



# News **Northwood** from

[www.northwoodna.com](http://www.northwoodna.com)

March/April 2018

## *Upcoming Events*

### *Spring garage sale May 5*

The Spring Neighborhood Garage Sale is scheduled for Saturday, May 5 from 8 a.m. to 4 p.m., rain or shine, with a neighborhood preview Friday May 4. Registration for the garage sale will be from April 20 through May 4. Register on the website (preferred) or email [northwoodna@gmail.com](mailto:northwoodna@gmail.com) with the subject "spring garage sale" or leave a note at 4507 Tamarack Trail with the below information.

Please include the address of the sale and the general types of items being sold - adult/children's clothing, toys, books, furniture. We will add this to a map on the website and link that to Craigslist and NextDoor to help increase sales. Remember to register by May 4! 📍

## *Oak Creek Apartments*

### *Background*

In December 2015 a developer contacted the Association Board to notify us they planned to build affordable apartments on the 7.1 undeveloped land at the east end of Oak Creek between Pegasus and the creek. As the tract was zoned for structures such as neighborhood offices rather than residential, they had to obtain a zoning change to MF-4. Many neighbors believe that

this site is not suitable for any type of apartments due to environmental, flooding, traffic and safety reasons. Despite strenuous neighborhood opposition the City Council granted that zoning change to MF-4 in 2017. The current version of this project is called Elysium Grand.

### *Update*

The developer may request housing tax credits from the Texas Dept. of Housing and Community Affairs (TDHCA); as of this writing, that web site's 4% non-competitive housing tax credits page <http://www.tdhca.state.tx.us/multifamily/> has a January 2018 spreadsheet listing the applicants for the 4% tax credits. Elysium Grand is not listed. However, in early 2018 the City Council approved additional funding for this project.

Some neighbors have noticed recent activities on the site. When we checked with the City's construction permit page for this project we saw the 3/13/18 site plan Unresolved Comments document (a 37 page PDF) which contains unanswered questions and comments from numerous City groups such as Drainage Engineering Review, Environmental Review, Transportation Planning and others.

Some of the unanswered (as of this writing) comments include notes that this site is located within the endangered species area and to send

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



development plans to employees at the Balcones Canyonlands Conservation Preserve at Travis County and U.S. Fish & Wildlife Department. Additionally, this project is located in the Edwards Aquifer Recharge Zone, so additional requirements may apply.

The Transportation Planning section states that “A Neighborhood Traffic Analysis is required for this project. The NTA requires three (3) consecutive 24 hour tube counts, preferably on Tuesday, Wednesday, and Thursday, during a non-holiday week when school is in session”. If we learn when the traffic study is scheduled, we will share that information via NextDoor.

To check updates, go to <https://abc.austintexas.gov/web/permit/public-search-other?reset=true> and search for Permit 2018-002692 SP. This link and more is on our website northwoodna.com on the Oak Creek apartments Resources Summary post and also on the Resources page. 📍

## Neighborhood Notes

### Watch for oak wilt

From [austintexas.gov/page/oak-wilt-suppression](http://austintexas.gov/page/oak-wilt-suppression) and [www.texasoakwilt.org/](http://www.texasoakwilt.org/)

If you have oak trees, now is the time of year to check for oak wilt. Watch the oak trees as their leaves bud. Oak wilt symptoms first appear in late spring or early summer. Leaves turn a dull, bronzed brown at the tips and along the outer margins, with a sharp line separating discolored from normal green tissue. Leaves discolor, wilt, and fall at the top of the tree first, and later at the tips of the lateral branches.

If you see any trees that match this description, contact one of the Association officers. The Association can contact the Texas Forest Service to conduct an overall survey of our neighborhood to look for signs of oak wilt. 📍

### Lost & Found Pets tips on website

A volunteer with Lost and Found Pets posted some excellent information on NextDoor recently on what to do if your dog or cat is lost or if you find a dog or cat.

