

www.northwoodna.com

January/February 2016

Association News

General Meeting / Elections for 2016

The general meeting took place January 16 at the United Christian Church. Due to the urgent issue of the planned apartments (see separate article), the officer elections were deferred and be held at the next Association meeting, which will be advertised on the Silver Creek board, the Northwood website and on NextDoor. The President and Secretary positions are vacant; one neighbor who has been deeply involved in the apartments issue is willing to become the President and, with Board approval, is the Acting President – the apartments issue requires immediate and ongoing attention. The Vice President and Treasurer are willing to continue. If you wish to be a candidate, contact one of the officers (last page). ☞

2016 Dues Are Due

The 2016 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. ☞

Apartments planned for Oak Creek

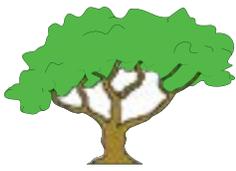
In mid December the Association officers were contacted by the Pinnacle Housing company that builds apartments and has an option to purchase the undeveloped 7 acres between Pegasus and the stream and MoPac Self Storage. They plan to build 120 units, including 1-3 bedrooms and 2 and 3 story buildings. A number of the units will be reserved for affordable housing. There will be an estimated 200 additional vehicles from this development that will be entering and leaving on Oak Creek and Silver Creek. The developer will need to request a zoning change.

Many neighbors have a number of concerns about this proposal, including the effect on traffic, already crowded schools, potential flooding and more.

The Association organized a meeting on January 16 at the United Christian Church. We walked flyers to all Northwood homes and contacted nearby neighborhoods including Preston Oaks, McNeil Estates and beyond; nearly 100 people attended. We discussed the situation, answered questions

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

and formed into groups to work on various areas (details below).

Although most neighbors want the land to remain untouched, in the long term that is unlikely. As a neighborhood we need to decide what type of development is preferable, and work to change the zoning category to fit that preference.

A summary of the meeting follows. Future updates will be shared on Nextdoor.com; be sure you have subscribed to Nextdoor to stay updated. We will need everyone to attend the City Council meetings when the zoning request is discussed.

Affordable housing background

Affordable housing developers rely on tax credits to offset the reduced income from lower rents that tenants pay (this is NOT Section 8 housing). There are a limited number of tax credits for these projects; there is no guarantee that this particular project will be approved and receive the tax credits. While working on that application, Pinnacle is also working to change the zoning from the current Light Industrial to one of the MultiFamily (MF) categories.

Zoning category change is crucial

Any zoning change may easily happen before Pinnacle knows if they have obtained the AF tax credits. If they don't get the AF tax credits, they could sell the property to another developer, who could build whatever they want as long as it is allowed in the zoning category. Thus it is crucial for us to get an acceptable new zoning change now.

Petition to support other zoning category

We need to be ready to formally oppose and counter the MF rezoning request. All owners of property within 200 ft. of the tract to be rezoned

will be notified and can sign a petition to protest the new zoning classification. If at least 20% of these property owners sign the protest petition, approval requires a 75% vote by the City Council rather than a simple majority. Others can also sign the petition to show support for our position. The Preston Oaks Vice President attending the meeting and announced they will work with us on this.

City Council - contact and attend meetings

When the zoning case is reviewed at a Council meeting, we need everyone to attend and either speak or simply be there to show support for our preference. We will update everyone through NextDoor.

We will post updates and "help needed" notices on NextDoor.com. Be sure to subscribe if you have not yet done so!

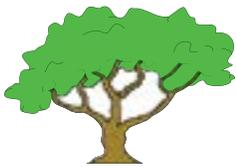
Geology - karst and caves / history

In the early 1990s a developer wanted to build apartments on the 40 acres that is now Preston Oaks. Northwood neighbors were able to get single family (SF) zoning through much background work, including invaluable information on the geology of the land. This area of Austin is limestone and karst. Karst often includes air pockets, sinkholes and caves. Caves may contain endangered species. There are other known caves nearby.

Want to get involved? Email one of the officers or northwoodna@gmail.com, include "work on apartments" in subject

Water quality / flooding

Northwood and surrounding areas are in the Edwards Aquifer Recharge Zone and on the Balcones Fault. Land on the fault is very likely to contain karst and caves. The City's Watershed Protection ordinances have specific restrictions on how close development can occur near certain watersheds (the "buffer zone"), and this tract is in the Walnut Creek watershed. If caves are identified on the property, that may further restrict the buildable land. Floodplain information is available at www.atxfloods.com



News from Northwood

Once Pinnacle Housing files a site plan, the City's Watershed Protection geologist can walk the land (and look for caves), will identify the buffer zone and more.

City Council important considerations

When deciding to approve or deny rezoning, City Council considers many topics. Two factors that affect us are currently very important: the need for affordable housing and flooding - Council doesn't want to buy any more homes that are now (or will be) in new floodplain areas.

