

Northeast Walnut Creek Neighborhood Association

July 2017

Letter from the President

Vanessa Matocha, NEWCNA President

The 2017 Spring Picnic was held at North Oaks Park on Saturday, May 6th, and had a great turnout with plenty of food and fun. There were hot dogs, cold drinks, and a wide variety of amazing snacks and desserts brought by neighbors from all over the NEWCNA area. Amazing giant bubbles were created by Michele Francis and Luke Keyes, VP North Oaks. A big thank you goes out to Cheryl Richter, VP Four Seasons, for spearheading the event, as well to all the volunteers who helped setup, tear down, man the grill, etc. You can see pictures on our Facebook page and website.

Congratulations to our Yard of the Month (YOM) winners. There are some gorgeous yards in our neighborhoods! Look for the YOM signs as you drive through the neighborhoods. Each subdivision has a winner each month. The yards are chosen the last week in the preceding month (Last week in June for July YOM). If you see a special yard you would like to nominate, send an email

to NEWCNAPres@yahoo.com before the last week of the month.

We are working on our speaker for the July 27th general meeting. If the developer and City of Austin get far enough on the rezoning of the Peterson property, we hope to have Charles Brigrance of Carlson, Brigrance & Doering talk to us. See the Zoning Update article for more information.

More information regarding the meeting will be sent to NEWCNA members via email. If you are a member and not getting your emails, send an email to NEWCNAPres@yahoo.com. We have a couple of addresses bounding back as undeliverable. If you want to get email updates between newsletters, then join NEWCNA by filling out the membership form in this newsletter or go to our website to complete the membership form and pay by credit card.

Have a fun and safe summer and put July 27th on your calendar as the next NEWCNA meeting.

Yards of the Month

April

- 1303 March
- 832 Walnut Creek
- 902 Fall Creek

May

- 11401 June
- 11511 North Oaks
- 915 Rocky Springs

June

- 11507 March
- 11631 River Oak Trail
- 11516 Spring Hill

Thank you to our Yard of the Month judges:

- **North Oaks**
Luke Keyes, Cheryl Richter, and Kermit & Sandy Graf
- **Hillside**
Sara Appleton and Anne Psencik
- **Four Seasons**
Debra Sue Trinqué, Lois Johnson, and Shar Minton

Quarterly Meeting

Thursday, July 27th
at 7:00 PM

Holy Word Lutheran Church
10601 Bluff Bend Dr

<https://newcna.wordpress.com>

<https://facebook.com/groups/newcna>

PO Box 140014, Austin, TX 78714

NEWCNAPres@yahoo.com

Officers and Committee Chairs

President

Vanessa Matocha
NEWCNAPres@yahoo.com

Vice President: Four Seasons

Cheryl Richter
cherylrichter1@me.com

Vice President: North Oaks

Luke Keyes
lukeyes@gmail.com

Vice President: Hillside

Sara Appleton
sgapottery@gmail.com

Treasurer

Debra Sue Trinqué
dstrinque@gmail.com

Recording Secretary

Kim LeBlanc
kimberly.allison.leblanc@gmail.com

Media Secretary

Andrew Denman
andrew.denman@gmail.com

Zoning Committee Chair

David Matocha
matocha@flash.net

City of Austin

Dial 9-1-1 for Emergencies
Dial 3-1-1 for all other requests including non-emergency police, any City of Austin services, and reporting code violations.

District 1 Council Member

Ora Houston, 512-978-2101
Ora.Houston@austintexas.gov

Other Numbers

512-974-8143, Adam Soliz, APD Officer
512-974-6498, Justin Brummer, Code Compl.
512-280-0075, Abandoned Vehicles
512-974-4343, Household Hazardous Waste

<https://newcna.wordpress.com>

July 2017 | NEWCNA News | 1

Zoning Update

Vanessa Matocha

We received notice of a rezoning request for what we refer to as the Peterson Property. This includes the property along Wedgewood and Braker Lane that is undeveloped. After Contacting Charles Brigance of Carlson, Brigance and Doering, Inc (applicant) and Heather Chaffin with the City of Austin zoning department, I was given the following information:

The area east of Wedgewood currently zoned SF2 and DR will be rezoned SF4A, which is for a single family dwelling with moderate density on a lot that is a minimum of 3,000 square feet. The rezoning would completely replat the existing land to allow for development of homes.

My understanding is the property on the west side of Wedgewood would remain undeveloped. Those living on River Oaks east of Wedgewood would have houses built behind their homes. The City told the applicant that they want 5 acres of the land along Braker Lane dedicated to commercial development. The city is recommending GR commercial zoning.

