



News from Northwood

www.northwoodna.com

January/February 2018

Association News

General Meeting / Elections for 2018

The general meeting took place January 13 at Milwood Library. The President, Secretary and Treasurer were re-elected with no opposition; the Vice President position remains vacant. If you are interested, please contact any of the officers.

Upcoming events were discussed; after announcing that if no one would step forward to coordinate the Easter Egg Hunt it would be canceled, Marilyn Galvan and her adult daughter (who recently moved to Northwood) agreed to organize it. Many thanks to them!

The neighborhood potluck which has been suggested on NextDoor was briefly discussed, but due to the low attendance - 10 people - at the meeting this discussion was tabled.

The rest of the meeting was devoted to an updates on the Oak Creek / Elysium Apartments. Details follow in a separate article. 🐦

2018 Due\$ Are Due

The 2018 dues of \$20 are due. The dues pay for the gift certificates for the yard of the month, the website costs, 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 mail a check to Treasurer Nancy Grijalva, 4507 Tamarack, Austin, TX 78727. 🐦

Upcoming Events

Easter Egg Hunt



The neighborhood Easter Egg hunt is scheduled for Sunday March 18, with a rain date of March 25. The cost is \$3.00 per child for non-Association members and free for children of Association members (who have paid 2018 dues). 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. 🐦

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.



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Spring Garage Sale May 5

The spring garage sale will be May 5. It's nearly time for spring cleaning! 🌿

Zoning & Development

Oak Creek/Elysium apartments update

The developer, which plans on building up to 90 apartment units in 3 structures ranging from 3 - 5 stories on the undeveloped land at the east end of Oak Creek, did not receive the highly competitive 9% housing tax credits last year. Per the TDHCA website, they have not yet requested the noncompetitive 4% tax credits.

The November 9 City Council included an agenda item to approve additional funding for the project. Northwood representatives were at the meeting to give information about past questionable activities of companies associated with the developer so that the Council and staff could evaluate it and use it to make decisions as they deemed appropriate; the Oak Creek Resources post on our website northwoodna.com has details. The Council voted to approve the additional funding. 🌿

Neighborhood Notes

Christmas Yards of the Month

Thanks to all of our neighbors for participating in the festive Christmas yard displays this year. Congratulations to the winners, who each received a gift card from The Home Depot.

13017 Silver Creek - Best Lights Display

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!

The best lights display had some close competition: 12806 Poquoson, 12912 Oak Bend Drive, and 3601 Oak Creek were all close seconds for the 2017 Northwood Holiday yard display contest.

13101 Silver Creek was the Children's Choice winner for this year. The kids loved the Star Wars theme with all the Star Wars character blow ups including BB-8, Yoda, Chewbacca, Darth Vader, and an AT-AT. The kids also enjoyed seeing a Death Star at night. 13017 Silver Creek, 12912 Oak Bend Drive, and 3601 Oak Creek were also nominated for the Children's Choice award.

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. 🌿



Safely walk your dog

From a neighbor's Facebook post

A neighbor recently posted on Facebook that he had to stop walking his small dogs even for a



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block or two because his dogs often had a run in with an out of control dog. People may believe their dog wouldn't harm another dog but when different dogs get together there's no way to predict what may happen.

When walking your dogs, please keep them under control on a leash so other dogs - and people, especially young children - stay safe. And many thanks for dog owners who clean up after their dogs on walks - your neighbors do very much appreciate that! 🐾

How to Recycle Styrofoam Properly

From a Milwood neighbor

The City of Austin does not recycle styrofoam in the blue recycle cart. It breaks up during processing and ends up as small pieces contaminating paper, aluminum and other recyclables. So it goes with the trash into the landfill and stays there 500 years.



The only way to recycle styrofoam is by taking it to the City of Austin Recycle & Reuse Drop-Off Center, 2514 Business Center Drive, Austin, TX 78744, www.austintexas.gov/dropoff. This is the Hazardous Waste Materials drop-off, so you can also take old batteries / paint / oil / pesticides / etc. along with your styrofoam. However, *they don't take styrofoam peanuts*.

Here's a better option: a Milwood neighbor will recycle your styrofoam. She's on a personal mission to save the landfill from styrofoam - every little bit helps, and she needs your help. Please respect her volunteer efforts and read and follow all these instructions completely.

DON'T bring peanuts, the city will not take them. The UPS Mail Stores at MoPac/Parmer, (in the HEB center and elsewhere) will reuse them.