What can we do?

We will eventually need people to walk petitions door to door, to email City Council, attend the Council meetings when our zoning case is on the agenda and speak (or just show support), and so on. If you want to be involved and were unable to attend the meeting, email an officer (back page) or northwoodna@gmail.com; include "work on apartments" in the subject. We have created a private email discussion group for all who want to be involved.

Photos needed - flooding, traffic

If you have any photos showing flooding anywhere around Northwood, please email a copy of them to the editor at northwoodna@gmail.com and include the location and date. And contrasting photos of the same area dry may also be helpful. If your photos are only printed, the editor can scan them. If you can **safely** take photos or video that demonstrate the traffic issues - such as entering Oak Creek and with the train approaching - email the editor. ☺

Upcoming Events

Easter Egg Hunt



The neighborhood Easter Egg hunt is scheduled for Sunday March 13, with a rain date of March 20. 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. We will need help before and during the event; watch Nextdoor for details ☺

Spring Garage Sale May 14

The spring garage sale will be May 14 (the weekend after Mother's Day). 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 wonderful displays:

Best Lights was awarded to Joey and Karen Case, 4100 Oak Creek. Their house was beautifully adorned with lights and a border of candy canes; their yard also had a lighted snowman, deer and numerous other decorations. Tom Beeman, 3806 Tamarack won the Children's Choice with lights and numerous inflatables of Santa, elves and more.

Honorable mention homes: 12703 Timberside Dr., 12912 Oak Bend, 13036 Silver Creek, 12801 Stepping Stone.

Thank you to everyone added holiday lights and scenery! It is the caring we all have that make living in Northwood so special. ☺

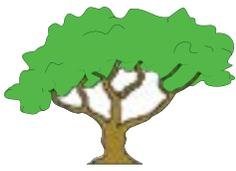
Watch for Oak Wilt

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 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 are available at the northwoodna.com web site, in the Newsletters, Special Interest Articles section.





News from Northwood

Treating a tree may save that tree but does NOT stop the oak wilt fungus from traveling through the roots to nearby oak trees. The Association may pay half of the cost of treatment, up to \$500, for eligible residents. See the Oak Wilt Treatment Assistance page on www.northwoodna.com for details. &

2015 Northwood Home Sales

According to Realtor Barbara Hilliard, in 2015 there were 22 Northwood houses sold. The lowest sales price was \$230,000 for 1,332 sf, the highest was \$450,000 for 2,434 sf and the median was \$294,650. The median days on market was 13. The low and high price per square foot were \$130.03 and \$194.94.



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
15	22	230,000	450,000	13	294,650
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 &

Recycling Games

Per www.austinrecycles.com

To increase Austin's recycling, the Austin Resource Recovery staff created the Recycling Games, a competition between the 10 city council districts. They will calculate pounds of recyclables collected per household in each district for the months of December 2015 through March 2016



The winning districts will receive a beautification project for a library or public park and will be announced at the Earth Day event on April 23, 2016. So be sure to recycle! See www.austinrecycles.com for details on the contest or what can be recycled. &

Continuing Business

Thank you volunteers!

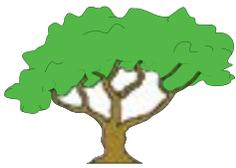
We all appreciate the time you take to volunteer in the various activities. Your work helps make our neighborhood a special place to live.

2015 volunteers include:

Yard of the Month	Rosalia Nassaux
Garage Sales	Association Officers
Easter Egg Hunt	Liz Dickson, Jenna Nelson, Leanna Lang, and others
Web site	Donna Blumberg
Newsletter	Donna Blumberg, D Culley
Newsletter Section captains	Michael Magrill, Brent Annear
Newsletter delivery	All the block captains

Yard of the Month position open

The Yard of the Month chair position is open. If you enjoy driving, cycling or walking through Northwood and choosing a beautiful yard, consider becoming our YOM chair. Just choose the yard, contact the owner(s) to get a description for the newsletter and deliver a gift card. If interested, email northwoodna@gmail.com &



News from Northwood

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 a non-emergency incident to the police, call 311. ☎

Police report

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 or krimelabb.com

<i>November</i>		<i>Time</i>
Palfrey	Burglary of vehicle	9:32
Palomar	Crash/leaving the scene	10:18
Burr Oak	Forgery by making	12:31
Northfield	Possession of drug paraphernalia	17:30
<i>December</i>		
Oak Creek	Assist fire dept	14:02
Tamarack	Child custody interference	10:18
Northfield	Family disturbance	0:26
Burr Oak	Theft	10:04
Burr Oak	Theft	21:54