In conversations with Charles Brigance and Heather Chaffin I stated that I do not feel the GR zoning for commercial is in our neighborhood's best interest. This is the broadest commercial zoning and would include such businesses as residential treatment centers and bail bond services, automotive repair shops, pawn shops, etc. Mr. Brigance told me that the developer did not request commercial zoning for this project, but that the city insisted on the commercial aspect.

The City is requiring a Traffic Impact Analysis (TIA) as there would be an addition of approximately 147 homes built. The City and Mr. Brigance agreed there were concerns to developing this property. The biggest being the TIA as well as designing around a minor creek and the large trees that exist on the property.

SF4A Lot Limits		SF4A Massing	
Min Size	3,600 sq ft	Max Height	35 ft
Min Width	40 ft	SF4A Minimum Setbacks	
Max Units	1	Front Yard	15 ft
Max Building Coverage	55%	Street side yard	10 ft
Max Impervious Cover	65%	Interior side or Rear yard	—

I have spoken with Mr. Brigance and we hope to have him do a presentation of their plans for the property and a Q&A session possibly at the July 27th NEWCNA meeting. He would like to have more answers from the City to his questions on what can be done to the property before making the presentation to deliver accurate information to us.

We have added the rezoning request and the accompanying map of the property to the NEWCNA webpage. NEWCNA members will be getting email updates on this issue as we talk to the City and the developer. You can access the NEWCNA website information at <https://newcna.wordpress.com/zoning/peterson-tract/>

Current Zoning



What can you get for just \$0.05 a day? An annual membership to NEWCNA!

Get news affecting your neighborhood between newsletters by joining NEWCNA. As we get information, it is passed on to our members via email.

When you join NEWCNA and provide an email address, you will begin receiving these supplementary updates. We are unable to send these notices to non-members.

Cut off the bottom half of the next page, fill out the membership form, and mail it to the listed address with your payment. Join us today!



Vincentian Family Center

901 West Braker Lane

Thrift Store:

Monday-Saturday 9AM - 7PM

Food Pantry:

Tuesdays 5PM - 7PM

Saturdays 10AM - 12PM

2N1 Salad Bar & Grill:

Monday - Saturday 7AM - 9PM



Austin Area Events: Summer 2017

June 4th - August 27th

Concert in the Park

FREE Austin Symphony concerts take place on the lawn of the Long Center on Sunday evenings at 7:30 PM through August 27th. <http://www.austinsymphony.org>

June 21st - July 26th

Austin Sound & Cinema

This FREE series pairs great live bands with classic Hollywood movies. Alternating Wednesdays in June & July on the lawn of the Long Center. <http://thelongcenter.org/event/sound-cinema/>

July 7th - August 12th

Zilker Summer Musical

Pack a picnic and enjoy the FREE musical at the Zilker Hillside Theatre. The outdoor amphitheater hosts performances of "The Wizard of Oz" Thursdays - Sundays with show times beginning around 8:15 PM. <http://www.zilker.org>

August 12th - Ice Cream Festival

Family friendly event at Fiesta Gardens. Enjoy games, activities, contests, live entertainment and of course, ice cream. <http://www.icecreamfestival.com>

August 19th - Bat Fest

A batty event on Congress Avenue Bridge with live music, kid's activities, a costume contest & more. At dusk, watch the world's largest urban bat colony take flight. <http://www.roadwayevents.com>

August 20th - Hot Sauce Festival

Beat the heat this summer by eating the heat! Join the Austin Chronicle at Fiesta Gardens for one of the world's largest hot sauce festivals. <http://www.austinchronicle.com>

August 26th

Austin PRIDE Festival & Parade

The PRIDE Festival is the largest annual LGBTQ advocacy and fundraising event in Central Texas. <http://www.austinpride.org>

September 4th - Free Day of Yoga

All day long, participating yoga studios across the Austin area offer FREE yoga classes for every age & every fitness level. <http://www.freedayofyoga.com>

September 17th - Austin Museum Day

Organized by the Austin Museum Partnership, this special day features FREE exhibitions & activities. <http://www.austinmuseums.org>

September 23rd - 24th

Pecan Street Festival

A FREE music, arts & crafts festival held on historic Sixth Street. Over 300 artisan vendors from around the world will display & sell their wares & craft work. <http://www.pecanstreetfestival.org>

September 30th

Texas Craft Brewers Festival

The largest beer festival for & by Texas Brewers, featuring the best of Texas craft beer at Fiesta Gardens. <http://www.texascraftbrewersfestival.org>

2017 NEWCNA Membership Form

Any resident (owner or renter) is welcome to join the association. Dues are \$20.00 per household and are used to fund newsletters, meetings, picnics, and other association activities. Credit card payments can be made online for an additional \$1 processing fee. Membership runs from January 1 to December 31 each year.

