



# News Northwood from

www.northwoodna.com

November / December 2019

## Upcoming Events

### Association Officer Elections January 23



Everyone is invited and encouraged to attend the Neighborhood Association general meeting January 23 at 6:30 PM in the Milwood Library. The agenda includes officer elections, other neighborhood business and 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.

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 2 ways to vote: on our

website [northwoodna.com](http://northwoodna.com) (click the right side link for voting page) or email [northwoodna@gmail.com](mailto:northwoodna@gmail.com). Vote by **Dec. 28**. Be sure to include the address, category (Children's choice or best overall) and voter's name. ☺

## Zoning & Planning

### Protest single family rezoning by Dec. 5

The City Council is planning to approve a new-city wide Land Development Code ([austintexas.gov/ldc](http://austintexas.gov/ldc)) that can change single family zoning to allow multiple residential units. This could drastically change neighborhoods, including Northwood: more residences and people mean more traffic and parking, including on the street, and possibly higher property taxes.

Texas law gives you the right to protest zoning changes affecting your property and properties near your residence. Upon researching avenues to protect your rights to have a voice in and some control over a rezoning of your property when that was not requested by you, it appears state law MAY be on your side. State law provides a citizen the right to protest an unwanted zoning change when there is a lack of notification of

Filing at [www.fileyourprotest.com](http://www.fileyourprotest.com) may help protect your property from the proposed city wide zoning changes

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.



the intended change—the City of Austin has no plans to directly notify the tens of thousands of homeowners targeted for rezoning.

When you file a rezoning protest in connection with your property, the legal team of the opposition group Community Not Commodity believes the City of Austin cannot rezone your property without approval by three-fourths of the city council. Note: there is NO case law setting precedent, so there are NO guarantees on this. Even so, there's nothing to lose by protesting rezoning at [fileyourprotest.com/](http://fileyourprotest.com/) The City Council's first reading and vote is Dec. 9; protests must be filed before that date. 🐦

### ***Austin Flood Plain Map to change***

Per new rainfall data known as Atlas 14 released last year, major storms - and hence extreme rainfall that causes flooding - are more common in Texas than previously believed. This means that more homes are considered to be at greater risk of flooding. Due to this, the City is considering changing the code to redesignate the current 500 year flood plain as the new 100 year flood plain. Atlas 14 information is available at [www.austintexas.gov/atlas14](http://www.austintexas.gov/atlas14); floodplain maps and more information are available at FloodPro, [austintexas.gov/floodpro/](http://austintexas.gov/floodpro/)

The City expects it will take 2 years complete the work to update the official flood maps. Changing the code's definition of the 100-year flood plain is a temporary fix. The article also noted that there are concerns that it could cause homeowners to purchase (costly) flood insurance and/or have trouble selling their homes. 🐦

## ***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 explored 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 review the guide itself, visit [foundation.mozilla.org/en/privacynotincluded/](https://foundation.mozilla.org/en/privacynotincluded/)

## Neighborhood News

### Passing of long-time board member Nancy Grijalva

It is with heavy hearts we tell you that our dear, beloved friend and neighborhood treasure passed away suddenly on September 14, 2019 from a brief illness. Nancy and her husband John have been part of Northwood since 1992 and she served as our treasure since 1996. Her experience as a former realtor was always a huge asset in keeping up with and informing us of all the pertinent facts needed in our decision making for our neighborhood.

She was an integral part of our Neighborhood and our Northwood Neighborhood Association

and she enjoyed working with the members of the community when dealing with issues that affected Northwood. She will truly be missed. Please keep John and their family in your thoughts and prayers.

### New Association mailing address

We have a new mailing address for checks for dues, ads and any other mail to the Northwood Neighborhood Association: 6001 W. Parmer, Suite 370-314, Austin, TX 78727.

### Block Captain needed for Tamarack block

Starting with the next issue we need a block captain to deliver newsletters to homes on Tamarack from Parmer Ln. to 3808 Tamarack. If you can do this every other month, email [northwoodna@gmail.com](mailto:northwoodna@gmail.com).

## Continuing Business 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 costs, Austin Neighborhood Council membership

and help pay for the newsletter and some special activities.

To join the Northwood Neighborhood Association, either pay through PayPal on the web site or mail a check payable to Northwood Neighborhood Assn to 6001 W. Parmer, Suite 370-314, 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 800 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. 📷

**Police report**

The City’s Crime Viewer is available at [www.austintexas.gov/service/crimeviewer](http://www.austintexas.gov/service/crimeviewer). You can subscribe to a daily crime report for any area (such as for 1 mile) around your address at [spot-crime.com](http://spot-crime.com). 📷

*September*

Palomar            Debit card abuse            8:37  
Oak Creek Dr    Forgery and passing        15:15

*October*

Silver Creek     DWI                                21:50  
Palfrey           Criminal Mischief            19:42  
Tamarack        Fraud - other                 19:03

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. 📷

**Police neighborhood contact**

The police contact for our neighborhood 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, 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) 📷

**Calendar**

December        28            Holiday Yard of the Month  
January            23            Neighborhood meeting

**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  
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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 2019

All are welcome to join us!



**Christmas Eve, 7:45 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) **f** [@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 28 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](http://www.austinhomesbylinda.com)  
[www.facebook.com/AustinHomesByLinda](https://www.facebook.com/AustinHomesByLinda)

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Austin



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# NORTHWOOD REAL ESTATE UPDATE

(As of 11/15/19)

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
- 0 – Pending listings on the market in Northwood
- 27 – Average number of days homes in Northwood spent on the market
- \$215.45 – Average sold price per square foot in Northwood
- \$383,562 – Average sales price for homes sold in Northwood

## Austin Area Market Stats For October, 2019 (Per latest data released by Austin Title Company)

- 2880 – Single-family homes sold volume (up 1.59% from October, 2018)
- \$321,500 – Median sales price for single family homes (up 7.17% from October, 2018)
- \$388,756 – Average sales price for single family homes (up 5.51% from October, 2018)
- 8320 – Active single-family home listings on market (down 11.74% from October, 2018)
- 59 – Average number of days homes spent on market (down 6.92 days from October, 2018)

Single family home sales continued to rise outpacing inventory through October, 2019. Median sales prices in Austin rose 7.17% while the average sale price was up 5.51% compared to last October.

The latest hot topic in Austin is what's being referred to as the next CodeNEXT. "The adverse effect of low housing stock within the Austin area is higher home prices," Kevin P. Scanlan, 2019 president of the Austin Board of REALTORS®, said. "As the anchor city of our region, Austin and its land use code directly impact Central Texas' ability to meet buyer demands for more housing that's affordable. Austin has to get our new land use code right and needs to do it sooner rather than later."

Emily Chenevert, CEO of the Austin Board of REALTORS®, said the latest market statistics make the case that a more flexible code is needed to allow for increased housing. "Rewriting the land use code is a huge opportunity to improve the imbalance in our housing market and manage our growth. **ABoR will support a code that does not infringe on the private property rights of existing owners**, embraces the unique character of our community and promotes all types of housing across the city."

To unpack more details on the latest version of the land development code rewrite go to [communitynotcommodity.com](http://communitynotcommodity.com).

Eight listings closed in Northwood over the last 90 days and there are currently three active listings on the market priced from \$379,000 to \$449,900.

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).

### Linda Holmbeck

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are my priority.*