



www.northwoodna.com

January/February 2015

Association News

Officer Elections for 2015; President position vacant

The general meeting, including election of officers, took place January 8 at the United Christian Church. The Vice President, Secretary and Treasurer were re-elected. The President's position is vacant. The duties of the President and other officers usually take at most a few hours per month. If you are interested in that position, contact one of the officers (last page).

There are other ways to be involved; if you want to help keep Northwood a great place to live, contact one of the officers ☞

2015 Dues Are Due

The 2015 dues of \$15 are due. The dues pay for the gift certificates for the yard of the month, the Easter Egg Hunt supplies 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 March 22 with a rain date of March 29. 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 candy!

We will need help on that day; we'll post those requests on Nextdoor and Facebook. Mark your calendars and watch for the sign on the board and announcements in Facebook and Nextdoor.com, as the next newsletter won't be delivered before the hunt. ☞

Dues are due!

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.



News from Northwood

Spring Garage Sale May 2

The spring garage sale will be May 2. It's time for spring cleaning! ☺

Neighborhood Notes

Holiday Yards of the Month

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

Best Lights was awarded to the Christmas light show at 12801 Stepping Stone Cove. Sandy Meyer at 12800 and the Chartiers at 12803 generously offered their yards to be part of the 12801 Stepping Stone Cove Christmas light show. The show was installed by Taylor Reid, with the assistance of Blake Betts and Reid family members, and was comprised of 18,000 lights, 19 floodlights and 7 spotlights programmed through 96 channels to the following four songs by the Trans-Siberian Orchestra: "Christmas Canon," "Christmas Eve in Sarajevo," "A Mad Russian's Christmas," and "Queen of the Winter Night." Many Northwood neighbors enjoyed the show!

Children's Choice was awarded to Tom Beeman, 3806 Tamarack. The theme was Winter Wonderland.

Other yards receiving votes: 13036 Silver Creek, 12702 Timberside, 3806 Timberside, 4100 Oak Creek.

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. ☺

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.



If caught in time, an infected tree can be injected 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 ☺



News from Northwood

Recycle books at Recycled Reads! library.austintexas.gov/recycled-reads



If you have books and related media that just take up space, give them a new life: donate them to Recycled Reads, the bookstore of the Public Library at 5336 Burnet Rd. They take and sell books and related media; proceeds benefit the Library. Call 512-974-7460 for details. ♪

Watch That Water Pressure!

Recently the editor needed some plumbing work done on the outside hose bibs, and also asked the plumber to check the water pressure. He did so using a water pressure gauge, which can be bought at hardware stores. The pressure was 100 PSI; the recommended level is between 60-70 PSI. Although the 100 PSI means a stronger stream in the kitchen and showers, over time it can weaken the joints and may cause one or more to burst (of course, if that happens, it may be when no one is home, resulting in a flooded house.).

Per the plumber, a pressure reducing valve needs to be installed to reduce the pressure, which includes digging up the water line; he quoted \$600; another plumber said it can run between \$600-\$1000, which includes a new homeowner water shutoff.

Per a plumber, if you install a new water heater and your water pressure is over 70 PSI, you must also install a pressure reducing valve.



Another tip: do all family members know how to turn off the water to your house? There are 2 cutoffs near the curb, for the city and the homeowner. Some of them (especially homeowner ones) may have been buried over the years. Find it before you have to quickly use it! ♪

Northwood Real Estate Update (As of 01/21/15) *By Linda Holmbeck, REALTOR® - Horizon Realty Austin*

- **6** – Number of homes sold in Northwood (last 90 days)
- **7** – Average number of days homes in Northwood spent on the market (last 90 days)
- **2** – Active listings on the market in Northwood
- **0** – Pending listings on the market in Northwood
- **\$268,383** – Average sales price for homes sold in Northwood (last 90 days)

Austin Market Stats – Year-End Totals for 2014

(Per latest data released by The Austin Board of Realtors)

- **27,768** – Single-family homes sold, two percent more than 2013.
- **\$242,500** – Median price for single-family homes, eight percent more than 2013.
- **\$309,975** – Average price for single-family homes, seven percent more than 2013.
- **47** – Average number of days that single-family homes spent on the market, three days fewer than 2013.
- **35,423** – New single-family home listings on the market, four percent more than 2013.
- **5,734** – Active single-family home listings on the market, four percent more than 2013.
- **28,325** – Pending sales for single-family homes, one percent more than 2013.
- **\$8,607,385,376** – Total dollar volume of single-family properties sold, nine percent more than 2013.