Information provided on this form is NOT used for solicitation; it is only used to send information from the association to active members. ***Complete all information below - do not assume we have your information!***

Name: _____ Spouse/Other: _____

Address: _____

Email 1: _____ Home Phone: _____

Email 2: _____ Cell Phone: _____

I would like to help with the following volunteer activities:

☐ Block Captain ☐ Picnics/Social ☐ Neighborhood Watch ☐ YOM ☐ Newsletter Ads ☐ Clean-Up

Office Use Only: Status: ☐ Renewal ☐ New Member

Received on: _____ by _____

Paid via: ☐ Cash ☐ CC ☐ Check # _____ Amt: _____

Deposit Date: _____ Date Sticker Issued: _____

Mail this form and \$20.00 payment to:

NEWCNA
PO Box 140014
Austin, TX 78714

Texas Bans Texting and Driving

Vanessa Matocha

On June 6th Governor Abbot signed into law the Texas Texting Law – HB 62. Texas now becomes the 47th state with a state-wide texting while driving ban. The state law covers texting only and prohibits the use of hand-held phones to “read, write, or send electronic messages” while driving.

The statewide ban on texting while driving goes into effect on September 1st. A first-time offender faces a fine of \$99. Repeat offenders face as much as a \$200 fine.

In 2015, Texas recorded more than 105,000 traffic accidents that involved distracted driving, including 476 fatalities.

The over 100 individual cities with more strict cell phone bans, like the complete hands-free law in Austin, are still in effect. Advocates for the stricter laws say that is their next statewide goal.

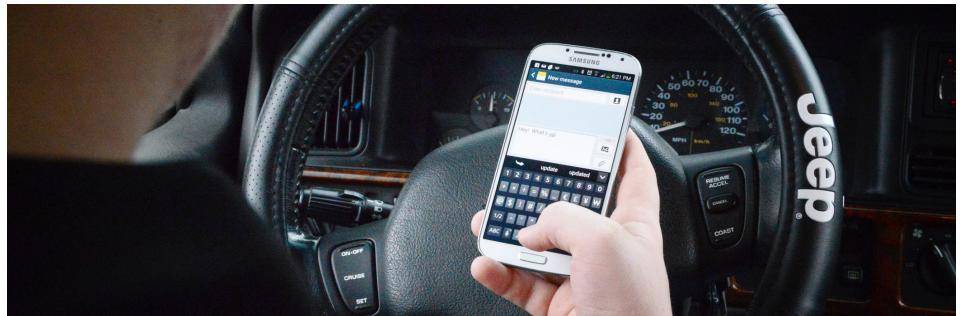
All cities between and including Austin and San Antonio have some ordinance prohibiting drivers from holding an electronic device while driving. Ordinances can differ slightly, so know the applicable laws.

San Antonio has an ordinance that bans holding an electronic device from the time you put your car in motion until you turn off your car. The Austin ordinance is less stringent and allows drivers to pick up cell phones, GPS devices, etc. when stopped at traffic lights (see ordinance #20140828-04 for details).

While Houston proper does not have an ordinance banning the use of handheld electronics while driving, many Houston suburbs do.

The best rule of thumb is to pull over and stop your vehicle when using an electronic device.

This site lists 40 of the many cities in Texas that ban texting and driving: <http://www.chron.com/cars/article/40-Texas-cities-that-ban-texting-and-driving-6066680.php>



Volunteer Opportunity Descriptions

Block Captain: Deliver newsletters to specified addresses quarterly. Periodically we have other announcements that need to go out to residents such as notifications about the picnics and social events, neighborhood garage sale, etc. We aim for 10-15 houses per Block Captain.

Picnics / Social: We need people to help plan, set-up and clean-up for NEWCNA social activities.

Yard of the Month: We need people to scout their neighborhood subdivision (North Oaks, Hillside, and Four Seasons) to tell us what yard they feel should receive the award each month from April to October. Come be part of the selection team!

Advertising: We need individuals who are willing to go to businesses, especially in the surrounding area, to ask if they would like to run an advertisement in the NEWCNA quarterly newsletter. Ads help offset the cost of the newsletter.

Clean-Up: Meets periodically to collect trash and debris around the neighborhood as designated by the committee chair. Help keep our neighborhood beautiful!

Neighborhood Watch: This is set up per-block or per-street and only works if people in the designated area are willing to participate. We need at least 50% participation in an area to designate it as a Neighborhood Watch area. If you want one on your street, volunteer to help! Training will be provided.

