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President's memo: Board Changes

The January meeting ended with a new slate of officers. We will need input and help from everyone as we go forward.

A huge vote of thanks goes out to Les Johnson for his tireless devotion to the Association. His leadership has paved the way (pun intended) for the sewer lines and paving being laid right now. I can only hope he'll stay active to help us newbies out.

And another vote of thanks to Donna Schlueder for her years of being VP of Four Seasons, and her commitment to the picnic and other social events. We shall miss her.

As we move through 2007, I hope others will come forward to help maintain NEWCNA. We have about 100 block captains who do all the footwork to get our newsletters to you. Perhaps you'd like to be involved too? Please contact one of us or send us back the Membership form at the end of this newsletter indicating your interest.

I'd encourage you to **send me your email address** so that you can be notified of changes and events in-between newsletters, such as the frontage road closure in mid-March.

Judy

Calendar of Events

April 24th - 7PM NEWCNA meeting at the VFW hall
Officer Lopez, APD
City of Austin wastewater project
Info on plumbers (tentative)

May 5th Neighborhood Garage Sale

Late May (tentative) Bulk items and brush pick-up for City of Austin customers

July 24th - 7PM NEWCNA meeting at the VFW hall

Board Meetings- If you have something you'd like to bring before the Board, please let one of us know at least 24 hours before the meeting. They are open to all of you and will be held the 3rd Tuesday of the month at 7PM at 915 Berrywood Dr. unless otherwise indicated.

- April 17, 2007
- May 15, 2007
- June 19, 2007
- July 17, 2007

Sewer and Road Update

Project A: Most of the lines have been pressured tested. The inspector is providing updated documentation of tap locations for each residence to the Austin Water Utility (AWU). They anticipate that the tap release letters will be sent out some time between April and June. After that homeowners will be able to tap into the sewer line.

Project B: The City of Austin's Walnut Creek Annexation Water and Wastewater Improvements Project Team held an informational meeting for Project B residents on 2/27/07.

There have been some bumps in the project, predictable events with construction projects of this type. It's challenging to excavate trenches in established neighborhoods with existing infrastructure. The City goes to great lengths to locate existing utilities, including requiring the utilities to come to the project site and spray paint the location of the utility, but it is not a foolproof process. In addition, construction has found a number of underground springs.

A green stake marking where the tap will go will be placed in the yard 21 days in advance of the tap being put in. If it isn't where you think it should be, or if there are other issues such as sprinkler line damage, contact Tony Host 974-1601 (emergency pager 802-3264)

If you have other questions, please contact the Walnut Creek Annexation Hotline at (512) 314-5489.

| |
|--|
| <p align="center">GATHERING ON THE GREEN Sunday, April 22nd Potluck Supper 5 PM, Bring your favorite main dish, vegetable or salad. Drinks, bread and dessert will be furnished. Concert at 6PM Wayne Brooks & The Piney Grove Ramblers FAITH LUTHERAN CHURCH 6600 Woodrow Avenue 451-1111 Reverend Clifford Locke, Pastor</p> |
|--|

Sewer Connections

As you start the process of hiring a plumber, or perhaps doing the work yourself, remember that you have 2 years from the date of the

letter from the City to complete the hook-up without paying the tap connection fee. If you are planning on getting bids, make sure you've thoroughly investigated the company/plumber and that the bid includes trenching (digging the trench for the line from the house to the tap), pipe, connection and fill-in of your existing septic tank. For those of you, like me, with a significant drop between street level and the outflow pipe, you'll also need to include a new tank and gravity pump to pump your sewage up to the street level, plus the electrical work necessary for the pump.

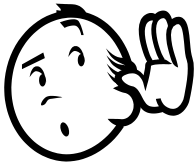
The following plumbers have indicated they would like to be considered for replacement of our septic systems with sewer lines. Note that when I contacted some companies seeking any that might consider reduced rates for multiple homes, the small companies were reluctant to commit to the time/ resources needed for jobs this big, and the large companies were not interested. Only ProTech indicated any interest in bidding multiple homes.

| | | |
|--------------------|--------------|-----------------|
| AAA Auger | 928-3479 | |
| Best Plumbers | 775-9868 | Tyler Fry |
| Ronnie Belk Co. | 845-0907 | Gary Werner |
| Custom Plumbing | 837-7313 | Barry Samsel |
| Fain Sewer & Drain | 512-868-6561 | |
| WO Harper | 476-2657 | Gary |
| PlumbQuick | 246-7440 | |
| ProTech | 252-3311 | Dewayne Justice |
| RBC | 748-9480 | John Bune |
| Wilson Plumbing | 452-8223 | Chris |

Zoning / Development Update

The owner of the undeveloped SE corner of Bluff Bend at Braker, that looks as if it's part of the new little strip mall, met with NEWCNA's Mike Lee and Les Johnson. A preliminary agreement has been reached to restrict use to neighborhood-friendly businesses such as professional offices, small retail, or a convenience store without gas pumps. This will likely go to the zoning board in April, and then to the appropriate City Planning offices by June. For more information, please contact Mike Lee.