To make that information easier to locate, it has been added to the Northwood website, in the Resources section. 📍

### Easter Egg Hunt a success

The Easter Egg Hunt was a lot of fun for the 16+ children who attended (despite being the end of the spring break week). A few were 6 and above, a couple of toddlers, most were 4 and 5 years. As an incentive to return the plastic eggs, the children were given party favors.

Many thanks to Marilyn Galvan and her daughter Regina Budet Cerda for organizing and running the hunt! 📍

## Home & Family Safety

### Tips if calling 911 EMS

Imagine you are home alone and you become unconscious - maybe you have a medical condition such as a heart attack, maybe you fall and hit your head. Either you’ve managed to call 911 or a family member, friend or neighbor discovers you and calls 911.



When the ambulance arrives, how do the medics know your medical history - if you have any medical allergies, conditions? If time permits, they will look for information... but could they find it? Consider keeping your important medical information (allergies, medications, conditions, etc), along with your name, your doctor’s name, and emergency contact details, in an easy to find place such as on the fridge or bathroom counter.



If you are the one who discovers the unconscious person — or are first on the scene of an accident where someone needs medical help — call 911 and stay on the line. The 911 EMS operators are medics and can guide you on what to do until the trained medics arrive. ☞

### City of Austin Adopts New Carbon Monoxide Alarm Requirements

Carbon Monoxide is a deadly gas that cannot be smelled, seen or heard, but it can be detected through an alarm,

“Carbon monoxide is a deadly gas that cannot be smelled, seen or heard, but it can be detected through an alarm,” said Code Supervisor

Moses Rodriguez. “It can only be detected through an alarm. That is why this ordinance is so important. For safety measures, it’s important to install the CO alarms if you have any gas appliances at home.”

Beginning April 1, 2018, residential and commercial structures with gas or fuel-burning appliances are required to install and maintain carbon monoxide alarms. In a dwelling unit, a carbon monoxide alarm must be installed outside of each separate sleeping area and in the immediate vicinity of each sleeping area. A carbon monoxide alarm must be installed within a sleeping area if a fuel-burning or solid fuel appliance is located within the sleeping area, a bathroom attached to the sleeping area or a garage attached to the sleeping area.

Details at [austintexas.gov/department/international-property-maintenance-code](http://austintexas.gov/department/international-property-maintenance-code)

### Continuing Business 2018 Dues 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](http://www.northwoodna.com) or mail a check to Treasurer Nancy Grijalva, 4507 Tamarack, Austin, TX 78727. ☞

### Join Northwood’s Nextdoor.com group!

Get updates about nearby events. Lose or find a pet? Need a handyman? Want to learn about nearby events or when the City shares information with neighbors? Join over 600 neighbors in Northwood - and over 6,200 folks in nearby neighborhoods - at [www.Nextdoor.com](http://www.Nextdoor.com). ☞

### Police neighborhood contact

Our police contact is Officer Hank Moreno. Contact him at 512.974-4764 or [henry.moreno@austintexas.gov](mailto:henry.moreno@austintexas.gov). To just report an incident, call 311 or use the Austin 311 app. ☞

### Police report

The incidents listed below were listed on the City police department crime report web page [www.austintexas.gov/GIS/CrimeViewer/](http://www.austintexas.gov/GIS/CrimeViewer/)

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



January

Oak Creek Criminal Mischief 12:05

February

Lovage Assist EMS 19:48

Palfrey DWI 2nd 21:39

Silver Creek Fraud -Other 0:12

March

Oak Creek Criminal trespass 10:57

Silver Creek Crash / leaving the scene 4:53

Columbine Theft

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

May	5	Spring Garage Sale
July	4	Parade
October	13	Fall Garage Sale
December		Yard of the Month contest

Spotcrime.com and krimelabb.com are other sources for crime reports.

