



News Northwood from

www.northwoodna.com

July/August 2019

Neighborhood Meeting

Oct 1: General meeting / Austin Energy solar education course

Join us on October 1 6:30 - 8:00 PM at the Milwood Library for a general meeting and information about solar energy systems.

Many Austin residents are interested in installing solar energy systems on their homes, but do not have the tools they need to sort through all of the available information. Austin Energy's solar team is offering classes to help those customers make the best solar investment possible.

Topics include

Renewable Energy Subscription Options:
Key Vocabulary Terms - Energy Efficiency -
Understanding the Value of Solar Rate

System Design:

Site Selection - Sizing - Equipment

Shopping for Solar:

Comparing Proposals - Federal Tax Credit
- Austin Energy Rebate - Choosing a Solar
Company - Important Documentation -
Additional Resources &

Upcoming Events

Fall Garage Sale Oct. 12

The fall garage sale is scheduled for Saturday, October 12. Start gathering all those unused items and outgrown or never worn clothes! The sign-up will be held for approximately two weeks before October 12. &

New City Zoning Plan

The new "CodeNext" City zoning plan

from communitynotcommodity.com/

Since the original CodeNext zoning plan that would guide Austin's future planning and development was put to the voters and rejected last year, work on a new plan was begun.

This version includes "transition zones". Transition zones are areas of existing neighborhoods that the City will upzone (increase permitted density for future development) to authorize the construction of "missing middle housing." Missing middle housing is the variety of building types that fall between single-family homes and large apartment buildings, such as duplexes, four-plexes, multi-story buildings up to 65 feet high and mixed-use commercial developments.

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.



The transition zones proposed by the City Council surround most of the major roadways. Parmer Lane has transition zones on both sides, including extending into Northwood. They currently are planned to extend up to five residential lots into a neighborhood.

Per the Community Not Commodity site, when the city rezones the land underneath these homes to accommodate multifamily and commercial structures, the owners' property assessments and taxes will rise sharply. Owners who can't afford the higher taxes will be forced to sell, creating a strong incentive for speculators to buy, demolish, and redevelop the properties.

To learn more about this process and see maps of the transition zones, visit the communitynotcommodity.com site. It also has a link to a petition against this plan. 

Neighborhood News

FaceApp and other apps' fine print = privacy concerns

From www.fox7austin.com

Mobile phone app FaceApp, available on both iOS and Android, lets users upload a photo of themselves then the app create a funny version of that image that makes them look older, younger, with dyed hair and so much more. More than a million users have downloaded the app.

However, the terms and conditions allow it to access to use, modify, adapt and publish **any** images that a user offers up in exchange for its free artificial intelligence service. A small business lawyer noted that "if you use #FaceApp you are giving them a license to use your photos, your name, your username and your likeness for any purpose including commercial purposes (like on a billboard or internet ad)."

Per the FaceApp terms, "You grant FaceApp a perpetual, irrevocable, nonexclusive, royalty-free, worldwide, fully-paid, transferable sub-licensable license to use, reproduce, modify, adapt, publish, translate... distribute, publicly perform and display your User Content". Additionally, the app (which was created by a Russian company) will retain the image after a user has deleted the app and the user is not entitled to any compensation. Other apps such as Snapchat have similar terms and conditions.

These apps show how much information people give away to use a free service. If (when) we start to use our face to access things like our financial data, we've already handed those keys to those companies.

The bottom line: read the terms and conditions before installing any apps. Know what you may be giving away. 

Tawny crazy ants

From *Texas Agrilife Extension*, Wizzie Brown

The tawny crazy ant, also known in Texas as the Raspberry crazy ant, was originally discovered by pest management professional Tom Rasberry (hence the name) in Harris County in 2002. Since then, the ants have been distributed to other parts of the state via people, plants, materials, and other things and are currently confirmed in 40 Texas counties.

Crazy ants are located in Travis, nearby counties and a number of east Texas counties. Tawny crazy ants are about 1/8" and orangish-brown in color. With a good hand lens or microscope, you can see 12 segmented antennae, 1 node, and a circle of hairs at the tip of the abdomen. These ants can be confused with other ants, so if you are unsure of what you have check with your local Extension office.



Tawny crazy ants have a cyclical population level throughout the year with populations peaking in late summer, decreasing in the fall and then beginning to build again in the spring. Tawny crazy ants are capable of biting, but do NOT sting like fire ants. They are mostly nuisance pests, but can reach extraordinary population levels (in the millions) and can become a problem if they get into electrical equipment. Tawny crazy ants do not have nests or mounds like fire ants; they tend to nest under things- rocks, landscape timbers, flowerpots, etc.

For more information on this particular ant species go to <http://urbanentomology.tamu.edu/ants/raspberry.html>

Treatment Options

- Removing harborage areas- fallen limbs, rocks, leaf litter, etc. These ants will nest under pretty much anything on the ground, so you may want to remove anything that is not necessary.
- Alter moisture conditions (crazy ants prefer moist, humid conditions)- reduce watering, repair any water leaks, and improve drainage
- Eliminate honeydew producers from area. Crazy ants tend honeydew producers such as aphids, whiteflies, hoppers, mealybugs and scale insects.
- Use pesticide sprays to treat infested areas- under rocks, along landscape edging, etc. Pesticide sprays can also be used to create a barrier around the outside of the home. Piles of dead ants may build up in treated areas. If this occurs, remove dead ants to keep the pesticide barrier maintained.
- Hire a pest management professional (PMP). PMPs have access to pesticides that are unavailable to homeowners for tawny crazy

ant treatment and they also have experience dealing with pest problems regularly.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out the blog at www.urban-ipm.blogspot.com. 

