



www.northwoodna.com

January/February 2014

Association News

January 2014 meeting rescheduled

The general meeting, including election of officers, was rescheduled due to an ice storm. The results of the election of officers and other business discussed will be on the web site and in the March/April newsletter. ☞

2014 Due\$ Are Due

The 2014 dues of \$15 are due. The dues pay for the gift certificates for the yard of the month and help pay for the newsletter. They can also help eligible neighbors pay for oak wilt treatments if needed. **Please pay your dues.** Oak wilt can affect the entire neighborhood and the treatment can be costly, depending on the size and number of trees to treat. Only residents who are current on their dues are eligible for financial help with oak wilt treatment.

To join the Northwood Neighborhood Association, either complete the form on the back of this newsletter and mail a check to Treasurer Nancy Grijalva, 4507 Tamarack or pay through PayPal on the website, www.northwoodna.com. ☞

Upcoming Events

Easter Egg Hunt

The neighborhood Easter Egg hunt is scheduled for Sunday April 6, with a rain date of April 13. The cost is \$2.00 per child for non-Association members and free for children of Association members. Bring an Easter basket for all the eggs (and other goodies!)

We will need help with face painting or other activities that day. Mark your calendars and watch for the signs and email announcements (including in Nextdoor.com, see other article), as you may not get the next newsletter before the hunt. ☞

Spring Garage Sale May 3

The spring garage sale will be May 3. It's time for spring cleaning! ☞

Neighborhood Notes

Christmas Yards of the Month

Thank you Northwood voters! We congratulate our December winners - it was difficult to choose winners since there are some truly wonderful displays:

Best Lights was awarded to Joey and Karen Case, 4100 Oak Creek. Their house was beautifully

Oak Wilt Alert: only prune and paint oak trees when it is very hot or very cold, then prune and immediately paint (latex spray paint works). Avoid pruning between February and June when the beetles transmitting the fungus are most active.

Dues are due!



News from Northwood

adorned with lights (a family project); their yard also had a lighted snowman, deer and numerous other decorations that could be seen from blocks away. Royce Reed, 12801 Stepping Stone, won the Children's Choice - Charlie Brown and gang came alive in a wonderful lights and sound show.

Honorable mention homes: Eddie & Marilyn Galvan/Denton at 13034 Silver Creek, Barry & Linda Drake at 12705 Silver Creek, 3806 Tamarack, Hiroko Tanaka at 12706 Silver Creek and Russell and Denise Haertl, 12912 Oak Bend.

Thank you to everyone that put so much effort into their holiday lights and scenery! It is the caring we all have for our homes and neighborhood that make living in Northwood so special. ☺

Leave it a Lawn

A few folks have contacted Association officers because their neighbors have parked vehicles on the lawn for extended periods. This is not the Northwood "look" and everyone would be grateful if all vehicles parked on lawns were moved to the driveway or the street. The lawn would also be much happier!



Watch for Oak Wilt

Information is available at austintexas.gov/page/oak-wilt-suppression

As winter turns to spring and trees begin to get their leaves, if you have any oak trees be sure to watch them closely. If their leaves do not seem to be budding and growing normally, that might indicate oak wilt. If you suspect oak wilt, contact one of the Association officers; a tree expert will be called to check the tree. More details and examples of infected leaves are available at the northwoodna.com web site, in the Newsletters, Special Interest Articles section.



with a fungicide to save the tree. Some species die fairly quickly after being infected; others can survive longer, which means the fungicide has a better chance of working.

Treating a tree may save that tree but does NOT stop the oak wilt fungus from traveling through the roots to nearby oak trees; digging a trench deep enough to cut the intertwined roots is the only way to do that – and is very expensive.

The Association may pay half of the cost of treatment, up to \$500, for eligible residents.

Eligibility requirements:

- Homeowner must be current on dues and any other obligations with the neighborhood association (NNA)
- Homeowner must use treatment specialist selected by the NNA
- Homeowner must pay his/her portion in full at the time services are rendered
- Homeowner must agree to all requirements, including cost-sharing provision ☺

Northwood Real Estate Update (As of 1/16/14)

By Linda Holmbeck, REALTOR® - Horizon Realty Austin

- **3** – Number of homes sold in Northwood (last 90 days)
- **6** – Average number of days homes in Northwood spent on the market (last 90 days)
- **0** – Active listing on the market in Northwood
- **3** – Pending listings on the market in Northwood
- **\$229,667** – Average sales price for homes sold in Northwood (last 90 days)

Austin Market Stats

- **2.3** – Months of inventory of single-family homes in the Austin Market
- **47** - Average # of days single family houses spent on the market in Austin in 2013

If caught in time, an infected tree can be injected



News from Northwood

- **\$284,614** - Sold average sales price for 2013 in Austin (up 7.6% from 2012)

Austin is the fastest growing city in the US and as our population and job growth continues, experts predict prices and home sales will continue increase in 2014. Builders are expected to start construction on 10,000+ homes in the coming year to meet the demand which shows no signs of slowing. November was the 30th straight month of sales volume increases according to the Austin Board of REALTORS and it looks to be another competitive year for the real estate market in Austin and Central Texas. ☞



Has your credit card been "Targeted"?

From cnn.com

During the recent holiday shopping season, hackers stole millions of credit card numbers and personal information (names, phone numbers, physical and email addresses) from Target shoppers. If you shopped at Target during that time or if Target has your contact information, the possibilities for fraud are greatly increased. You may get a fake, official-looking or sounding phone call, email or letter from some institution that asks for your personal information and (for emails) directs you to click on a link. Don't follow their directions!

