



News Northwood from

www.northwoodna.com

November / December 2017

Upcoming Events

Association Officer Elections / updates on apartments in January 13 meeting



Everyone is invited and encouraged to attend the Neighborhood Association general meeting January 13, 1:30 PM - 3:30 PM at the Milwood Library . Elections will be held for the officer positions and current business and issues will be discussed. The President, Secretary and Treasurer are willing to continue; the Vice President position is vacant.

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 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. 24**. Be sure to include the address, category (Children's choice or best overall) and voter's name. ☺



Zoning & Planning

Petition Against CodeNext

The Northwood Neighborhood Association officers are providing the following information on CodeNext to keep you informed on a topic that may have a direct impact on our neighborhood. As you may or may not know, CodeNext is a dramatic rewrite of Austin's land development code and plans for Austin's future growth. The rewrite will have a profound and decades long impact on virtually every resident in Austin. The CodeNext draft is a very complex document and many concerns have been raised regarding the impact of the changes it would bring. As the officers of your neighborhood we agree that the citizens of Austin, upon whom these changes would be forced, deserve and should have the right and opportunity to vote on these proposed changes once the final draft is drawn. NOTE: As of now it will be voted on **ONLY** by the City Council.

The petition circulating is proposing that there shall be **BOTH** a waiting period and voter approval by election before CodeNext (or any other subsequent comprehensive revisions of the City's land development laws) is legally effective. The petition must be signed in person, no online signatures will be accepted. The petition requires a date, signature and printed name, street address, zip code, county of residence and either your date

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.



of birth or voter ID number (voter IDs are available at votetravis.com/vexpress/display.do). You must be a registered voter within the city limits of Austin for your signature to be accepted. The signatures will be submitted for validation.

To read additional information on this petition and also another petition for reasonable petition requirements for voter referendums, please see indyaustin.org/petitions/.

We know from first-hand experience that going before the city council is a very time-consuming and tedious task. CodeNext is a very complicated and lengthy document which is currently in its second draft (our CodeNext post has links to some CodeNext and petition information). Who knows how many more will come before the final one? We believe it is imperative that the citizens of Austin be allowed to review and vote on CodeNext and that it not be left in the hands of 10 council members and the mayor.

If you agree that citizens should be able to review and vote on the final petition but you haven't signed a petition yet, **they are available to sign at 3615 Oak Creek and the corner of Oak Creek and Silver Creek and until December 15th** 

Elysium Grand (Oak Creek) apartments update

Background

A developer has been planning to build 90 apartments, including a number of reduced rent (“affordable housing”) units on the undeveloped 7.1 acres on the eastern side Oak Creek between Pegasus and the creek and MoPac Self Storage. Many Northwood residents believe this is a poor site for any apartments for many reasons and we have opposed this project.

Per the developer’s request and despite neighborhood opposition, the City Council changed the zoning to MF-4, MultiFamily category 4, with a Conditional Overlay that limits the number of apartments to 90 units. Due to site constraints (floodplain, known sinkholes etc.), the latest shared site plan includes 3, 4 and 5 story buildings. (This and more information are available on the Oak Creek Apartments links on our website.)

The developer requested 9% tax credits from the Texas Dept. of Housing and Community Affairs; once again they did not receive these highly competitive tax credits.

Updates

At the Nov. 9 City Council meeting an agenda item to grant up to \$10 million in bonds was approved by the City Council with one council member abstaining. The council was presented with information concerning the developer that the association’s officers received and are continuing to research. This information involves alleged fraud charges on a development company that may be associated with the developer for the apartments. We have also notified Rep. Israel of our concerns, to keep her informed, however as of this writing we have not yet received a response. We will continue to do research on this information and will provide an update at the Jan 13 meeting.

The developer may decide to apply for the non-competitive 4% tax credits. (For details on the 9% and 4%, select those links from the TDHCA’s multifamily page, www.tdhca.state.tx.us/multifamily/). 



Neighborhood Notes

Vice President position open

Our wonderful Vice President Jo Ann Bredl has had to step down. Many, many thanks and a standing ovation to Jo Ann for all of her hard work on the apartments issue and other areas that help keep Northwood a great place to live.

