

News **Northwood** from

www.northwoodna.com

November / December 2016

Upcoming Events

Association Officer Elections January 12



Everyone is invited to the Neighborhood Association board meeting at 7 PM January 12 at the Milwood Library. Elections will be held for the officer positions and current business and issues will be discussed. Current officers are willing to continue, and would like to get more folks with fresh ideas involved - it normally only takes a few hours a month. If you would like to serve on the Association Board, contact one of the current officers (see the last page). There are other options for folks who want to help keep Northwood a great neighborhood without being an officer - just ask! ☺

Vote for December Yard of the Month



It's time to vote for the best lights and display in Northwood. The 2 categories are Children's choice and best overall. There are 3 ways to vote 1) on our website northwoodna.com (click the right side link for Holiday lights voting page) 2) with the ballot on the last page - put it in the black Association mailbox at 4507 Tamarack Trail - or 3) email northwoodna@gmail.com. Vote by **Dec. 23**. Be sure to include the address, category (Children's choice or best overall) and voter's name. ☺

Zoning & Planning

Oak Creek Apartments - no updates

Nearly a year ago a developer contacted the Neighborhood Association to advise they were planning to build apartments on the 7+ acres behind MoPac Self Storage and they were going to use Housing Tax Credits to offset part of the construction costs so they could offer reduced rents.

They did not receive the housing tax credits so they postponed their rezoning request. They have 180 days from the postponement to decide if they want to withdraw the request or ask for another postponement; day 180 is in early February. We are in touch with the City staff but have not heard anything. ☺

Neighborhood Plan

There is undeveloped land to our east on Oak Creek and also behind Council Bluff; both of these tracts will eventually be developed. Having a neighborhood plan in place will be helpful whenever that development begins.

The City's staff are currently working with other neighborhoods; we have contacted them to get on the list to create a neighborhood plan for this area. Once it begins, planning can take months to complete. We will keep you informed and provide opportunity for input throughout the process. ☺

Oak Wilt Alert: only prune and paint oak trees when it is very hot or very cold.

Always prune and immediately paint (you can use latex spray paint).

Avoid pruning between February and June when the beetles transmitting the fungus are most active.



Transportation User Fee exemption for seniors

There's a \$11.52 transportation user fee on the Austin Energy bill that pays for street maintenance. Seniors age 65 and over can request an exemption from this fee. Either call Austin Energy, 512.974-2000 or download the exemption request form from www.austintexas.gov/faq/what-transportation-user-fee &

Neighborhood Notes

St. Francis Church update



Our new neighbors at St. Francis Anglican Church may be able to move into their new church on Oak Creek in late December. They are not allowed to occupy the building until the City grants a Certificate of Occupancy; hopefully that will happen next month. &

Travis County Transportation Plan

Travis County is developing a locally focused transportation plan to identify transportation needs and solutions, incorporate future options and choices, and prioritize improvements in areas outside of city limits. This Plan will define priorities through the year 2045 with an emphasis on what we need today and what we will need in the future. For details and to share your ideas by completing either the short or long survey, visit www.traviscountytx.gov/tnr/transportation-plan/ &

New Curbside Recycling; other options

To decrease the amount of reusable items being thrown out, the City partnered with Simple Recycling, which accepts clothing, shoes, small appliances and more; they resell what they can. A complete list is available at simplerecycling.com/curbside-clothing-recycling/residents/

Another option is donating unneeded items to local thrift stores, such as the Assistance League at 4901 Burnet Rd, www.alaustin.org/. They are run by volunteers and serve many members of the Austin community. &

**Home and Family Safety
Possible SolarWind installer scam**

Posted in NextDoor.com by a neighbor

“James Moran” with a solar installation company was walking Northwood in late October. He had no state issued photo ID, no cards or other business info to tie him to the company. He wanted a photo of your utility bill and didn't want you to call the next day during business hours. It's likely he's not legitimate. Description: Hair: Gray, Age: 45-55, Build: Thin, Race: White, Sex: Male, Other details: Missing front tooth.

Any time someone comes to your door and claims to be associated with a business, be sure to confirm their claim. Earlier a man claimed to be an ADT home security repair technician; he was not associated with that company. Call the company and if needed, call 911 to report a suspicious person. &

During Holidays, Do the 5

The holidays are as busy a time for criminals as for the rest of us. The house on either side of you and the three houses in front of you are your FIVE. Keep an eye on them, including taking hangers off the door, picking up papers, and anything else that will make your area of the neighborhood look lived in and cared for. Always call 311 (or use the 311 web page on the City site or their smart phone app) for anything, even if it seems silly. Often it is the pattern of 311 calls that highlights a problem.

Be extra suspicious of people wandering the neighborhood with cell phones and backpacks. Often they are casing the neighborhood, seeing if a house will be an easy target, or if neighbors are willing to ask questions or call the police.

Holiday travel tips

If you leave home for the holidays, turn off the water at the street and drip or drain the pipes. If we get a hard freeze, that reduces the chances of



coming home to water damage from burst pipes.