She only takes styrofoam. No other types of

packing materials, such as sponges, bubble wrap, plastic wrappers, cardboard glued to styrofoam, expanding foam sealant, leftover assembly parts, or miscellaneous debris. No other recyclables or Hazardous Materials. No trash.

Everything must be

- CLEAN -no food residue / grease / debris / leaves / trash
- DRY - not even water, and rinse out the soda from drinking cups
- IN BAGS - large enough to fully enclose all pieces
- No Peanuts! The city will not take peanuts, except as trash (please take them to a mailbox store)

There's LOTS of styrofoam out there, look for all these items:

Raw meat /poultry /seafood trays, take-out containers, plates, bowls (after cleaning with soap and water), egg cartons, soda drink cups (rinsed), packing forms and supports (all sizes and shapes), coolers, cold-pack mailing boxes. No such thing as too big or too much. She wants all of it!

Leave bagged, cleaned and dried styrofoam items of all types except packing peanuts at the front porch of 12011 Trianon Ln.

Bring it any time of day or week, no need to knock, No appointment needed.

Just leave your bags on her front porch, *not* on the driveway, at **12011 Trianon Ln.** This is close to the intersection of Duval and Aspendale, which is the first side street on Duval west of Amherst. Look for the big trees in the front yard.

Thank you for helping her keep styrofoam out of the landfill. For questions, email LynnetteTyer@gmail.com 🐾



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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.

2017 volunteers include:

Yard of the Month	Mary Anne Bernard, Kate Carlson
Garage Sales.	Association Officers
July 4 parade	Poquoson families
Web site, newsletter	Donna Blumberg
Newsletter Section captains, counter	Michael Magrill, Brent Annear, Duane Pufpaff
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, 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 650 Northwood neighbors have already joined. And join our public and private Facebook groups; find the links on our website, www.northwoodna.com. 

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/department/austin-3-1-1. 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>December</i>		
Tamarack Trl	Burglary of residence	13:30
Tamarack Trl	Theft	10:41
Timberside	Family Disturbance	15:56
Timberside	Family Disturbance	18:13
<i>January</i>		
Silver Creek	Forgery by alteration	17:27



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

March	18	Easter Egg Hunt
March	25	Rain date Egg Hunt
May	5	Spring Garage Sale
July	4	Parade



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October	13	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 - vacant
 NorthwoodVicePresident@gmail.com
 Secretary Donna Blumberg 512-244-7500
 NorthwoodSecretary@gmail.com
 Treasurer Nancy Grijalva 512-218-9492
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The News from Northwood is a publication of
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Your Realtor® & Northwood Neighborhood Specialist



I've called Northwood home for over 26 years and have been a REALTOR® for 18. We live in one of the most unique and desirable neighborhoods in North Austin.

Austin is currently experiencing a healthy, active housing market. I would love the opportunity to meet with you if you're considering selling and/or buying. I'll focus on your individual needs and provide you with the highest level of service.

**My Northwood Neighbor
 program saves you
 money.
 Call me for details.**

Linda Holmbeck
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NORTHWOOD REAL ESTATE UPDATE

(As of 1/22/18)

By Linda Holmbeck, REALTOR® - Horizon Realty Austin

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

- 5 – Homes sold in Northwood
- 1 – Active listings on the market in Northwood
- 3 – Pending listings on the market in Northwood
- 26 – Average number of days homes in Northwood spent on the market
- \$209.14 – Average sold price per square foot in Northwood
- \$345,600 – Average sales price for homes sold in Northwood

Austin-Round Rock Area MSA Year-End Market Stats 2017 (Per latest data released by Austin Board of Realtors®)

- 30,059 – Single-family homes sold volume (up 2.4% from 2016)
- \$299,900 – Median price for single-family homes (up 5.4% from 2016)

It was another record-breaking year for the Central Texas Housing Market with a total of 30,059 homes sold in 2017. The median sales price of homes in the Austin-Round Rock MSA increased to \$299,900 up 5.4% from 2016. Rising home prices did not appear to have an overall negative impact on our local housing market although affordability in Austin and the surrounding areas is still a big concern for potential home buyers.

According to Steve Crorey, 2018 president of Austin Board of REALTORS®, “While the Austin area continues to break records, the pace at which annual home sales and prices are increasing in Central Texas is beginning to normalize, indicating a more stable market.”

The market in Northwood continued to sell at a healthy pace throughout 2017 with 28 houses sold in an average of 18 days on the market. The total dollar volume sold in Northwood in 2017 was \$9,341,750 with an average sales price of \$333,634. There are currently three pending listings and one active listing on the market in Northwood priced from \$310,000 to \$329,999.

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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A u s t i n



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are my priority.*