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UPCOMING EVENTS

**JANUARY 30, 2007
NEWCNA NEIGHBORHOOD
MEETING
VFW HALL
7 P.M.
ELECTION OF OFFICERS
CRIME REPORT
WASTEWATER UPDATE**

PRESIDENT'S MEMO

Happy New Year. I hope that all of you had a Merry Christmas and will have a happy New Year. This past year just flew by.

This will be the last newsletter that I will be preparing as my term of office will expire with the election of officers on January 30. I would like to take this opportunity to thank all of you for the assistance that you have given to me the past five years. It has been a rewarding experience for me and has taught me many things. I have met many people and many of you have become good friends.

I hope that I have made a positive difference on our neighborhood and that I have not irritated too many of you. We have a neighborhood that we can be proud of. This has been brought about by the involvement of many people over the years and I hope that it will continue to be that way.

I am not moving from the neighborhood and will be active in the Association. If I can be of any assistance to any of you in the future, please let me know.

Again, Thanks for your support.

PLUMBERS

In the past I had said that we were going to get some proposals from some plumbers for the installation of our connections to the new wastewater lines. I sent out the request for proposals for the plumbing work to eight different plumbing companies and had one returned as unknown and the others did not respond. I don't know if there is so much work in Austin that they don't need this type of business or what.

If you have a plumbing company that you think may be interested in submitting a **proposal** to us, please give them my name and have them call me at 837-0860.

Sorry that this did not work out the way I had thought it would. See the related article on tips on hiring a plumber.

FAITH LUTHERAN CHURCH

**6600 Woodrow Avenue
451-1116**

Services at 9 a.m.
Sunday School for all ages at 10:30 a.m.

PRAISE AND WORSHIP SERVICE

Third Sunday of the month at 10:30 a.m.
Praise music led by the Living Faith Team

Reverend Clifford Lock, Pastor

YARD OF MONTH

The Yard of the Month for North Oaks for October went to Joyce and Bill Forest at 11905 Dove Haven and for November the yard selected went to Bill and Julia Johnson at 804 Monterey. The September Yard of the Month for Hillside went to Kevin Lemoine at 11648 River Oaks Trail

In December Four Seasons and Hillside selected these yards for their decorations . Bob and Abbie McAdams at 1002 Fall Creek for Hillside and Shawn and Rose Belcher at 11408 April received it for Four Seasons.

The Four Seasons Selection Committee of Kathy Daly and Donna Schlueder said that they would like to thank all of the home owners who put up holiday lights and decorations and keep their yards looking good all year long. It makes our subdivisions look good and that they appreciate your efforts.

THANKS

Thanks to Richard Willis for the time that he has spent in working for the Association. He held the position of Treasurer for several years and for the past year as Membership chairman. He recently resigned due to family health problems. **THANKS**

NEIGHBORHOOD REAL ESTATE UPDATE *

HOMES CURRENTLY FOR SALE (as of 12/31/2006)

11706 Oak Haven	3bd/2ba	\$139,900
11909 Oak Trail	3bd/2ba	\$144,950
11800 No. Oaks Dr.	3bd/2ba	\$147,777
11409 April	3bd/2ba	\$154,900

HOMES WITH CONTRACTS PENDING (as of 12/31/2006)

No homes are pending at this time.

HOMES SOLD FROM 10/1/2006 to 12/31/2006

<u>SUBDIVISION</u>	<u>AVERAGE DAYS ON MARKET</u>	<u>PRICE RANGE</u>
6 in North Oaks	81	\$130,000-148,000
1 in N. Oaks Hillside	96	\$148,000-149,900

For information only. Not intended as a solicitation if your home is currently listed. *All information from Austin Multiple Listing System.

As you can see from this past quarter, our neighborhood continues to do well in the active Austin real estate market. Other parts of the country are experiencing a cooling housing market (or even a slump), while here in Austin, sales of pre-owned single family homes rose 6% in November of 2006 from November of 2005. Pending sales (houses under contract but not yet closed) were up 14% during the same time frame. Thanks to strong job growth and moderating mortgage rates, Austin's housing market has been healthy all year. This is also a good indicator of positive activity in the first quarter of 2007.**

We are certainly living in a bright spot!

**Some of this information is from the Oct. 3 and Dec. 21, 2006 issues of the Austin American-Statesman.

If you are thinking of putting your home on the market, I would be happy to provide you with a free, no obligation market analysis. I know the area well and am committed to helping preserve its integrity!

Provided by Katherine Daly, JB Goodwin Realtors®, and Four Seasons resident since 1979. For further information, you are welcome to call at 809-9927 or email at KassieD544@aol.com.

WASTEWATER UPDATE

In discussions with Keri Burchard-Juarez, the construction of the wastewater lines are progressing on time for Project A and moving ahead for Project B.

PROJECT A - All of the main wastewater lines, the tap connections have been completed as well as some of the new water lines. All that is left of the contractor is the paving of the streets. The City is now testing the work done on the wastewater and water lines. She did not know as to when the City will accept the construction. When the City accepts these lines as complete, the residents in Project A will receive a letter from the City as to when you may connect to the lines.

PROJECT B – The city has finalized the contract for the construction of the wastewater lines in Project B. The good news is that the same contractor that did Project A will be the contractor for this project. A mid March date is anticipated to commence construction. In late February there will be a “Meet the Contractor” meeting for residents of Project B. This is an important meeting as you will have a opportunity to see where your tap to the wastewater lines are and to give you an opportunity to change it, if necessary. They will also explain what to anticipate during construction. Plan to attend this meeting when you are notified.

