



www.northwoodna.com

January/February 2017

Association News

General Meeting / Elections for 2017

The general meeting took place January 12 at Milwood Library. Our wonderful Vice President Jeanie Beckham stepped down; Jo Ann Bredl agreed to be a candidate and was elected, unopposed. The President, Secretary and Treasurer were re-elected with no opposition.

Our Neighborhood Police contact, whom we had invited to attend and discuss the Neighborhood Watch program, was unable to join us due to a conflict. However, the Neighborhood Watch handbook (PDF) is available on the Resources page of the Northwood website, and individual blocks can set up their own watch program.

The rest of the meeting was devoted to updating all in attendance on the Oak Creek Apartments rezoning, which has resumed. Details follow in a separate article. ☞

2017 Due\$ Are Due

The 2017 dues of \$20 are due. The dues pay for the gift certificates for the yard of the month, website, Austin Neighborhood Council membership dues, expenses relating to the rezoning issue 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 pay online through our website, www.northwoodna.com or complete the form on the back of this newsletter and mail a check to Treasurer Nancy Grijalva, 4507 Tamarack. ☞

Zoning & Development

Oak Creek Apartments rezoning resumed - Jan. 26 first reading

The first reading is scheduled for Jan. 26. The earliest neighborhood zoning cases are heard is now 2 PM, though they may be much later; that depends on the agenda for that week. ***We need as many people as possible to attend this City Council meeting - and all future meetings.*** The Council members do pay attention to how many people attend meetings.

We will post updates as we learn them on NextDoor, our FaceBook pages (public where appropriate and the private one) and the Northwood website.

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

Changes from last year's apartments plan

The same developer has submitted two applications for the tract of land for Housing Tax Credits from the Texas Dept. of Housing and Community Affairs. One is for general affordable housing and one is for supportive housing. Per the Pre-Application Submission Log spreadsheet (www.tdhca.state.tx.us/multifamily/housing-tax-credits-9pct/docs/17-CompHTCPreAppLog.xls) both projects have 105 units. The Supportive Housing project is named Elysium Grand, the General category project is Elysium Park. They may think that having two funding applications on the same tract may increase their chances.

Last year their request was in the General category (of residents needing assistance with housing costs).

What is supportive housing?

Per the [TDHCA](#), "Supportive Housing--Residential rental developments intended for occupancy by individuals or households in need of specialized and specific non-medical services in order to maintain independent living... The services offered generally include case management and address special attributes of such populations as Transitional Housing for homeless and at risk of homelessness, persons who have experienced domestic violence or single parents or guardians with minor children."

We don't know yet... nor do we know any details about the projects. We will share updates through NextDoor.com, our website and FaceBook.

Brief background:

A year ago the Association Board learned that a developer had an option to purchase the 7+ acres on Oak Creek between MoPac Self Storage and Pegasus and would build apartments, including some with reduced rents (aka "affordable housing"). The majority of Northwood, McNeil Estates, The Reserve at Northwood and Preston

Oaks all believe that the tract is not suitable for any type of apartments for a number of reasons. The developer applied for a highly competitive funding grant to allow them to offer reduced rents on some of the units. Due to opposition efforts by the neighborhood and Representative Israel's decision to remain neutral on the project's housing tax credits application after meeting with both the developer and neighborhood, they did not receive the funding. Thus the developer asked the City Council to postpone the rezoning hearing, which the Council did. Postponements are for a maximum of 180 days. Day 181 occurs in early February so to keep the rezoning case alive the developer has to take some action. They did, so the 2017 rezoning case begins.

For details on the history, see the Northwood web site, northwoodna.com's Oak Creek Apartments posts or the newsletters on the website. The Oak Creek Apartments Resources Summary has information on all aspects of the rezoning case.

Current status:

The developer is still requesting a rezoning to MF-4, which allows for 60 ft tall buildings and up to 36-54 units *per acre*. This is important to remember because if the zoning is changed to MF-4 and the current project is canceled, another developer could buy and build up to the maximum number of apartments (which is more than the current project has planned) and we would have no input as the zoning would be in place.

