



News from Northwood

www.northwoodna.com

January/February 2020

Association News

General Meeting / Elections for 2020

The general meeting took place January 23 at Milwood Library. All of the officers were reelected without opposition - and all would love to have new folks get involved.

There was some discussion about possible changes to events such as the Easter Egg Hunt, and maybe having something new such as a potluck. Volunteering for these is a good way to get to know your neighbors. There are many ways to be involved without being an officer, just ask!

Austin Energy Solar Panel Information

During the general meeting, two Austin Energy representatives gave attendees an informative presentation about solar energy panels. If you are considering adding solar energy to your house, they can answer your questions and they have a list of companies. To learn more about solar energy in Austin, visit their home page austinenergy.com/go/solar. To obtain the \$2500 rebate, complete the online presentation at austinenergy.com/go/solar101.

2020 Due\$ Are Due

The 2020 dues of \$20 are due. The dues pay for the website costs, Austin Neighborhood Council

membership dues, 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 or mail a check payable to Northwood Neighborhood Assn to 6001 W. Parmer Suite 370-314, Austin, TX 78727.

Upcoming Events

Easter Egg Hunt



We need a coordinator for the neighborhood Easter Egg hunt, which is scheduled for Sunday March 29, with a rain date of April 5. The cost is \$3.00 per child for non-Association members and free for children of Association members (who have paid 2020 dues). Be sure to bring an Easter basket for all the eggs your child finds! The hunt has been at Balcones Park in the past but could be in Northwood this year, either in someone's back yard or in one or several front yards if there is someone willing to host the event. Email northwoodna@gmail.com if

Dues are due!

Oak Wilt Alert: only prune and paint oak trees when it is very hot or very cold, then prune and immediately paint (latex spray paint works). Avoid pruning between February and June when the beetles transmitting the fungus are most active.



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you want to be involved and/or watch NextDoor for details. 📍

Spring Garage Sale May 2

The spring garage sale will be May 2 It's nearly time for spring cleaning! 📍

Zoning & Development Oak Creek/Elysium apartments update

The apartment's web page is www.saigebrook.com/properties/elysium-grand/elysium-grand.html. It notes that there are 69 affordable housing units, 25 units for veterans and a playground and clubhouse.

Many neighbors expressed concerns regarding heavy truck traffic driving through the neighborhood to make deliveries to the apartments. Our State Representative, Celia Israel, contacted the ownership to express her concerns on our behalf. Following the notification from the Representative's office, the project manager placed the signage that is now visible on the fencing, directing truck traffic to avoid the residential areas. We want to thank Representative Israel for her help in keeping the heavy trucks outside of the neighborhood."

Her letter and their reply are on our website, in the News/Updates area. 📍

Land Development Code: File a protest

fileyourprotest.com

If/when the proposed Land Development Code, <http://austintexas.gov/ldc>, is passed by the City Council on their third and final reading (expected to happen sometime in March), it will affect all Austin neighborhoods. There will no longer be any single family zoning, just residential zoning. Lots that are 5000 square feet—such as a 50x100 ft. lot—can replace a single family home with a four unit building; and in some cases up to 6-11 units, and NO PARKING is required. This likely would

result in many cars parked on the both sides of streets, only allowing enough room for one car at a time to drive down the street (making it a one lane street).

Although many may think this is most likely to happen in other areas of Austin, once the new Apple campus with thousands of workers is completed, neighborhoods off Parmer Lane will see an increased demand for housing, and developers will be looking to our neighborhood and nearby ones.

The City decided that citizens cannot protest this rezoning. A lawsuit was filed to challenge this decision by citizens who believe the city took an incorrect legal position. The case is scheduled for mid February; there's no way to know when the judge will issue a ruling.

If you want to protect your property from the rezoning and/or be able to protest if a neighbor within 200 feet decides to sell to a developer who will replace their house with a fourplex (or more), you must have filed a protest BEFORE the third reading of the LDC by the City Council.

There are two ways of filing a protest: complete the form online at <https://fileyourprotest.com/> (recommended): Community Not Commodity—the group that has been opposing this LDC—will send your rezoning protest to the City of Austin and keep a copy for their court case. So far approximately 9,000 protests have been filed this way. You can also print a form at the above website and mail it to Communications and Public Information Department, City of Austin, P.O. Box 1088, Austin, Texas 78767. If you decide to mail your protest, please also file online so Community Not Commodity has a record (helpful in the court case in case the City misplaces the mailed copy).

Filing this protest does NOT obligate you to anything. It may simply give you the legal right to protest the rezoning. File your protest by February 29, 2020 if you have not yet done so. 📍



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Neighborhood Notes

Christmas Yards of the Month

Thanks to all of our neighbors for participating in the festive Christmas yard displays this year. Congratulations to the winners.

This year there were very few votes.