I would like to extend a word of **Thanks** to the contractor for having completed the work on time and for having worked with the residents in a professional and courteous manner.

If you have any questions, please let one of your officers know.

MEMBERSHIP MEETING

On January 30, the NEWCNA will hold a meeting at the VFW Hall at 7 p.m. We will have representatives from the City there and Officer Lopez with the Austin Police Department. The VFW Hall is located on the North bound service road between Walnut Creek and Yeager Lane.

We will also have election of Officers for vice president of Four Seasons, Association Secretary and President.

Kay Lee has agreed to place her name in nomination again as Secretary, and Penny Leish has said that she is interested in serving as vice president for Four Seasons.

WE have not been able to find a person to accept the nomination as president. We have an excellent executive committee that is ready to help you and I will also help if wanted. How about letting us know if you would like to serve in this capacity. Your help is needed to continue with the work that has been done in maintaining a working and viable association. Think about it.

CONNECTION TIPS

Are you ready to make the switch from septic system to central wastewater system? In our negotiations with the city a home owner has two years from the date that they receive the letter from the city that they may connect to the wastewater system without a capital recovery fee. Presently this fee is approximately \$600 to \$1,000. If your septic system is functioning o.k., you do not have to connect at this time, but if you wait beyond the two years the fee at that time will apply. There are several other fees that will be required for the connection.

Property owners who reside on the property can complete the connection process. When you receive your TAP application, instructions are included. The instructions are detailed information about materials, pipe sizes and how to connect to the system.

Other property owners will need to have the work done by a City of Austin licensed plumber. The city can tell if the plumber is licensed but cannot recommend one to you.

Below are some questions or suggestions that you may consider in hiring a plumber

1. Are you licensed by City of Austin?
2. Who will get necessary permits from city?
3. Will he give a discount for multiple house installations when done at the same time.
4. Don't pay before work is accepted by city.
5. When will you do the work and when will it be completed. Have an escape clause if work not started when stated.
6. Obtain more than one bid.
7. Check references.
8. Does the company carry workers comp?
9. Is the company bonded or insured?
10. Will company do grounds restoration?
11. Will company warrant work, and if so, for how long?
12. Check with Better Business Bureau regarding company
13. Does the work include decommissioning of system tank?
14. If a pump is required, does bid include a pump and installation.
15. Breakdown of costs, construction and inspections.

These are just a few thoughts regarding the service connections. Just be diligent in selecting a company to do the work.

CHARITY

With reserve funds in the Association treasury, we were able to help make the holiday season a little brighter for many people.

This year the executive committee decided to make contribution to the Central Texas Food Bank and to Family Elder Care. We made a contribution of \$250 to each of these fine organizations.

Thanks to all of you for having made this contribution possible.

CRIME

I have heard several of our neighbors make comments about crime in the area, in particular the area around IH 35 and Rundberg Lane, and that they are afraid that it will creep its way up to our neighborhood. I have been told by the police that a neighborhood that has an active association and people involved in it has, a lower crime rate than those that do not. Lets not let this happen. Be involved.

I have looked at the City of Austin police web site and there has not been a lot of crime in our three subdivisions but in the apartments, duplexes and on Braker Lane and IH 35 there has been quite a few.

If you would like to look at the police site you can do this by going to www.ci.austin.tx.us/police. Scroll down to "crime information", click, click on current crime information, then crime viewer and next accept. This will bring you to a page that has on the left side ways that you can get the information. You can get it in

various way including a 500 or 1,000 foot radius of an address or by neighborhood association. You will get the information by type of crime investigated and the number of instances. You can click on the type of crime and then it will give you the name of the street and the block but it will not give you an exact address. I hope that this will help in you looking to see what is happening in our neighborhood.

If you search by neighborhood, it will include all of the area bounded by Walnut Creek, IH 35, Braker Lane and Dessau Road, not only the three subdivisions.

Can't get in, call me and I will try to help you through it.

MEMBERSHIP DUES

Now is the time to renew you membership for 2007. The dues are \$15.00 per household for January through December. Mail to NEWCNA, Attn: Jim Robinson at 1302 March, Austin, 78753.

Membership

We encourage everyone to become a Member of the Neighborhood Assn. \$15.00 a year (Jan thru Dec) for each household, supports activities and programs sponsored by your neighborhood association.

**Payment: Just remove this form and send it with your payment to:
NEWCNA, 1302 March, Austin TX 78753.**

Year you moved into your home: _____

Your Name:----- Birth Month ---- Age Span --
 Spouse/Other:----- Birth Month ---- Age Span --
 Other Resident:----- Birth Month ---- Age Span --
 Other Resident:----- Birth Month ---- Age Span --

Use back of form or additional paper to list other family members at this household

***Age spans: 1-12 13-18 19-35 36-49 50-64 65+ (Over 65 you may provide Age if desired)**

Address:----- Phone:-----

Email:-----

Email is used to send you updates reminders and notices from the President.

It is NEVER used for solicitations or advertising

Volunteer Opportunities (circle preferences)

Social Activities: Picnics - Easter - Charity Drives - Festivals

Beautification: Yard of Month - Clean Up Days - Christmas Décor

General: Block Captain ___ Crime Watch ___ Advertising___ Administration _____