The Association officers and several other neighbors are working diligently behind the scenes to oppose the rezoning; there is plenty to do. If you are willing and able to help in any way, contact one of the officers (see the back of this newsletter). When City Council meetings are scheduled, please make every effort to attend. It does make a difference, as do phone calls and emails. We will send updates through NextDoor, FaceBook and the website.

ⓧ



News from Northwood

Upcoming Events

Easter Egg Hunt



The neighborhood Easter Egg hunt is scheduled for Sunday April 2, with a rain date of April 9. The cost is \$2.00 per child for non-Association members and free for children of Association members. Be sure to bring an Easter basket for all the eggs your child finds!

We will need help before and during the event; watch Nextdoor for details. 📍

Spring Garage Sale May 6

The spring garage sale will be May 6. It's time for spring cleaning! 📍

Neighborhood Notes

Christmas Yards of the Month

Thanks to all of our neighbors for participating in the festive Christmas yard displays this year! In addition to category for Best Lights Display, we received so many votes for Children's Choice that we had a 3-way tie! WOW!! Congratulations to ALL of the winners, who each received a gift card from The Home Depot.

13017 Silver Creek - Best Lights Display & Children's Choice

Congratulations to the Berglund household who won Best Lights Display and Children's Choice. The Berglund family hung wreaths on the windows, and had deer that lit up. The 3 boys helped their parents put white lights all around the house and across the yard - a true sight to see, and a wonderful way to imagine a "snowy" Texas wonderland! Thanks for the very lovely display!

3601 Oak Creek – Children's Choice

The Whitford family tied for Children's Choice. The 3 Whitford girls helped make a Christmas tree made out of lights, a star, a cross, and they had a

yard sign which read, "Jesus is the reason for the Season." Their display had lighted candy canes and several inflatables, including a snowman and penguin, and Santa and his reindeer. They had lights on the bushes and around the door – what a great scene as you come round the corner of Oak Creek!

4507 Bridlewood – Children's Choice

The Garcia family tied for Children's Choice for their yard full of fun inflatables, which included penguins, a snowman, bears, Santa with his sleigh full of presents, and snoopy on a motorcycle! They also had lights all across their yard. What a fun village the Garcia boys helped setup to greet passers by as you drive down their street

Thank you to everyone who 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.

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. 📍





News from Northwood

Common Structural Termites

by Wizzie Brown, Texas AgriLife Extension Service
Program Specialist at 512.854.9600

www.urban-ipm.blogspot.com

There are three main types of termites that can cause problems for homeowners in Texas- native subterranean termites, formosan subterranean termites and drywood termites.

Native subterranean termites have nests in the soil and must maintain contact with soil or an above-ground moisture source to survive. If native subterranean termites move to areas above ground they make shelter (mud) tubes of fecal material, saliva and soil to protect themselves.

Formosan termites are a more voracious type of subterranean termite. These termites have spread throughout Texas through transport of infested material or soil. Formosan termites build carton nests that allow them to survive above ground without contact with the soil. Nests are often located in hollow spaces, such as wall voids.

Formosan termites feed on a wider variety of cellulose than other subterranean termites, including live plants (and can be found living and feeding on trees), consuming both spring and summer growth wood whereas native subterranean termites feed only on spring growth. Formosan termites have also been known to chew through non-cellulose materials such as soft metals, plaster or plastic.

Drywood termites do not need contact with soil and reside in sound, dry wood. These termites obtain moisture from the wood they digest. Drywood termites create a dry fecal pellet that can be used as an identifying characteristic. They have smaller colonies- around 1,000 termites- than subterranean termites; they also do not build shelter tubes.

