



# News Northwood from

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

September / October 2019

## Upcoming Events

### General neighborhood meeting Oct. 1

Join us on Oct. 1 at 6:30 PM in the Milwood Library for a general neighborhood meeting. We'll discuss current topics and have a presentation by Austin Energy's Renewable Solutions group about solar energy systems. Many Austinites are interested in installing solar energy systems on their homes but don't have the tools needed to sort through all of the available information. This presentation will help customers make the best possible solar investment.

As of this writing, we are working to set up a separate meeting to discuss the new planned city wide land development code (see separate article) Watch NextDoor, our website [northwoodna.com](http://northwoodna.com) and our Facebook group for updates. 📍

### Neighborhood Garage Sale Oct. 12

The Fall Neighborhood Garage Sale is scheduled for Saturday, October 13, from 8 a.m. - 4 p.m., rain or shine. Registration for the garage sale will be from Oct. 1 - 12.

We are advertising only online, through Craigslist, NextDoor and our public Facebook page. All of these will point to a Garage Sale post on our website, [northwoodna.com](http://northwoodna.com). That will have a map

with addresses of sellers and also information on what is for sale at each address. For example, adult/children clothes, kitchen items, books, furniture. Sellers provide the address and for sale items when registering. Sellers may want to also advertise on NextDoor or Craigs List themselves.

We prefer online registration, starting in late September; if you aren't comfortable with that, clip and complete the garage sale registration form in this newsletter then deposit it in the black Association mailbox on the post of the US mailbox at the curb of 4507 Tamarack Trail no later than Oct. 10.

**Friday Presale** - we'll have a pre-sale event Friday night just for Northwood people. Turn your porch light on and open the garage door if you want to participate. And remember to register by Oct. 12! 📍

### Oct. 13 Blessing of the Animals at United Christian Church

United Christian Church (3500 West Parmer Lane) invites the Northwood Neighborhood community to its family-friendly Blessing of the Animals gathering on Sunday, October 13, from 6-7 pm. In the spirit of St. Francis of Assisi, patron saint of animals, this event provides a time to pause and offer gratitude for the earth and all of its creatures. Bring your animal companions of all species to receive

2019 Dues are Due! See page 4

**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.



individual blessings and a certificate. While you're there, you can shop for the perfect pumpkin at our Pumpkin Patch, which opens the same day. We look forward to seeing you there! For more information, visit their website [www.uccaustin.org/](http://www.uccaustin.org/). 

## ***Zoning & Development***

### ***Elysium Grand (Oak Creek) apartments update: traffic***

We've had some issues with trucks driving through the neighborhood; they are supposed to enter and exit on the frontage road. If you see any construction trucks in the neighborhood, take pics and send with date and approximate time to officers and/or publish to NextDoor. 

### ***Future change to flooding maps***

Currently many of the Austin floodplain regulations are based on the 100-year flood. The City is proposing an interim 100-year floodplain for the regulations until floodplain maps can be redrawn. This interim floodplain is based on the current 500-year floodplain.

Some Northwood homes may be affected. To learn more about this, visit [www.austintexas.gov/atlas14](http://www.austintexas.gov/atlas14) 

### ***New City wide redevelopment zoning plans affect Northwood***

The City Council and staff are working on a new city wide land development code (LDC) since CodeNext was rejected by voters. This version is on a very fast schedule, and is expected to significantly affect existing neighborhoods. There are "Transition Zones" along major streets such as Parmer. The majority of the current City Council members — excluding District 7 Council Member Leslie Pool — want more residential density along major roads such as Parmer Lane. If passed, the LDC will completely change residential zoning

near these roads to allow multifamily units to be built next to existing single family homes, and allow additional units on single family lots that are large enough (which includes most of the Northwood lots).

#### *Possible affect for Northwood*

Council Member Pool's Zoning and Land Use Policy Advisor met with the officers and zoning committee in late August to discuss the possible affect of this LDC on Northwood. Here is a summary of the discussion:

Two to five house lots from Parmer could be in the transition zone. That means that if the existing single family house is in the transition zone, it can be sold as a single family house, and (separately) up to 50% of the structure can be renovated. However, if the house is demolished to be redeveloped, it must be replaced by at least 4 multifamily units. Existing homes can have up to 3 dwelling units on their lots. More information and maps of the possible transition zone in Northwood are available at our website in the related zoning article.

Long term, this may increase property taxes, greatly increase on-street parking, more traffic at the frontage road and Silver Creek exits and add multistory multifamily buildings in Northwood.

Council Member Pool's office will hold a town hall meeting on this LDC; watch NextDoor for updates.

There will be a short period for public input; for updates watch NextDoor and also the site of the group that is opposing this, Community Not Commodity, [communitynotcommodity.com/](http://communitynotcommodity.com/).

