

July 2007

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836-2819
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President's memo: Board Changes

Thank you for your support, but by the time you read this I will no longer be a resident in the NEWCNA area and therefore, no longer the President of NEWCNA.

Change comes in all shapes and sizes, but one thing remains fairly constant- volunteer organizations need people to volunteer. NEWCNA needs someone to be

- President
- VP for Four Seasons
- Block captain in all areas

I hope you will all come together to keep the organization, and communication, going strong.

Until others step up to these positions, please communicate with any of the remaining Board members shown to the left.

Judy

Calendar of Events

July 24th - 7PM NEWCNA meeting at VFW hall

City of Austin wastewater project, Tony Host
Project Manager Tina Van Wie

Tony asks everyone to come to hear what he has to say about plumbers, hook-ups, and life with sewer lines being installed.

Discussion about putting some disc golf holes in the park. There has been a request to have Austin City Parks and Recreation install 5 disc golf holes in the park. This will be discussed during the meeting. Please attend to hear the proposal, ask questions, and be part of the decision- making process.

Jimmie Cone, City Parks and Rec

City Parks and Rec will be putting in a port-a-potty and looking for resident input about other improvements. (see on page 2)

Officer Lopez, APD

August 7th - 24th Annual National Night Out (see Police Beat)

September 22nd - 3 -6 PM Fall Picnic in the Park
(rain date will be September 29th)

Sewer and Road Update

Project A: The lines have been checked, and the contractor and City have signed off on it to allow letters to be sent. If you are in Project A, you should receive a letter no later than mid-July saying it's OK to purchase a tap permit and hook into the sewer line. If you don't receive a notice, contact the project manager Tina Van Wie 974-7148 or associate Lisa Whitworth 974-5615.

Project B: There have been more difficulties in Project B than in Project A. The good news is that the ties-in are done on Wedgewood and that road should be back in use sooner than expected.

I keep hearing from project B residents that septic systems are maxed out / failing and they wish the project could be magically completed tomorrow- sorry, but that can't happen.

If you end up with an emergency septic issue, or have concerns about how your section is going, or have other issues such as property damage, contact Tony Host 974-1601 (emergency pager 802-3264)

If you have other questions, please contact the TAPs office 972-0000 where permits are issued.

Cautionary Note

Some homeowners have already started to get bids for their sewer line hookups. Apparently more than one has had a plumbing company go downtown and get an emergency permit for their line, which might be nice except the homeowner had NOT contracted for the work verbally or in writing, and was NOT in an emergency situation.

Wayne and Sandy Tobias, from Eubank Acres, give the following information: Only the property owner or a licensed contractor (Master craftsman, not a journeyman or apprentice) can file for a permit. The Master Craftsman does not need any written documentation from the owner to file for a permit.

The owner CAN revoke the permit- it only takes a letter, fax or visit to the permits

department by the owner to revoke the permit. If a scam is suspected, the incident should be reported to the Texas Better Business Bureau.

If you have questions about a permit, contact Cande Coward, Austin Permits Administrative Supervisor, 974-3591. If you have concerns about the quality of work done where a permit is required, contact Dan McNabb, inspection supervisor, 974-2752.

Membership and Input

I really hate to mention the M-word, but all the volunteer hours aside, this organization depends on your voluntary dues for life support. The printing of the newsletter, the signs at our neighborhood entrances, the annual picnic, and all other activities undertaken by NEWCNA are funded by the \$15 voluntary dues paid by you, the neighborhood residents.

The number of homes paying dues has been dropping over the last few years. It may be that few of you feel the need for a neighborhood association, or you figure that since it's voluntary it doesn't need your support. The association fought for annexation so that homes could have access to sewers. It works with the City to encourage the best mix of business and residential in the surrounding area. Did you know the association is contacted when a business requests a zoning change? And that the association then has input into such matters as where lights shine in parking lots, where driveways come in and out of the streets, or many other matters which, if unchecked, can negatively impact our residential area.

Your input and financial support are what keeps NEWCNA viable. Please consider attending meetings, sending e-mails telling us how you think the association can better help our neighborhood, and sending your membership dues for 2007.

Thanks for listening. We need all the help from each of you that you can offer to keep our neighborhood the great place it is and always has been.



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

	Dec06	Jan07	Feb07	Mar07	Apr07	May07
Criminal Mischief	2	1		2		3
Property stolen /lost	1	2				
Property stolen from auto		4	1		1	
Auto theft	2	2				
Family disturbance / protective order	1	2	2		2	5
Burglary of residence	1	1	2	2		
Abandon /impound vehicle		1				
Other (Fraud, cruelty to animals, etc)	1	1		2	4	4
Calls for assistance		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.

Attention Crime Fighters:

National Night Out is August 7, 2007. We have applications if anyone is interested in putting on a party on their street. Parties can be any size and customized to your street. The emphasis is on crime prevention on your street by getting to know your neighbors. If you get your application in by July 6, 2007 you will have an APD or AFD personnel attend your party and you will get some give-a-ways including a neat T-shirt for the host. See you then. Any questions or concerns about National Night Out call Rosie Salinas 974-4900.

Officer Roman Lopez
974-5518



Neighborhood Real Estate Update

Here are the stats from the Real Estate Center at Texas A&M University regarding the Greater Austin Area real estate market.

Prices of homes in the greater Austin area (both new construction and resale) are NOT expected to regress. In fact, in 2005 we saw an appreciation of 5%, in 2006 home values rose 7%, and for the first quarter of 2007 the increase was 3.5%. 2007 is expected to see about 6% appreciation at the end of the year.

The Austin area real estate market is not experiencing the downturn most other markets across the nation are. Our months of inventory is 3.7 while the USA average months of inventory is over 8.

What this means is we are in a strong sellers market. Supply and demand economics indicates when inventory is low and demand is high (lots of people looking to buy in Austin) prices will rise. Interest rates have risen slightly but not significantly enough to hurt our market.

To summarize, just like the Summer temperatures...Austin is one HOT market for buying and selling real estate! --Colette Davenport, North Oaks Resident, JBGGoodwin Realtors



YARD OF MONTH

North Oaks thurley@austin.rr.com
 May Elnora Estes at 11904 Oak Trail.
 June Vi Nienecker at 12011 North Oaks

2007 National Night Out

This is a time for all of us to get to know our neighbors. This national event is designed to promote neighborhood safety. And the best way to do that is to know your neighbors. Why not host a block party, or do a block cook out? Turn on your porch lights and sit outside to talk. **The best crime prevention tool ever invented is a neighbor who cares about you.** And you can be your neighbor's crime prevention tool by knowing and caring about them.

Gardening

Longtime resident Lynn Gibson has started 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. The group hopes to have a July "garden party".

City of Austin Parks and Rec

The City of Austin Parks and Recreation department will be putting a permanent port-a-potty in the North Oaks park. Mr Cone will be at the meeting to discuss how we can get involved. **He will bring Adopt a Park information for to the NEWCNA meeting but suggests we check out the Austin Park Foundation's website, austinparks.org, for other great information.**

River City Twirl and Dance Studio

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



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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?