Ask a neighbor to pick up the paper and mail etc. Leave your contact information with neighbors and leave keys with trusted people. (One year a cat was trapped in a garage but was eventually rescued). Disable your garage door opener and store it in a safe place. Mark valuables with your driver's license number, take photos and note their serial numbers to increase the chances of getting stolen property returned. Back up your computer's important information; ideally store that away from your home. ♪

Continuing Business

Yard of the Month

The Fuller family at 4409 Bridlewood Drive

received special recognition for KID'S CHOICE in October for their spooktacular Halloween yard display! It was a kid-friendly but scary sight, with huge spiders and their webs covering the entire front yard, and a witch on the



front porch to greet the trick-or-treaters. To complete the scary scene, lights cast an eerie glow all about, seemingly bringing the creatures to life. What a fun yard for kids of all ages to enjoy!

The Steenburg family (at 4505 Oak Creek won the November yard of the month and a gift card (they also won the very first Yard of the Month award in 1980). Their nicely pruned bushes line the sidewalk, and a massive magnolia tree stands majestic, along with a cluster of swooping oak trees, all of which provide shade for a gossip bench. Nandina bushes line the sides of the yard, along with a jasmine vine on the back fence. Nicely done, Steenburg family! Keep up the good work! ♪

2016 Due\$ are due

The 2016 dues are due. They are \$15 and are for the calendar year 2016. The dues pay for the gift certificates for the yard of the month and help pay for the newsletter and some special activities. ♪

To join the Northwood Neighborhood Association, just complete the form on the back of this newsletter and mail a check to the treasurer at the address listed on the form, or pay through PayPal on the web site. A Texas-size Thank You! To everyone who has paid their dues! ♪

Dues must be current to be eligible for financial assistance for treatment of oak wilt

Join the Northwood Facebook and Nextdoor discussion groups!

Over 550 Northwood neighbors are members of the Nextdoor Northwood group, and have used it to ask questions ("need a handyman", "lost/found pet"), announce events and share general information.

To join the Northwood Nextdoor community, go to www.nextdoor.com/ and sign up; by adding your street address NextDoor knows you are in Northwood. You control how much information others can see about you. And when you post information, you can either limit it to Northwood or share with nearby neighborhoods. ♪



Police neighborhood contact

The police contact for our neighborhood is Officer Hank Moreno. Contact him at 512.974-4764 or henry.moreno@austintexas.gov . To just report an incident, you may call 311. ♪



Northwood 2016 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 details.



December Holiday Yard of the Month contest - place in Association black mailbox at the curb of 4507 Tamarack Trail, email to Northwoodna@gmail.com or vote on our website by **December 24**.

Adult Voter 1 name: _____ address-best yard _____

Adult Voter 2 name: _____ address - best yard _____

Adult Voter 3 name: _____ address - best yard _____

Child voter 1 name: _____ address - children's choice _____

Child voter 2 name: _____ address - children's choice _____

Child voter 3 name: _____ address - children's choice _____



	<p>MILLENNIUM HARDWOOD FLOORING</p> <p>FREE ESTIMATES IN-HOME VISIT & INSTALLATION QUOTE</p> <p>(512)351-2258</p> <p>FLOORING SHOWROOM 10508 Boyer Blvd Suite A Austin, Texas 78758 www.MillenniumHardwood.com</p>
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**Contact me for a
free home value
assessment**

I've called Northwood home for over 25 years and have been a REALTOR® for 16. We live in one of the most unique and desirable neighborhoods in North Austin.

Austin is currently experiencing a healthy, balanced housing 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

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NORTHWOOD REAL ESTATE UPDATE

(As of 11/18/16)

By *Linda Holmbeck, REALTOR® - Horizon Realty Austin*

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

- 5 – Homes sold in Northwood
- 2 – Active listings on the market in Northwood
- 4 – Pending listing on the market in Northwood
- 34 – Average number of days homes in Northwood spent on the market
- \$178.57 – Average sold price per square foot in Northwood
- \$333,700 – Average sales price for homes sold in Northwood

Austin Area Market Stats for October, 2016 (Per latest data released by The Austin Board of Realtors®)

- 2219 – Single-family homes sold (down 3% from Oct, 2015)
- \$279,000 – Median price for single-family homes (up 9% from Oct, 2015)
- 51 – Average # of days single-family homes spent on market (up 2 days from Oct, 2015)
- 6,293 – Active single-family home listings on the market (up 6% from Oct, 2015)
- 2.6 – Months of inventory of single-family homes (up .01 months from Oct, 2015)
- \$797 Million – Total dollar volume of single-family properties sold (up 3% from Oct, 2015)

The housing market inside the City of Austin remains red-hot while single-family home sales dropped 3.1% across the Austin-Round Rock Metropolitan Statistical Area during October. High demand for housing in Williamson County has kept inventory low which is attributed to the decline in home sales there. New construction sales within the Austin city limits were up 38% over October, 2015. So while the overall housing market is showing signs of slowing down a bit, these gains reflect a sound balanced market for the Austin area.

Housing in Northwood is keeping pace with 5 homes closed over the last 90 days and 4 which are currently pending. At an average of 34 days on the market, houses are selling in the neighborhood considerably faster than the 51 day average for the Austin area. There are currently 2 active listings in Northwood priced from \$295,000 to \$349,900.

If you are considering selling in the spring, now is the time to start preparing your house to go on the market. Please give me a call to discuss your home's value and for a free consultation about what you should do to prepare your home for sale.

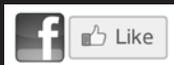
Note: "Like" and follow me on Facebook for the latest information on the Austin housing market as well as helpful news about real estate: www.facebook.com/AustinHomesByLinda.



Linda Holmbeck

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www.austinhomesbylinda.com
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*Your real estate goals
are my priority.*