Let us know about any other opportunities you would like to help with that will benefit NEWCNA. This is your association, it is only as good as the people who help make it great!

Neighborhood Partnering Program

Kim LeBlanc

Program Coordinators representing the City of Austin, AmeriCorps and VISTA's Neighborhood Partnering Program (NPP) presented information to NEWCNA members at the April Meeting.

The NPP provides opportunities for neighborhood organizations to undertake public improvement projects by sharing in the costs and the labor of those efforts with the City of Austin. There are four subprograms which may be of interest to NEWCNA members including:

- The Neighborhood Cost Share Program: The program assists neighborhood organizations in developing, resourcing and executing small- to medium-sized improvement projects in the City of Austin's right of way or on city-owned property. Cost sharing can be achieved through cash contributions, in-kind contributions, or donated labor (sweat-equity).
- The Grant Assistance Program will provide City of Austin matching funds that will enable applicants to meet cost sharing or matching requirements for external grants.
- The Parking Benefit Project Coordination Program assists the neighborhood organization to identify, scope, and coordinate local

improvement projects for which Parking Benefit District revenue can be dedicated.

- The Adopt-A-Median Program provides an approval mechanism for community groups interested in adopting, beautifying, and maintaining a median or other rights-of-way.

Previous NPP projects include: park playground improvements, traffic circles, pocket parks, community gardens, neighborhood signage, green streets, bicycle lanes, pedestrian paths and trails, public art, sidewalk improvements, pedestrian safety improvements and more.

Project proposals are evaluated on the program's core values: community participation, cost sharing, quality of life enhancement, incorporation of City of Austin initiatives, and geographic equity. Applications are accepted twice yearly. The deadlines are: October 1st and June 1st.

NEWCNA is an eligible applicant as a neighborhood association. If you have an idea for a neighborhood improvement project and/ or would like to be involved with this initiative, please contact NEWCNA President Vanessa Matocha at: NEWCNAPres@yahoo.com

APD Crime Stats

Stats are year-to-date for each year, for comparison.

Type	'16	'17
Abandoned Vehicle	10	2
Aggravated Assault (All)	5	5
Aggravated Robbery	2	1
Assault (All)	22	20
Auto Theft	2	3
Burglary (All)	13	25
Check Welfare	3	0
Child Custody Inerfere	1	5
Crash (All)	11	10
Cred/Debit Card Abuse	3	5
Criminal Mischief	12	12
Criminal Trespass Notice	3	4
Custdy Arrst Traff Warr	3	5
Dating Disturbance	3	5
Deadly Conduct	1	0
Disturbance - Other	6	6
Driving W/License Invld	3	1
DWI (All)	4	3
Evading (All)	3	0
Failure to Identify	0	1
Family Disturbance	53	27
Found Property	1	2
Fraud - Other	3	1
Harassment	2	2
Lost Property	5	2
Poss of Drug (All)	3	10
Public Intoxication	1	4
Request to Locate	0	1
Suspicious Person	2	1
Theft (All)	12	10
Traffic Violation - Other	0	1
Viol City Ord - Other	2	2
Viol State Law - Other	0	2
Warr Arrest Non-Traffic	2	2

NEWCNA MARKET SNAPSHOT



Prepared by Liz Rogers, REALTOR®
Your NEWCNA Neighbor and Four Seasons Resident

Take a look at our neighborhood stats* for 2017 so far:

NEWCNA Median Sales Price	\$257,250 ↑
NEWCNA Average Days on Market	30 ↓
Austin Area Months of Inventory Available	2.1

Market In A Minute: Did you know that the **Median** price of homes in the **City of Austin** reached \$380,000 in May? That is a 9% increase over May, 2016. Austin home sales volumes increased 10%.

What Does This Mean? If you are a Seller and thinking about selling your home, your position in the market remains strong. Buyers can still find inventory, though the competition for homes under \$350,000 is fierce.

Let me help you sell and buy your next home!



