



# News **Northwood** from

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

*November / December 2018*

## *Upcoming Events*

### *Association Officer Elections in January meeting*



Everyone is invited and encouraged to attend the Neighborhood Association general meeting in January; date and location will be announced on the board, NextDoor and Facebook. Elections will be held for the officer positions and current business and issues will be discussed. The officers are willing to continue unless someone else wants to step forward

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](http://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](mailto:northwoodna@gmail.com). Vote by **Dec. 27**. Be sure to include the address, category (Children's choice or best overall) and voter's name. ☺



## *Zoning & Planning*

### *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 pages on our website.)

#### *Updates*

The developer finally requested and received the 4% tax credits from the Texas Dept. of Housing and Community Affairs (TDHCA). We attended the meeting and spoke against the tax credit, explaining our reasons - environmental,

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.



safety, traffic and more. We sent a lengthy packet of information to the TDHCA Board members, as we had done for the City Council at Mayor Adler's request. Chair J. B. Goodwin, who has built homes in this area, stated his opposition and voted against awarding the tax credits. They were approved. The packet is also available on the [Oak Creek apts updates & resources page](#).

At an earlier meeting of the Austin Housing Finance Corporation we spoke against the \$13 million in bonds that were to be issued for this project. The AHFC is a public, nonprofit corporation and instrument of the City of Austin that works on housing solutions for low income residents. It issues bonds "for the financing of reasonably priced housing". The Mayor and most city council members serve as the AHFC Board of Directors.

We learned that Elysium Grand LP has added the Austin Affordable Housing as a partner with 1% ownership. This may be a creative way to avoid paying property taxes. Details on this and more are available on our website, the [Oak Creek apts updates & resources summary](#) page. ☞

## 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. ☞

#### ***Smart shopping for "smart" gifts***

"He sees you when you're sleeping, he knows when you're awake, he knows if you've been bad or good". The lyrics not only describe Santa Claus but may describe the latest connected devices and apps.

Mozilla, a nonprofit foundation (which developed the Firefox browser), is helping consumers identify which connected products are secure and trustworthy — and which aren't. The goal: help consumers shop for gifts based on how well they protect the privacy and security of their friends and family, in addition to traditional factors like a product's price and performance.

They've released the online *Privacy Not Included*, a shopping guide that lists connected devices' privacy and security traits. Mozilla researchers spent the last several months exploring whether or



not products encrypt personal information, offer automatic security updates, have clear privacy policies, and more.

It answers important questions such as “Can this product spy on me?”(using a camera, microphone and location tracking) “Is it tracking my location?” and “Can I control the data it collects about me?” which begs the question, what will the company do with the data it collects? Will it share the data with third parties for marketing and other reasons? And what will those third party companies do with your data - sell it to others?

To learn how Mozilla evaluated the products, visit [medium.com](http://medium.com) and search for “privacy not included”; the direct URL is [medium.com/@harraton/how-we-evaluated-the-products-in-mozillas-privacy-not-included-buyer-s-guide-2018-6b122f885de0](http://medium.com/@harraton/how-we-evaluated-the-products-in-mozillas-privacy-not-included-buyer-s-guide-2018-6b122f885de0)

To review the guide itself, visit [foundation.mozilla.org/en/privacynotincluded/](http://foundation.mozilla.org/en/privacynotincluded/) &

## Continuing Business

### Yard of the Month

October

Homeowner Betty De Baca of 12704 Timberside Drive did the landscape design herself and most of her plants are water wise. She loves evergreens, Caladiums, and adding touches of color to the landscape.