January

Woodchester	Family disturbance	21:31
Oak Bend	Debit card abuse	14:17



Calendar of Events

March	13	Easter Egg Hunt
March	20	Rain date Egg Hunt
May	14	Spring Garage Sale
July	4	Parade
October	8	Fall Garage Sale
December		Holiday lights contest

Officers:

President Leanna Lang
 NorthwoodPresident@gmail.com
 Vice President - Jeanie Beckham 512.371.7014
 NorthwoodVicePresident@gmail.com
 Secretary vacant
 NorthwoodSecretary@gmail.com
 Treasurer Nancy Grijalva 512-218-9492
 NorthwoodTreasurer@gmail.com

The News from Northwood is a publication of the Northwood Neighborhood Association
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Northwood 2016 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 join the Northwood community, on NextDoor, www.nextdoor.com, to share information from the Association, neighbors and the City.

Coming Up at United Christian Church of Austin



Holy Week, from Palm Sunday to Easter, is the most meaningful time in the church calendar, encompassing the last days of Jesus' life as he enters Jerusalem, comes into conflict with religious and political authorities there, shares a last meal with his disciples, is betrayed, arrested, tortured, tried, and executed... and raised again. But it all happens so fast! And we rarely take the time to explore each of these important moments in our faith. This year we're going to do something extraordinary. We're going to take the time. We're going to take all of Lent, in fact, to spend one whole Sunday to reflect on each of the days of Holy Week, giving us time to really sit with these important themes and let them soak in. (We'll still have the usual observances during Holy Week proper, just on a smaller scale.) Here's how our Take Time to Be Holy Week calendar will look:

February 7: Palm Sunday

February 14: Testing

February 21: Confrontation

February 28: Betrayal

March 6: Maundy Thursday

March 13: Good Friday

March 20: Holy Saturday

March 27: Easter Sunday

You are invited to join us Sundays at 9:00 am and 11:00 am for worship at 3500 W. Parmer Lane. Childcare is available for those age 4 and younger and Worship and Wonder for elementary aged children at both services. Our Faith Formation Hour is at 10:00 am with classes for all ages.

Your REALTOR® and Neighbor on Timberside



*Your
real estate goals
are
my priority*

I've called Northwood home for over 24 years and have been a REALTOR® for 15. 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.

Linda Holmbeck

ABR, CRS, GRI, REALTOR®

www.austinhomesbylinda.com

www.facebook.com/AustinHomesByLinda

512-653-4644



NORTHWOOD REAL ESTATE UPDATE

(As of 01/21/16)

By Linda Holmbeck, REALTOR® - Horizon Realty Austin

Northwood Numbers (Based on sales data from the last 90 days)

- 4 – Homes sold in Northwood
- 2 – Active listings on the market in Northwood
- 1 – Pending listing on the market in Northwood
- 48 – Average number of days homes in Northwood spent on the market
- \$170.37 – Average sold price per square foot in Northwood
- \$310,325 – Average sales price for homes sold in Northwood

Austin Market Stats – Year-End Totals for 2015 (Per latest data released by The Austin Board of Realtors)

- 29,068 – Single-family homes sold, five percent more than 2014.
- \$263,900 – Median price for single-family homes, nine percent more than 2014.
- \$333,558 – Average price for single-family homes, eight percent more than 2014.
- 49 – Average # of days single-family homes spent on market, two days more than 2014.
- 36,810 – New single-family home listings on the market, four percent more than 2014.
- 6,044 – Active single-family home listings on the market, five percent more than 2014.
- 29,839 – Pending sales for single-family homes, five percent more than 2014.
- \$9,695,852,178 – Total dollar volume of single-family properties sold, 13 percent more than 2014.

The annual HBA Housing Forecast for Greater Austin was held on January 13th. Here are some of the highlights:

- Austin has managed to shake off the Texas slow down with the fastest growing economy in TX.
- Austin is now the 11th largest city in the U.S and is the fastest growing U.S. city. We are adding people at the same rate as big cities like Dallas and San Francisco.
- We are gaining more people from Florida (#1) than from California (#2).
- The Austin market is still driven by job and population growth.
- Austin is #2 for real estate investing in the country.
- One of the big challenges Austin faces is handling big city/regional issues with small city tools.
- Austin home prices are at record highs which excludes many buyers from the marketplace.
- Traffic is a major deciding factor on where to build.
- Potential threats to our market include: Global and U.S. issues (such as terrorist attacks), the overall Texas economy and the oil market, a property tax burdened population and low voter turnout.



Linda Holmbeck
ABR, CRS, GRI, REALTOR®
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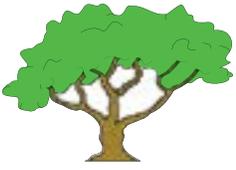
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HORIZON REALTY
Austin



*Your real estate goals
are my priority.*



News from Northwood