13017 Silver Creek - Best Lights Display

Congratulations to the Berglund household who won Best Lights Display and Children's Choice. The Berglund family hung wreaths on the windows, and had deer yard art with lights. The 3 boys helped their parents put white lights all around the house and across the yard - a true sight to see, and a wonderful way to imagine a "snowy" Texas wonderland!

4304 Tamarack was the Children's Choice winner for this year. The voters loved all of the inflatable characters in the yard.

Thank you to everyone who added holiday lights and scenery! It is the caring we all have that make living in Northwood so special. 🌿

Watch for Oak Wilt

Information is available at austintexas.gov/page/oak-wilt-suppression

As winter turns to spring and trees begin to get their leaves, if you have any oak trees watch them closely. If their leaves do not seem to be budding and growing normally, that might indicate oak wilt. If you suspect oak wilt, contact one of the Association officers; a tree expert will be called to check the tree. More details are available at the northwoodna.com web site, in the Newsletters, Special Interest Articles section.

Treating a tree may save that tree but does NOT stop the oak wilt fungus from traveling through the roots to nearby oak trees. The Association may pay half of the cost of treatment, up to \$500, for eligible residents. See the Oak Wilt Treatment

Assistance page on www.northwoodna.com for details. 🌿

Continuing Business

Thank you volunteers!

We all appreciate the time you take to volunteer in the various activities. Your work helps make our neighborhood a special place to live.

2019 volunteers include:

Yard of the Month	Kate Carlson
Easter Egg Hunt	Marilyn Galvan and Regina Budet
Garage Sales	Association Officers
Web site, newsletter	Donna Blumberg
Newsletter Section captains, counter	Michael Magrill, Brent Annear, Duane Pufpaff
Newsletter delivery	All the block captains

🌿

Join the Northwood Nextdoor and Facebook discussion groups!

Want to find out about upcoming local events, learn about lost or found pets, recommendations and more? Join the Northwood Nextdoor group at www.nextdoor.com. Over 800 Northwood neighbors have already joined. And join our public and private Facebook groups; find the links on our website, www.northwoodna.com. 🌿

Police Contact

The officer assigned to Northwood is Hank Moreno. Contact him at 512.974-4764 or henry.moreno@austintexas.gov for non-emergency questions. To report a non-emergency incident to the police, call 311. 🌿

Police report

If you need to report something and do not want to have an officer come to Northwood, call at



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311 to make a report or go to austintexas.gov/department/austin-3-1-1. The incident may seem like an isolated one to you, but to the police it can be part of a pattern and could provide them with needed information. You may also contact the police officer assigned to Northwood, as noted in the previous article.

The incidents listed below were listed on the City police department crime report web page, 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 or krimelabb.com

November		Time
Beaconsdale	Theft	1135
December		
Palfrey	Harassment	1515
Timberside	Harassment	1128
Woodchester	Harassment	1318
January		
Columbine	Theft of license plate	200
Oak Creek	Theft	1100
Pegasus	Family Disturbance	1905



Articles deadline

The deadline for getting articles and ads to the 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 of Events

March	29	Easter Egg Hunt
April	5	Rain date Egg Hunt
May	2	Spring Garage Sale
July	4	Parade
October	10	Fall Garage Sale
December		Holiday lights contest

Officers:

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 NorthwoodPresident@gmail.com
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 NorthwoodVicePresident@gmail.com
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NORTHWOOD REAL ESTATE UPDATE

(As of 01/21/20)

By Linda Holmbeck, REALTOR® - Horizon Realty Austin

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

- 3 – Homes sold in Northwood
- 1 – Active listings on the market in Northwood
- 3 – Pending listings on the market in Northwood
- 16 – Average number of days homes in Northwood spent on the market
- \$231.35 – Average sold price per square foot in Northwood
- \$399,667 – Average sales price for homes sold in Northwood

Austin-Round Rock Area MSA Year-End Market Stats For 2019

(Per latest data released by Austin Board of Realtors®)

- 33,084 – Single-family homes sold volume (up 7.2% from 2018)
- \$318,000 – Median price for single-family homes (up 2.6% from 2018)

It was not only a record-breaking year but also a record-breaking decade for home sales in Austin and Central Texas.

"Austin's unprecedented population growth during the past decade has heavily impacted the real estate market. Compared to 2010, home sales in 2019 increased by 84%," said Romeo Manzanilla, 2020 ABoR President. "That type of exponential growth has put enormous pressure on the market, raising the median home price from \$193,520 in 2010 to \$318,000 in 2019. As we look forward to this year, the market is not showing signs of slowing down anytime soon."

Annual sales in Northwood were also vigorous throughout 2019 with 24 houses sold in an average of 25 days on the market. The total dollar volume sold in 2019 in Northwood was \$9,345,067 with an average sales price of \$389,378. Currently there are three pending listings and one active listing on the market in Northwood priced from \$378,000 to \$430,000.

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.



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