As we enter into 2015, Austin is considered to be the 2nd best real estate market in the country according to the Urban Land Institute's "Emerging Trends in Real Estate 2015" survey report. Survey respondents like the industrial base, appeal to Millennials and the lower cost of doing business in Austin as well as the office and single-family housing sectors.



News from Northwood

Some of the issues the Austin real estate market is still facing are affordability and the continuing housing shortage. According to Mark Sprague, Director of Information Capital with Independence Title, affordability is not the issue but rather wage growth. While we have enjoyed consistent job growth over time, wages are not keeping up with rising housing costs.

According to David Tandy, CEO of Gracy Title, rising values in the Austin real estate market are not sustainable over the long term because incomes cannot keep up. He predicts our housing shortage will continue until more single family product is built, but the aggressive appreciation we've experienced over the last few years will slow down. Sprague predicts a 2%-3% increase in value for most neighborhoods in 2015. ☞

Keep exterior doors locked!

The Northwood Neighborhood Association would like to offer our deepest condolences to the family, friends and students of Kathy Blair. Her tragic and untimely death has touched us all. We are grateful and appreciate the Austin Police Department's quick work in arresting those responsible for her death.

As this new year begins, it is a good time to remember some basic safety precautions at home: do not leave valuables in your car; lock car doors and doors to your house, even when you are at home; go over escape routes with your family in case of fire; be aware of your surroundings when out walking; and do not hesitate to call 911 if you see something or someone out of place. Northwood is our home, let's keep it safe. ☞

Own or looking for a small business?

If you own a small business or want to do business with a local business, register your business or search for one at locallyaustin.org. ☞

Neighborhood Notes

2014 and earlier Northwood Home Sales

According to Realtor Barbara Hilliard, in 2014 there were 22 Northwood houses sold. The lowest sales price was \$185,000 for 1,387 sf, the highest



was \$347,500 for 2,550 sf and the median was \$255,000. The median days on market was 3. The low and high price per square foot were \$110.82 and \$185.81.

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
14	22	185,000	347,000	3	262,119
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

☞

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.



News from Northwood

2014 volunteers include:

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

Join the Northwood Nextdoor and Facebook, 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). Nearly 250 Northwood neighbors have already joined.

On Facebook? Join the Northwood group - see the web site www.northwoodna.com for the link And subscribe to the web site to receive updates on events when they are added. ☞

Quarterly board meetings

The Northwood Neighborhood Association board meets every quarterly. These meetings are open to all residents. We meet at the United Christian Church at 3800 Parmer (just east of Tamarack), 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.

<i>November</i>		<i>Time</i>
Death due to natural causes	Tamarack	17:31
Fraud	Oak Creek	16:19
Junked/nuisance vehicle	Northfield	9:59
<i>December</i>		
Abandoned Vehicle	Silver Creek	9:35
Assault w/Injury – fam/date violence	Oak Creek	22:34
Burglary of vehicle	Woodchester	8:21
Burglary of vehicle	Oak Creek	10:18
Family disturbance	Palomar	1:28
Request to Locate	Tamarack	14:17
Suspicious Activity	Tamarack	15:34



News from Northwood

Northwood 2015 Dues \$15.00

Name _____ Phone _____

Address _____ email _____

Either pay dues through PayPal on our website, northwoodna.com or write a check payable for Northwood Neighborhood Association and mail to Treasurer Nancy Grijalva, 4507 Tamarack Trail, Austin, TX 78727 (do not drop in the Association mailbox, it isn't waterproof). Be sure to join the Northwood Nextdoor discussion group at www.nextdoor.com Also join our Facebook discussion group; see the northwoodna.com web site for the link. Subscribe to the web site to be emailed about upcoming events as they are posted.



I've called Northwood home for over 23 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 and 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.

Your neighbor on Timberside

*Your
real estate goals
are
my priority*

Linda Holmbeck
ABR, CRS, GRI, REALTOR®
www.facebook.com/AustinHomesByLinda
512-653-4644