Know your neighbors - summer travel

Summer vacations are just around the corner, and many neighbors will be traveling and leave an empty house. Know your neighbors and their vehicles and watch for suspicious activity when they are out of town (and they should do the same for you). Know your five - 3 neighbors across the street and the neighbor on each side.

If you see a suspicious person or vehicle, call 911. Also posting on NextDoor is helpful but first call 911.

Articles deadline

The deadline for getting articles and ads to the

Officers:

President Leanna Lang 512.680.6977 NorthwoodPresident@gmail.com

Vice President vacant NorthwoodVicePresident@gmail.com

Secretary Donna Blumberg NorthwoodSecretary@gmail.com

Treasurer Nancy Grijalva 512.218-9492 NorthwoodTreasurer@gmail.com

The News from Northwood is a publication of the Northwood Neighborhood Association

Editor Donna Blumberg 512.244-7500 northwoodna@gmail.com

Northwood 2018 dues \$20.00

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

Make check payable for Northwood Neighborhood Association and mail to Nancy Grijalva, 4507 Tamarack Trail, Austin, TX 78727 OR pay via PayPal on the website, www.northwoodna.com

Be sure to join the Northwood Nextdoor discussion group - go to www.nextdoor.com to sign up.

# St. Francis Episcopal Church of Austin

A Traditional Anglican Parish using  
The 1928 Book of Common Prayer

9:30 a.m. (said) and 11:00 a.m. (sung)  
Holy Communion

3401 Oak Creek Drive  
Austin, Texas 78727  
512-472-7514



**ANGLICAN CHURCH**  
IN NORTH AMERICA

[www.stfrancisaustin.com](http://www.stfrancisaustin.com)

A Parish of the Episcopal Diocese of Fort Worth  
and  
The Anglican Church in North America

## Your Realtor® & Northwood Neighborhood Specialist



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program saves you mon-  
ey.  
Call me for details.**

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.

**Linda Holmbeck**

**ABR, CRS, GRI, REALTOR®**

[www.austinhomesbylinda.com](http://www.austinhomesbylinda.com)

[www.facebook.com/AustinHomesByLinda](https://www.facebook.com/AustinHomesByLinda)

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# NORTHWOOD REAL ESTATE UPDATE

(As of 3/19/18)

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
- 2 – Pending listings on the market in Northwood
- 51 – Average number of days homes in Northwood spent on the market
- \$192.68 – Average sold price per square foot in Northwood
- \$333,875 – Average sales price for homes sold in Northwood

## Austin Area Market Stats For February, 2018 (Per latest data released by Austin Board of Realtors®)

- 1955 – Single-family homes sold volume (up 6% from February, 2017)
- \$299,900 – Median sales price for single family homes (up 4% from February, 2017)
- 4969 – Active single-family home listings on market (up 1% from February, 2017)
- 71 – Average number of days homes spent on market (up 6 days from February, 2017)
- 736,000,000 – Total sales dollar volume (up 11% from February, 2017)

While February is typically a slow month for homes sales, our market in Central Texas didn't slow one bit this year according to the Austin Board of Realtors®. Continued strong population growth has resulted in price increases and a drop in inventory in local markets with the strongest demand.

“Last month, economists predicted an upwards of 5 percent growth in median home prices within the Austin area, and we have far surpassed that,” Steve Crorey, 2018 president of the Austin Board of REALTORS®, said. “This is especially evident in local markets where housing demand is strongest, such as Austin and Cedar Park.”

“While wages and jobs in the Austin area haven't increased, the local economy remains strong and continues to attract new residents and potential homebuyers,” Mark Sprague, state director of information capital for Independence Title, said. “This population growth is putting additional pressure on local housing markets with already critically low housing inventories, leading to sharp price increases that both homebuyers and new home developers cannot keep up with.”

Inventory in Northwood remains low this month with only two active and two pending listings in the neighborhood ranging in price from \$319,900 to \$429,900.

**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](http://www.facebook.com/AustinHomesByLinda).**



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