If you are concerned that you may have termites, call a pest management professional to inspect your home for termites. ☞

Continuing Business **Thank you volunteers!**

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

2016 volunteers include:

Yard of the Month	Mary Anne Bernard
Garage Sales. July 4 parade	Association Officers
Web site, newsletter	Donna Blumberg
Newsletter Section captains, counter	Michael Magrill, Brent Annear, Duane Pufpaff, D Cully
Newsletter delivery	All the block captains
Oak Creek apartments	Everyone who attended a meeting, wrote/ called City Council and especially the core group: officers, zoning chair Matt Synatschk, Jo Ann Bredl, Craig Shempert, Farida Deeds

☞

Join the Northwood Nextdoor and Facebook 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. Over 550 Northwood neighbors have already joined. And join our public and private Facebook groups; find the links on our website, www.northwoodna.com. ☞



News from Northwood

Police Contact

The officer assigned to Northwood is Hank Moreno. Contact him at 512.974-4764 or henry.moreno@austintexas.gov for non-emergency questions. To report a non-emergency 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 austintexas.gov 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 or krimelabb.com

<i>November</i>		<i>Time</i>
Bridlewood	Burglary of Residence	20:05
<i>December</i>		
Silver Creek	Cruelty to Animals	13:21
Tamarack	Theft	19:23
<i>January</i>		
Silver Creek	Criminal Mischief	8:18

☞

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	2	Easter Egg Hunt
April	9	Rain date Egg Hunt
May	6	Spring Garage Sale
July	4	Parade
October	14	Fall Garage Sale
December		Holiday lights contest

Classified Ad rates:

Business card	\$15
1/4 page	\$35
1/2 page	\$60
Full page	\$85

Officers:

President Leanna Lang 512.680.6977
 NorthwoodPresident@gmail.com
 Vice President - Jo Ann Bredl 512-914-8106
 NorthwoodVicePresident@gmail.com
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The News from Northwood is a publication of
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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.

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Linda Holmbeck

ABR, CRS, GRI, REALTOR®

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Northwood 2017 Dues \$20.00

Name _____ Phone _____

Address _____ email _____

Pay via PayPal, on website or 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.

NORTHWOOD REAL ESTATE UPDATE

(As of 01/18/17)

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

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

- 7 – Homes sold in Northwood
- 1 – Active listings on the market in Northwood
- 4 – Pending listings on the market in Northwood
- 48 – Average number of days homes in Northwood spent on the market
- \$179.51 – Average sold price per square foot in Northwood
- \$321,460 – Average sales price for homes sold in Northwood

Austin-Round Rock Area MSA Year-End Market Stats 2016 (Per latest data released by Austin Board of Realtors®)

- 29,569 – Single-family homes sold volume (up 3.9% from 2015)
- \$284,000 – Median price for single-family homes (up 7.2% from 2015)
- 50 – Average # of days single-family homes spent on market (up 2 days from 2015)
- 2.0 – Months of inventory of single-family homes (unchanged from 2015)
- \$10,456,084,996 – Total dollar volume of single-family properties sold (up 9.1% from 2015)

The housing market in Central Texas had another record-breaking year of sales in 2016 while starting to show signs that it will begin to normalize in 2017. “The Central Texas housing market is slowly beginning to align with long-term historical trends. Homes are spending more time on the market and the pace of both home sales and price growth is slowing,” said **Brandy Guthrie**, 2017 President of the Austin Board of REALTORS®. “This normalization does not necessarily mean a weakening housing market, but a return to less aggressive market conditions.”

There were 29,569 single-family homes sold in the five-county MSA during 2016 - - a 3.9 percent increase from 2015 and an all-time high for annual home sales volume. Within the City of Austin single-family home sales volume grew slightly in 2016, increasing 1.7 percent from 2015 with 9,049 home sales. Home prices within the City of Austin also rose moderately during 2016 with a median price increase of 5.8 percent to \$340,000 in 2016. Active listings rose 16.5 percent annually and homes spent five more days on the market in 2016 at an average of 41 days.

“While the region’s job growth has slowed over the last few years, overall the Central Texas economy and housing market continue to be strong,” said **Mark Sprague, State Director of Information Capital for Independence Title**. “The 2017 housing market will likely outpace last year’s levels, but at a less robust margin.”



Linda Holmbeck

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