LizRogers@Stanberry.com (512) 750-3088 www.facebook.com/lizrogersrealestate/

*Data Source - Austin MLS - May 2017

Coconut Mango Baked Chicken Recipe *Valentina at "Cooking on the Weekends"*

Servings: 4-6, **Prep time:** 10 minutes + marinade, **Cook time:** 30 minutes

Ingredients:

- 4 TBS olive oil, divided 1 TBS annatto seeds (for color) 1 14oz can coconut milk
 ½ cup roughly chopped mango ¼ TSP cayenne pepper 1 TBS & 1 TSP honey, divided
 1 (abt 3¼ lb) whole cut up chicken, bone-in, skin-on sea salt and freshly ground black pepper
- In small saucepan, over low heat, gently simmer annatto seeds with 2 TBS olive oil. Once oil is golden-reddish color, turn off heat. Strain oil into a small bowl and discard seeds.
 - Add coconut milk and mango to a blender and purée until smooth, about 10 seconds. Pour this mixture into an 9 x 13 x 2-inch baking dish, and then stir in cayenne pepper and the annatto seed oil you just made.
 - Add chicken pieces, coating each one well with the marinade. Cover tightly with plastic wrap and refrigerate for at least 6 hours, ideally overnight.
 - After marinated, preheat oven to 450°F.
 - Evenly drizzle 2 TBS olive oil on a baking sheet. Remove chicken from the marinade and place on the baking sheet with a couple of inches between them. Do not rub the marinade off the chicken pieces. Set aside remaining marinade. Season all sides of the chicken pieces generously with salt and pepper, leaving them skin side up.
 - Drizzle 1 TBS honey evenly over the chicken and place the baking sheet in preheated 450°F oven. Once chicken is sizzling (5 minutes), reduce the heat to 375°F. I remove the chicken pieces at various times to avoid overcooking smaller pieces. Wings should be done after about 15 minutes, legs and thighs about 20 to 25 minutes, and breasts about 30 to 35 minutes. As you remove pieces from the oven, place on a large plate or platter and cover with foil. (If they don't have a nice golden color when they're done, put them under the broiler 30 seconds just to brown them.)
 - While chicken is baking, add remaining marinade to a small saucepan. Mix in 1 TSP of honey and bring to a boil. Boil for about 30 seconds, then turn heat to low and simmer gently for about 10 minutes. Season to taste with salt and pepper and serve with the chicken.

<http://cookingontheweekends.com/2015/10/coconut-mango-baked-chicken-recipe/>

Got Leaves and Yard Clippings?

Greg Kania

Many property owners are leaving leaves and branches in their yards and in the street gutters. As well as being unsightly, leaving this debris in the street can contribute to flooding by clogging storm drains during heavy rain.

While you may think it is too much trouble to dispose of, the City of Austin picks up these yard clippings for free every week with the garbage pickup (Wednesday for our neighborhoods).

There is no extra charge for this service. Simply put these materials in a paper lawn bag, or better yet reusable barrels which you can use for many years (Why waste a lot of big paper bags?), and put them by the street next to your regular garbage canisters.

Do not just put these materials loose by the street because they will not take them except during the twice-yearly large brush collection pickup.

They take all of my clippings, even when there are 6 barrels of stuff from my gardening. I have reused some of my barrels for over 15 years. They are available at home improvement stores for about \$16-\$20. I encourage other neighbors to make their property and the neighborhood look better by using this wonderful service which is available to us.



Ad Rates

Business Card Size \$20

¼ Page \$35 ½ Page \$55

⅓ Page \$75 Full Page \$95

Receive a 15% discount if your ad runs for a year (4 issues)!

Contact NEWCNAPres@yahoo.com

Streets by Neighborhood

Hillside

Berrywood
 Blue Spring Way
 Clearwater Circle
 Fall Creek
 River Oaks Drive
 River Oaks Trail
 Rocky Spring Road
 Springhill Drive
 Springwater Circle
 Wedgewood

North Oaks

Dove Haven Drive
 Glen Cove
 Monterrey Place
 North Oaks Drive
 Oak Haven Cove
 Oak Haven Road
 Oak Trail
 Riddlewood Drive
 Trinity Hill Drive
 Walnut Creek Drive

Four Seasons

April Drive
 August Drive
 February Drive
 January Drive
 July Drive
 June Drive
 March Drive
 May Drive
 September Drive



Stats provided
 by REALTOR®:

Liz Rogers

(512) 750-3088

LizRogers@

stanberry.com



Stats for 2nd Quarter, 2017

Stat	Street	Sq Ft	List	DOM
Act	11805 Spring Hill	1,504	\$227,900	19
Act	11800 North Oaks	1,530	\$255,000	90
Act	11604 North Oaks	1,317	\$259,800	37
Pend	11703 Oak Haven	1,260	\$130,000	0
Pend	11509 North Oaks	1,562	\$269,500	3
Pend	11507 April	1,663	\$299,000	2
Sold	11805 Dove Haven	2,016	\$212,000	51
Sold	803 Riddlewood	1,388	\$230,000	11
Sold	11512 Oak Trail	1,352	\$240,000	3
Sold	11625 River Oaks	1,613	\$263,620	28
Sold	11309 June	1,810	\$267,500	0
Sold	1311 September	1,544	\$300,000	1