Rather, go directly to the source - hang up and call your bank or credit card company, mark the email as "phishing" and log on to your bank or credit card account as you normally would - without following any links. If the email appears to be from Target, go to Target.com/databreach; Target is posting all customer communications on that page. Or call them at 866-852-8680.

Be proactive: Call your bank or credit card company and let them know you shopped at Target and are at risk for fraud. Sign up for credit monitoring - and if Target gives you a year for

free, renew it. Some hackers may wait more than a year to use your information. Review any websites that keep your credit card; hackers might be able to bypass your password by knowing the last 4 digits of your payment card. ☞

2013 Northwood Home Sales

According to Realtor Barbara Hilliard, in 2013 there were 22 Northwood houses sold. The lowest sales price was \$180,000 for 1,336 sf, the highest was \$275,000 for 2,845 sf and the median was \$227,818. The average days on market was 35. The low and high price per square foot were \$82.60 and \$168.40.



The following table shows the changes in home sales in Northwood over the years.

Yr	Nbr sold	low	high	avg days on mkt	avg price
13	22	180,000	275,000	35	227,818
12	19	158,000	240,000	17	200,821
11	19	135,000	225,000	27	184,371
10	18	165,000	275,000	25	211,975
09	25	149,145	235,750	22	
08	30	162,000	244,000	45	
07	29	185,900	254,000	40	212,191
06	35	134,000	225,000	42	185,758
05	32	142,900	210,000	36	174,824
04	23	125,000	208,500	47	Na
03	33	129,000	199,999	58	153,000
02	25	117,200	197,177	49	159,296
01	28	139,500	179,900	30	158,000
00	31	119,000	200,000	12	\$85/sf

☞



News from Northwood

Continuing Business

Thank you volunteers!

We all appreciate the time you take to volunteer in the various activities. Your work helps make our neighborhood a special place to live.

2014 volunteers include:

Yard of the Month	Rosalia Nassaux
Garage Sales	Cheryl Vanek
Easter Egg Hunt	Ann and Scott Sellars and family, Rosalia Nassaux and others
Newsletter	Donna Blumberg, D Culley
Web site	Donna Blumberg
Newsletter Section captains	Ginnie Mayle, Michael Magrill, Dewey Coffman
Newsletter delivery	All the block captains



Join the Northwood Nextdoor, Facebook, email and discussion groups!

Want to find out about upcoming local events, learn about lost or found pets, recommendations and more? Join the Northwood Nextdoor group at www.nextdoor.com (the City of Austin also uses this to share important information with neighborhoods). Over 120 Northwood neighbors have already joined.

On Facebook? Join the Northwood group. If you want to get neighborhood news from the Association, send a blank email to NorthwoodNbrhdAssn-subscribe@yahoo.com.
✉

Quarterly board meetings

The Northwood Neighborhood Association board meets every quarterly. These meetings are open to all residents. We meet at the Milwood Library, the meeting dates are on the website. ✉

Police Contact

The officer assigned to Northwood is Michael Whetston. Contact him at 512.974-5553 or michael.whetston@austintexas.gov for non-emergency questions. To report an incident to the police, call 311. ✉

Police report

If you need to report something and do not want to have an officer come to Northwood, call at 311 to make a report or go to the austintexas.gov site and search for ireport. The incident may seem like an isolated one to you, but to the police it can be part of a pattern and could provide them with needed information. You may also contact the officer assigned to Northwood, as noted in the previous article.

The incidents listed below were listed on the City police department crime report web page, www.austintexas.gov/GIS/CrimeViewer/. You can also subscribe to a daily crime report for any area (such as for 1 mile) around your address at www.spotcrime.com.

November		Time
Pegasus	Suspicious Activity	11:32
Pegasus	Theft	11:44
December		
Pegasus	Fraud - other	12:14
January		
Pegasus	Assault by Contact	9:59
Tamarack	Harassment	12:27
Palomar	Lost Property	15:53

If you know of any incidents, contact the editor and an anonymous report will be in the newsletter. ✉



News from Northwood

Articles deadline

The deadline for getting articles and ads to the editor is the 15th of each odd-numbered month (January, March, etc.) except for September. That month the deadline is the 3rd—the newsletter must get out early because of the October garage sale.

Calendar of Events

April	6	Easter Egg Hunt
April	13	Rain date Egg Hunt
May	3	Spring Garage Sale
July	4	Parade
October	11	Fall Garage Sale



*Your
real estate goals
are
my priority*

I've lived in Northwood for over 22 years and have been a REALTOR for 14. We live in one of the most unique and desirable neighborhoods in North Austin.

Austin is currently a seller's market, so I would love the opportunity to meet with you if you're considering selling or buying. I'll focus on your individual needs and provide you with the highest level of service.

Linda Holmbeck
ABR, CRS, GRI, REALTOR®
www.austinhomesbylinda.com
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News from Northwood



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The News from Northwood is a publication of
the Northwood Neighborhood Association

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busybee1957@hotmail.com



News from Northwood

Northwood 2014 Dues \$15.00

Name _____ Phone _____

Address _____ email _____

Mail check to Northwood Neighborhood Assn. to Nancy Grijalva, 4507 Tamarack Trail, Austin, TX 78727 (do not drop in Association mailbox). Be sure to subscribe to the Northwood email alerts: send an email to NorthwoodNbrhdAssn-subscribe@yahoo.com. Also join the Northwood community, on NextDoor, www.nextdoor.com, to share information from the Association, neighbors and the City.

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