Neighborhood associations and residents in north and northwest Austin have contacted the City Council regarding the proposed height limitations for the Domain project on the east side of Mopac just north of Braker.



What's happening in our neighborhood?

Please let your Block captain or one of the Board know when someone moves in on your block. We'd like to greet them with a Welcome basket.

| Police Beat | Nov06 | Dec06 | Jan07 | Feb07 | Mar07 |
|--|-------|-------|-------|-------|-------|
| Criminal Mischief | 2 | 2 | 1 | | 2 |
| Property stolen /lost | | 1 | 2 | | |
| Property stolen from auto | 4 | | 4 | 1 | |
| Auto theft | | 2 | 2 | | |
| Family disturbance / protective order | 2 | 1 | 2 | 2 | |
| Burglary of residence | 2 | 1 | 1 | 2 | 2 |
| Abandon /impound vehicle | 1 | | 1 | | |
| Other (Fraud, cruelty to animals, etc) | | 1 | 1 | | 2 |
| Calls for assistance | 1 | | 1 | | |

Information is taken from the APD website <https://www.ci.austin.tx.us/police/reports/index.cfm> for census tract 1832, excluding the apartments, duplexes or other areas not part of NEWCNA.

How safe is your home? The Austin Police Department can do a free Home Security Survey for you. It take only 15 minutes and if you qualify you could get a discount on your Home owners insurance. Just call Roman Lopez at 974-5518 to schedule one.



Neighborhood Real Estate Update* (as of 3/31/07)

HOMES CURRENTLY FOR SALE

| | | |
|------------------|---------|-----------|
| 12008 North Oaks | 3bd/2ba | \$145,350 |
| 11309 January | 4bd/2ba | \$159,900 |

HOMES WITH CONTRACTS PENDING

| | | |
|------------------|---------|-----------|
| 912 Rocky Spring | 3bd/2ba | \$169,050 |
| 11604 Oak Trail | 4bd/2ba | \$139,900 |
| 11702 Oak Haven | 3bd/2ba | \$139,800 |
| 11909 Oak Trail | 3bd/2ba | \$141,500 |
| 12002 Oak Trail | 3bd/2ba | \$147,777 |

HOMES SOLD FROM 01/01/2007 to 03/31/2007

| <u>SUBDIVISION</u> | <u>AVERAGE DAYS ON MARKET</u> | <u>PRICE RANGE</u> |
|--------------------|-------------------------------|--------------------|
| 1 in North Oaks | 136 | \$129,900-131,900 |
| 2 in Four Seasons | 23 | \$144,600-154,500 |

Some interesting facts about Austin:

1. Austin now has 715,000 people and is the 16th largest city in the US.
2. It is the fastest growing big city in the US.
3. Every 20 years since 1895, Austin has doubled in population.
4. In 2006, we added over 25,000 new jobs.

For those of us who have been living here a long time, these facts are met with mixed feelings. Looking on the positive side, it's great news for resale.

*For information only. Not intended as a solicitation if your home is currently listed. *All information from Austin Multiple Listing System. Provided by Katherine Daly, JB Goodwin Realtors®, a Four Seasons resident since 1979. For further information, you are welcome to call at 809-9927 or email at KassieD544@aol.com.*

River City Twirl and Dance Studio

Preschool combination*
 Baton* Acrobatics*
 Ballet* Tap* Jazz
 Clogging* Drill Team*
 3yrs. creative movement



836-0351 or 327-1244
 Braker and Dessau

Gardening

Longtime resident Lynn Gibson would like to start an informal group to recycle and share plants and landscaping items. So if you have, or want, cuttings, plants, pavers, etc. please contact her at lynngibson@mindspring.com or 576-7393. I know I have some calla lilies that will need a new home this Fall.



YOM will resume in June.

2007 Keep Austin Clean Clean-up

The 2007 Keep Austin Clean Clean-up for NEWCNA was a success. While the rest of town cancelled their events, we went ahead and cleaned up Wedgewood and parts of Braker. The City has already picked up that debris. Thanks to all who helped, from hauling and pruning to weed-eating.



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Membership Information

We encourage everyone to become an active member of the neighborhood association. Voluntary annual dues (Jan – Dec) are \$15 per household and are used to support activities and programs sponsored by NEWCNA. Information updates and dues may be mailed to NEWCNA, 1302 March Dr., Austin, TX 78753. Please include the following information:

Address _____

Your name and partner's name _____

Year you moved in _____ Phone # _____

Email address _____

Email is used to send you notices from the Board, updates and reminders. It is NEVER used to solicit or advertise.

Please indicate what you would like to do within NEWCNA:

Social activities (Picnic) _____ Newsletter _____ Greet newcomers _____ Block captain _____

Beautification: Yard of the Month _____ Clean-up days _____ Other _____

Committees _____ Advertising _____ Public mtgs _____

What would you like NEWCNA to do for you?