.gov/department/recycle-reuse-drop-center>

• **STYROFOAM - WHY CAN'T STYROFOAM BE PICKED UP CURBSIDE?** Styrofoam is very lightweight and takes up a lot of space. It can easily break into tiny pieces and scatter in the wind. Picking it up curbside would cause more litter pollution that is impossible to clean up. Please take your Styrofoam to the Recycle & Reuse Drop-Off Center. However, they do not take Styrofoam peanuts.

• **WHAT OTHER TYPES OF FOAM ARE RECYCLABLE?** Foam packaging, such as foam rolls, foam cushioning, foam packing sheets, and foam pouches, is also recyclable at the Recycle & Reuse Drop-Off Center.

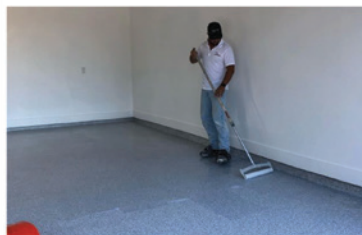
Here is a very informative City of Austin recycling website that offers help in finding out how to recycle specific items: <http://www.austintexas.gov/what-do-i-do>.

PLEASE REMEMBER, WHEN IN DOUBT – THROW IT OUT!

GARAGES CLOSETS EPOXY AND MORE!



\$250 OFF
OR FREE ACCESSORIES
MUST PRESENT THIS AD AT THE TIME OR ESTIMATE. LIMITED TIME OFFER.



We are now offering

FREE VIRTUAL CONSULTATIONS!

GIVE US A CALL TO GET YOUR PROJECT STARTED!

512-791-7453

VISIT US ONLINE

www.fortitudehomesolutions.com



Kirby Hall School

306 West 29th Street
Austin, Texas 78705
512.474.1770

kirbyhallschool.org

Private College-Preparatory
School in Austin

Pre-K4 to 12th Grade

- Small class sizes
- Advanced curriculum
- Rolling admissions and virtual tours available

For more information, email
admissions@kirbyhall.org



A place to belong. An education beyond.

TARRYTOWN REAL ESTATE market report update

February
2021

by **Trey McWhorter**

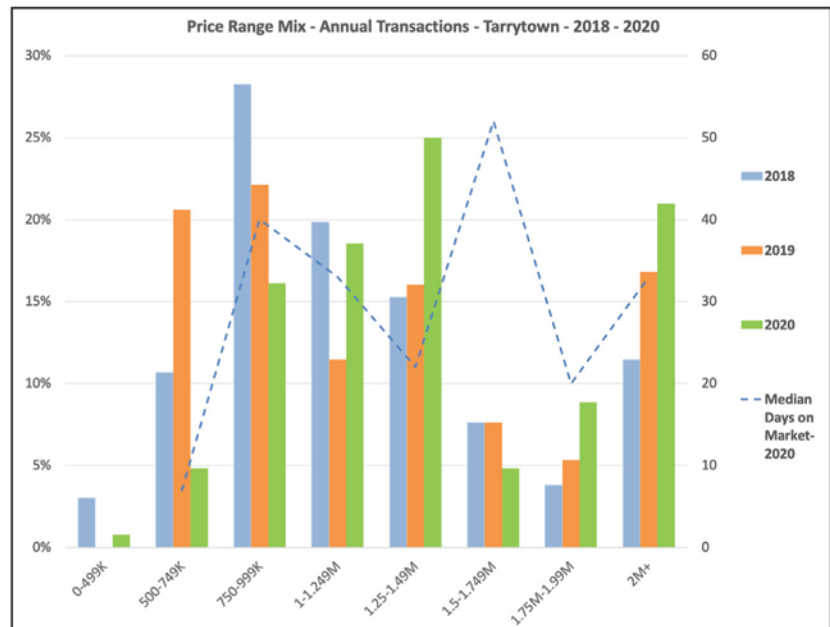
This month I'm providing a final summary on how things went in 2020, with the last couple of weeks' transactions (there was a flurry of activity in the final days of the year).