#### *Zoned Out documentary on the impact of zoning changes*

A 30 minute film, *Zoned Out The Legacy of Code Next*, [www.zonedoutfilm.com/watch-the-film.html](http://www.zonedoutfilm.com/watch-the-film.html) explores the results of upzoning (increasing density) and the underlying economic and



political forces driving the process. It is told through the lives of current residents and others who are long-term Austinites and care about the city's future.

#### *How to oppose this LDC*

There will NOT be an opportunity to vote this down. To learn more details and see maps, visit the website of the group that is opposing this rezoning plan, [communitynotcommodity.com/](http://communitynotcommodity.com/). Sign up at their website so you know when action is needed.

There will be two weeks for public comments. Email the mayor and city council members, [www.austintexas.gov/email/all-council-members](http://www.austintexas.gov/email/all-council-members) and attend the public forums. ☞

#### **Rezoning allows cell phone tower on Parmer**

On August 22nd, The Austin City Council approved the zoning change for the United Christian Church to allow for the construction of a wireless tower. The neighborhood worked with UCC, Verizon and their representatives to negotiate several items to help minimize the visual impact. The transmission tower will be a stealth monopole, limited to 100 feet in height. Unlike a typical wireless tower, the stealth pole looks similar to a flagpole, hiding the antenna within the pole. The agreement also limits the site to a single pole and requires UCC or their representative to notify the neighborhood of any future changes to the design of the tower. We appreciate UCC's willingness to reach a compromise solution with the neighborhood. ☞

#### ***Family Safety & Health*** **Home security cameras help with break-ins**

Unfortunately some neighbors have experienced home break-ins and burglaries. One thing that can

help after the fact is video from security cameras. If you install cameras that face the street and may catch (illegal) activities around your house and the houses of your neighbors, consider letting your neighbors know. That way if their home is burgled they'll know to ask you. ☞

#### **Online health/hospital cost information**

From the [Texas standard](#) news radio show on KUT

The cost of medical tests and hospital visits can vary widely for the same procedure and can be nearly impossible to learn before being billed for the test or procedure. John Hopkins University researchers recently analyzed hospital fees nationwide and found that Texas had the country's highest health care markup ratio.

Many people are not aware that often the hospital bills are negotiable.

To learn about the cost of a medical or dental procedure - which may be quite different from what the provider charges - visit [www.fairhealthconsumer.org](http://www.fairhealthconsumer.org)

Fairhealthconsumer.org is the consumer site for the nonprofit organization Fair Health, [fairhealth.org](http://fairhealth.org), which was created is to bring transparency to healthcare costs and health insurance information. Per their site, "FAIR Health is an independent nonprofit that collects data for and manages the nation's largest database of privately billed health insurance claims and is entrusted with Medicare Parts A, B and D claims data for 2013 to the present. We are known both for our commitment to transparency and for making actionable data available in innovative ways to all stakeholders in the healthcare community."

Another site that has resources for patients, businesses and hospitals is [www.restoringmedicine.org/](http://www.restoringmedicine.org/). Helpful information for patients includes an article on what to do if you believe you've been overcharged. ☞



## Neighborhood Notes

### National Night Out Oct. 1

National Night out for Austin is Oct. 1. Consider organizing something and meet your neighbors! 

### Yard of the Month coordinator needed

Enjoy looking at the neighbors landscaping? Choose a yard each month (March to November) to award the Yard of the Month. Then get the neighbor's name and write up a brief description for the newsletter. If you're interested, email northwoodna@gmail.com 

## Continuing Business

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



Join the Nextdoor Northwood neighborhood group and the Facebook group to stay updated on the latest, from lost/found pets (a number of pets have been reunited with their families thanks to "found" posts), recommendations for home repair and more to alerts of suspicious persons and even posting to their Classified section. They both also have apps for smart phones.

Nextdoor messages can be shared either only with Northwood neighbors or also with nearby neighborhoods. To join over 800 Northwood neighbors on Nextdoor and 11,200 for all nearby neighborhoods, go to [www.nextdoor.com](http://www.nextdoor.com) and sign up! 

### 2019 Due\$ are due

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

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

fees, membership in the Austin Neighborhood Council, the gift certificates for the yard of the month and help pay for the newsletter and some special activities.

To join the Northwood Neighborhood Association, either visit our web site [www.northwoodna.com](http://www.northwoodna.com) and pay with a credit card and PayPal. A Texas-size **Thank You!** to everyone who has paid their dues! 

### Police neighborhood contact

The police contact for our neighborhood is Officer Henry "Hank" Moreno. Contact him at 512.974-4767 or [henry.moreno@austintexas.gov](mailto: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); search for Maps. You can subscribe to a daily crime report for any area (such as for 1 mile) around your address at [spotcrime.com](http://spotcrime.com). 

#### August

Oak Bend      Burglary of Residence    13:38

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) If you can safely do so, take a photo. 



## 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  
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and  
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