If you are interested in that position, email any of the officers. ☞

Home and Family

Safety

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

Richard and Joan Horn of 12720 Timberside Dr are the winners of the Yard of the Month for November. The Horn's yard is our November Yard of the Month because they have plants that look beautiful while many plants in the area are going dormant. They have a small plot of grass surrounded by beds of mostly native plants that are hardy and perennial. They have planted gulf muhly, Lindheimer muhly, Mexican feather grass, blue rubella, lantana, esperanza, gay feather, and asparagus ferns. Take a walk by their beautiful yard year round to see how these native plants bloom and change with the seasons. ☞

2017 Due\$ are due

The 2017 dues are due. They are \$20 and are for the calendar year 2017. The dues pay for the gift certificates for the yard of the month and help pay for the newsletter and some special activities. ☞

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

To join the Northwood Neighborhood Association, either mail a check payable to Northwood Neighbor-

hood Assn to Treasurer Nancy Grijalva at 4507 Tamarack Trail, Austin TX 78727 (include your name and address) or pay through PayPal on the web site. A Texas-size Thank You! to everyone who has paid their dues! ☞



Join the Northwood Facebook and Nextdoor discussion groups!



Over 660 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. 📧

Police report

The City’s Crime Viewer is available at 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 and check krimelabb.com

September

Palfrey	Assist Complainant	1:57
Council Bluff	Violation of City Ordinance	8:11

October

Pegasus	Violation of City Ordinance	
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Any time you see a person or vehicle that doesn’t seem to belong, get as detailed a description as possible and notify the police – call 311 (or 911

if they are still present). Always call 311 or 911 for unusual or suspicious activities; that information may help the police identify patterns and catch a criminal 📧

Calendar

December		Holiday Yard of the Month
January	13	Neighborhood meeting

Officers:

President	Leanna Lang	512.680.6977
	NorthwoodPresident@gmail.com	
Vice President - Vacant		
	NorthwoodVicePresident@gmail.com	
Secretary	Donna Blumberg	512.244-7500
	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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Classified Ad rates:

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

NORTHWOOD REAL ESTATE UPDATE

(As of 11/16/17)

By Linda Holmbeck, REALTOR® - Horizon Realty Austin

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

- 5 – Homes sold in Northwood
- 4 – Active listings on the market in Northwood
- 2 – Pending listings on the market in Northwood
- 31 – Average number of days homes in Northwood spent on the market
- \$192.82 – Average sold price per square foot in Northwood
- \$301,080 – Average sales price for homes sold in Northwood

Austin Area Market Stats for October, 2017 (Per latest data released by The Austin Board of Realtors®)

- 2292 – Single-family homes sold volume (up 2% from October, 2016)
- \$286,742 – Median sales price for single family homes (up 4% from October, 2016)
- 7083 – Active single-family home listings on market (up 13% from October, 2016)
- 55 – Average number of days homes spent on market (up 3 days from October, 2016)
- 846,000,000 – Total sales dollar volume (up 6% from October, 2016)

The latest data from the Austin Board of Realtors indicates that inventory in the Austin Area continued to increase slightly year over year to 2.8 months of inventory. Housing inventory gains have been partially driven by development in areas outside of Austin like Cedar Park, Leander and Pflugerville. “Developers and builders are beginning to experiment with lower-cost, higher-density products between \$200,000 and \$300,000 in suburban markets, where products like townhomes and smaller single-family homes can be built more easily,” said Vaike O’Grady, Austin Regional Director for Metrostudy. “Shortages of vacant developed lots and regulatory hurdles in Austin make it difficult for meaningful housing development activity to occur within Austin’s city limits.”

Brandy Guthrie, 2017 President of the Austin Board of REALTORS® commented, “Next to CodeNEXT, the City’s selection of a new city manager will have the single-greatest impact on the direction of our region’s future and the sustainability of Austin’s housing market, so it’s critical that local community stakeholders and business leaders have the opportunity to weigh in on this important decision.”

Home sales in Northwood remained steady throughout the fall selling season. There are currently four active listings in the neighborhood ranging from \$329,000 to \$415,000.

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.



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*Your real estate goals
are my priority.*