Single Family Homes	Year to Date - Tarrytown	2020	2019	2018	2017	2016	2015
SOLD	Single Family Homes Sold	125	131	137	121	122	131
List Price	Avg List Price	\$ 1,634,920	\$ 1,469,863	\$ 1,312,029	\$ 1,277,390	\$ 1,178,506	\$ 1,197,624
	Median List Price	\$ 1,392,300	\$ 1,250,000	\$ 1,150,000	\$ 1,159,000	\$ 992,500	\$ 1,095,000
Sold Price	Average Net Sold Price	\$ 1,580,220	\$ 1,399,303	\$ 1,267,542	\$ 1,213,480	\$ 1,136,735	\$ 1,147,325
	Median Net Sold Price	\$ 1,362,500	\$ 1,200,000	\$ 1,140,000	\$ 1,110,000	\$ 948,250	\$ 1,060,000
List Price \$ / Sq Ft	Average List Price / Sq Ft	\$ 525	\$ 495	\$ 449	\$ 418	\$ 430	\$ 413
	Median List Price / Sq Ft	\$ 515	\$ 476	\$ 433	\$ 424	\$ 418	\$ 405
Sold Price \$ / Sq Ft	Average Net Sold Price / Sq Ft	\$ 509	\$ 470	\$ 435	\$ 401	\$ 415	\$ 396
	Median Net Sold Price / Sq Ft	\$ 503	\$ 450	\$ 422	\$ 410	\$ 404	\$ 394
Days on Market	Average Days on Market	48	53	61	74	65	66
	Median Days on Market	31	31	22	55	40	31

And to give you a sense of the shifts in price points and where the activity is, the graph nearby shows 2018-2020 transactions by price band in the Tarrytown neighborhood. Here are a few observations:

- Sales of sub-\$1M price point homes have dropped from ~42% of total transactions in 2018 down to ~22% in 2020
- Sales of \$2M+ price point homes have increased from ~11% of total transactions in 2018 to ~21% in 2020
- 25% of all transactions in Tarrytown in 2020 were in the \$1.25M-1.49M price range, up from around 15% in both 2019 and 2018

As you think about your plans for 2021, keep in mind the continued inflow of luxury buyers into the Austin market, and the limited inventory that is available. If you'd like to learn more, or are curious what the market value of your home may be, please let me know and I would be happy to provide you a free assessment.



You can also find additional analysis and updates to this article on treymcwhorter.com.

Note: All data comes from the Austin Board of Realtors' MLS report, reflecting activity through January 15, 2021.

TARRYTOWN

The Tarrytown Newsletter is a private publication published by Peel, Inc. It is not sanctioned by any homeowners association or organization, nor is it subject to the approval of any homeowners association or organization, nor is it intended, nor implied to replace any publication that may be published by or on behalf of any homeowners association or organization. At no time will any source be allowed to use the Tarrytown Newsletter's contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from Peel, Inc. The information in the newsletter is exclusively for the private use of Peel, Inc.

DISCLAIMER: Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

STEVE'S PLUMBING REPAIR

Master License: M-39722

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

Steve Brougner
512.276.7476

2605 Buell Ave



**EARN YOUR POT OF GOLD WHEN YOU
ADVERTISE TO THOUSANDS
OF POTENTIAL CLIENTS NEXT MONTH!**

We are the end of the rainbow
for your advertising needs.

512.263.9181 · advertising@peelinc.com



February is American Heart Month

Did you know...

People with periodontal disease have an increased risk of heart disease

As we focus on our health, make a commitment to your dental health

- ♥ Same Day Crowns
- ♥ Cleanings & X-Rays
- ♥ Orthodontic Services
- ♥ Implants & Cosmetic Dentistry
- ♥ Pain Free Laser Dentistry
- ♥ Digital Impressions

Make a commitment to your health
Book your Appointment Today!



SHOAL CREEK DENTAL CARE
8015 Shoal Creek Blvd., Suite 120
512.453.8181
www.shoalcreekdental.com





IN PARTNERSHIP
WITH



TRANE[®]

It's Hard To Stop A Trane.®

*NOW IS THE BEST TIME TO UPGRADE
OR REPLACE YOUR AC*



512.339.7700
www.ArrowSvcCenter.com





PEEL, INC.

1405 Brandi Ln
Round Rock, TX 78681

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

TRY

NEW YEAR

NEW HOME



If your plans for **2021** include buying or selling a home, please contact me. I'd love to put my experience and the resources of Moreland Properties to work for you.

TREY MCWHORTER

Broker Associate

512-808-7129 cell | 512-480-0848 x116 ofc

trey.mcwhorter@moreland.com

Read my market update inside.



MORELAND PROPERTIES

CHRISTIE'S INTERNATIONAL REAL ESTATE

LUXURY PORTFOLIO INTERNATIONAL

Leading REAL ESTATE COMPANIES IN THE WORLD