Wanted: Yard of the Month Coordinator

Do you enjoy walking, biking or driving through Northwood and observing the various ways neighbors landscape their yards? If so, consider choosing your favorite each month, contacting the neighbor/winner and sending that information to the newsletter editor for the Yard of the Month winner. If you're interested in doing this, email northwoodna@gmail.com 

General & Continuing News

Another great 4th of July parade

A fun time was had by all at the July 4th neighborhood parade. The group included over 50 marchers with numerous children, babies and dogs, many of whom dressed in red white and blue. Some neighbors on the route brought out chairs to watch the parade and wave flags as we passed. The parade ended with snacks and drinks on Manhasset. 

Join the Northwood Facebook and NextDoor discussion groups!

Join the Nextdoor Northwood neighborhood group and the Facebook groups (see website) to stay updated on the latest - from lost/found pets (a number of pets have been reunited with their families thanks to "found" posts), free/for sale items, recommendations and alerts of suspicious persons. They both also have apps for smart phones. 





2019 Due\$ are due

The 2019 dues are due. They are \$20 and are for the calendar year 2019. The dues pay for the gift

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

certificates for the yard of the month, the website fees, membership in the Austin Neighborhood Council and help pay for the newsletter and

some of the special activities.

To join the Northwood Neighborhood Association, either pay the dues through PayPal on the web site, northwoodna.com or mail a check payable to Northwood Neighborhood Association to Treasurer Nancy Grijalva, 4507 Tamarack Trail, Austin TX 78727. Be sure that your name, phone number and Northwood address are on the check. A Texas-size Thank You! to everyone who has paid their dues! ☺

Neighborhood Police contact

The police contact for Northwood is Officer Henry "Hank" Moreno. Contact him at 512.974-4767 or henry.moreno@austintexas.gov To just report an incident, call 311 or use the 311 mobile phone app. ☺

Police report

The City's Crime Viewer is available at www.austintexas.gov/GIS/CrimeViewer/. You can subscribe to a daily crime report for any area (such as for 1 mile) around your address at spotcrime.com.

June

| | | |
|---------------|------------------------------|-------|
| Oak Creek | Disturbance-Other | 21:46 |
| Timberside | Obscene Display-distribution | 21:05 |
| Oak Creek Cir | Burglary of vehicle | 17:25 |

July

| | | |
|----------|-----------------------|-------|
| Tamarack | Burglary of residence | 12:39 |
|----------|-----------------------|-------|

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). And if you can safely do so, take a photo.

Calendar

| | | |
|----------|----|---------------------------|
| October | 12 | Fall Garage Sale |
| December | | Holiday Yard of the Month |

| | |
|-----------------------------|------|
| 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 | Jeanie Beckham | 512-371.7014 |
| | 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
Editor Donna Blumberg 512.244-7500
northwoodna@gmail.com

Your Realtor® & Northwood Neighborhood Specialist



I've called Northwood home for over 27 years and have been a REALTOR® for 19. 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
www.facebook.com/AustinHomesByLinda

512-653-4644

Your real estate goals are my priority

HORIZON REALTY
Austin



Like

St. Francis Anglican 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

www.stfrancisaustin.com

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



ANGLICAN CHURCH
IN NORTH AMERICA

NORTHWOOD REAL ESTATE UPDATE

(As of 07/19/19)

By Linda Holmbeck, REALTOR® - Horizon Realty Austin

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

- 8 – Homes sold in Northwood
- 3 – Active listings on the market in Northwood
- 3 – Pending listings on the market in Northwood
- 19 – Average number of days homes in Northwood spent on the market
- \$218.00 – Average sold price per square foot in Northwood
- \$375,819 – Average sales price for homes sold in Northwood

Austin Area Market Stats For June, 2019 (Per latest data released by Austin Board of Realtors®)

- 3349 – Single-family homes sold volume (up <1% from June, 2018)
- \$334,702 – Median sales price for single family homes (up 3% from June, 2018)
- 7133 – Active single-family home listings on market (down 3% from June, 2018)
- 46 – Average number of days homes spent on market (no change from June, 2018)
- \$1.4 Billion – Total sales dollar volume (up 4% from June, 2018)

Single family home sales increased in Central Texas during the first six months of 2019 but declined within the City of Austin during the same period according to the June Central Texas Housing Market Report released by the Austin Board of Realtors.

While the market continues to grow due to strong demand, Kevin P. Scanlan, 2019 president of the Austin Board of REALTORS® said, "We have seen slight dips in Austin's home sales before, but because this decrease is over the course of six months, it could be indicative of a larger trend," "Austin's limited housing inventory—which dropped below two months in June—and increasing home prices have resulted in fewer sales over time. As Austin continues to be one of the most desired cities to live in the United States, the suburbs are benefiting from this demand."

People continue to move to Austin in higher numbers than those leaving, "which has been true for a very long time and will continue to be for the foreseeable future," Mark Sprague, state director of information capital for Independence Title, said. "The good news is resales are well in line with where values should be. And, developers are putting more dense communities on the outer rim of the city, a trend which should lead to more affordable pricing comparatively."

Eight listings closed in Northwood over the last 90 days and there are currently three pending listings and three active listings priced from \$349,900 to \$540,000.

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.

Linda Holmbeck

ABR, CRS, GRI, REALTOR®
512-653-4644

www.austinhomesbylinda.com
www.facebook.com/AustinHomesByLinda



H O R I Z O N R E A L T Y
Austin



*Your real estate goals
are my priority.*