September

Homeowner Gwendolyn Mask did the landscaping design and continues to do the yard work and upkeep herself at 3508 Lovage Drive. She explained that “I so enjoy yard work, My goal for my space was a tropical look. Sago Palms are in my landscape. The large palm at my front door always makes me feel as if I’m on a tropical

island. My beds have Lantana; these plants are beautiful, vibrant, and butterfly magnets. My Red Turk’s Cap around the oak tree is a Texas native plant; hummingbirds and butterfly love these flowers. My Boston ferns add a soft and easy feel to this tropical setting. The fox tail fern around my oaks give me the peace that is need for this tropical look.” &

### 2018 Due\$ are due

The 2018 dues are due. They are \$20 and are for the calendar year 2018. The dues pay for the website costs, Austin Neighborhood Council membership, 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 Neighbor-

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

### Join the Northwood Facebook and Nextdoor discussion groups!

Over 750 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/](http://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. 📍

**Calendar**

December 27 Holiday Yard of the Month  
January Neighborhood meeting

**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/](http://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](http://www.spotcrime.com) and check [krimelabb.com](http://krimelabb.com)

**Classified Ad rates:**  
Business card \$15  
1/4 page \$35  
1/2 page \$60  
Full page \$85

*September*

Bridlewood Dr.	Theft of auto parts	9:17
Lovage Dr.	Criminal mischief	21:05
Oak Creek Dr.	Burglary of residence	13:22
Oak Creek Dr.	Burglary of residence	18:42
Oak Creek Dr.	DWI	23:24
Palomar Ln	Burglary of vehicle	9:36
Pegasus St.	Family disturbance/ Parental	22:07

Tamarack Trl	Burglary of vehicle	10:34
Woodchester Ln	Credit card abuse	12:14

*October*

Council Bluff Dr	Welfare check	17:28
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*November*

Poquoson Dr	Theft	13:17
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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 📍

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The News from Northwood is a publication of the Northwood Neighborhood Association  
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# St. Francis Anglican Church of Austin

## Christmas Services 2018

All are welcome to join us!



**Christmas Eve, 8:00 p.m.**

*Lesson and Carols with Holy Communion*

**Christmas Day, 10:00 a.m.**

*Holy Communion*

3401 Oak Creek Drive  
Austin, TX 78727  
512.472.7514

[www.StFrancisAustin.com](http://www.StFrancisAustin.com)  [@StFrancisAustin](https://www.facebook.com/StFrancisAustin)

A parish of the Episcopal Diocese of Fort Worth and the Anglican Church in North America.

## Your Realtor® & Northwood Neighborhood Specialist



I've called Northwood home for over 27 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  
ABR, CRS, GRI, REALTOR®  
[www.austinhomesbylinda.com](http://www.austinhomesbylinda.com)  
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HORIZON REALTY  
Austin



# NORTHWOOD REAL ESTATE UPDATE

(As of 11/15/18)

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

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

- **10** – Homes sold in Northwood
- **4** – Active listings on the market in Northwood
- **0** – Pending listings on the market in Northwood
- **7** – Average active number of days homes in Northwood spent on the market
- **\$201.22** – Average sold price per square foot in Northwood
- **\$352,000** – Average sales price for homes sold in Northwood

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

- **2347** – Single-family homes sold volume (up 4% from October, 2017)
- **\$308,355** – Median sales price for single family homes (up 8% from October, 2017)
- **7434** – Active single-family home listings on market (up 8% from October, 2017)
- **59** – Average number of days homes spent on market (up 3 days from October, 2017)
- **\$901 Million** – Total sales dollar volume (up 9% from October, 2017)

**October was another record-breaking month for home sales in Central Texas with the highest number of single-family home sales and the highest sales dollar volume for any October on record.**

Available inventory increased slightly across the area but not enough to offset current demand. "Market demand for new homes in the Austin area continues to be robust this fall, especially in price points below \$300,000," Vaike O'Grady, Austin regional director for MetroStudy, said. "Factors such as inclement weather have slowed development, and a lack of available lots has pushed the housing market farther out from Austin proper. However, the fundamentals in Austin have not changed. The demand for housing is so great that if the product is priced correctly and in a desirable location, it's going to sell."

The fall real estate in Northwood has been robust with average sold prices up 17% over October, 2017. Ten homes have closed over the last 90 days and there are currently four active listings and no pending listings on the market in Northwood.

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



**Linda Holmbeck**

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*Your real estate goals  
are my priority.*