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**Summer Meeting for all Residents
Thursday, July 24, 2008, 7:00 P.M.**

at
**Holy Word Lutheran Church and School
10601 Bluff Bend Dr. just across Braker Lane.**

Please mark your calendars for upcoming meetings.

Thursday, July 24, 2008 Thursday, January 22, 2009
Thursday, October 23, 2008 Thursday, April 23, 2009

Come to the general meeting on Thursday July 24th to be a part of the answer to the question, Who will be the new president of NEWCNA? John Isom is in the process of moving to Buda and details will be furnished at this meeting.

In the Austin American Statesman:

A special supplement titled "This Is Austin" or something like that has been very helpful. It lists contact information for Council members, as well as for City offices, City parks and other departments; offers descriptions of area landmarks and other attractions; and gives the dates, hours, and fees for upcoming and regularly scheduled events.

Neighborhood Clean Up Days:

We held the first of our new regularly scheduled clean-up days on Tuesday, July 1. With only four days notice, eight people participated. It was a great success. Thank you all for making our neighborhood a better place. If you can spare one or two days a month to help out, the regular schedule for clean up will be every first Tuesday and every third Saturday of the month from 9 - 10 a.m. For more information please contact Mary at 836-2254 or mary.wheeler.80371@sbcglobal.net. For those of you who don't know it, Mary, VP for Hillside, has been instrumental in keeping our roadways clean on her own as well as with other volunteers. We all owe her a great debt of gratitude for her long hours given toward our neighborhood beautification. THANK YOU MARY!

Speaking of Clean Up...

Homer and Kay Johnson who over the course of about ten years, have collected cans in the neighborhood and earned over \$7,400.00 for charity. Kay also quilts for disadvantaged and the elderly. That's mighty impressive to consider not only the time but the money given to charity. THANK YOU HOMER AND KAY!

Neighborhood Better Business Bureau:

If anyone has comments (good or bad) about a plumber used for your sewer hook up, you may call our Treasurer, Jim Robinson at 719-4341. Jim is keeping a record of all comments and will share feedback he has received. You may want to discuss your experiences at our meeting on Thursday, July 24th. Of course neither Jim nor NEWCNA can endorse any plumber.

Welcome Baskets:

Have you a new neighbor? Four Seasons resident, Violet Stoke has been our welcome basket volunteer and we appreciate all her time and effort. Violet is looking for others who could help out with the welcome baskets and if you have suggestions of new things to include, please call Violet with any new neighbors or if you are willing to help Violet with this venture at 832-0743.

National Night Out:

The National Night Out is August. 5th which happens to be a Tuesday. I contacted our district representatives from the Police Department to see if they would be available to attend and was told some interesting news. Texas will celebrate the NNO a little later in the year, October 7th- again a Tuesday but a bit cooler no doubt. This marks the 25th year for the National Night out event which was designed to:

- Heighten crime and drug prevention awareness
- Generate support for, and participation in, local anticrime programs
- Strengthen neighborhood spirit and police-community partnerships
- Send a message to criminals letting them know that neighborhoods are organized and fighting back.

For more information you may contact our District Representatives: Officer Manuel Jimenez at 974-4506 or Officer Amir Abdul-Khaliq at 974-5510. Unfortunately they have a Commanders Forum on the night of our next meeting and will be unable to attend.

Yard of the Month Winners:

North Oaks

April. Blake West & April Smith West's yard at 11803 Dove Haven.

May: Raymond Hernandez and Jeannie Deaton at 12004 Oak Haven.

June: Elizabeth Harrington's yard at 818 Walnut Creek

July: Kathleen Lawrence at 11504 Trinity Hill Dr.

Four Seasons

May: James Hawl at 11400 January. 12 year resident with the lush green yard that takes lots of hard work and water.

June: Herbert & Jerrilyn Zoch at 11300 January. Over 30 year resident who works hard to maintain a beautiful and clean yard bordering Braker Lane.

July: Martha Foehner at 11406 June. Over 10 year resident with xeriscape flowerbed.

Hillside


July: Dixie Fulp at 907 River Oaks Drive.

Thank you Beautification Committee/ Yard of the Month volunteers: Bill and Teresa Hurley for North Oaks, Richard Ehlert and Brad Anderson for Four Seasons and Sally Jordan for Hillside.

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



Editor's Column:

As the editor of the newsletter and member of the Northeast Walnut Creek Neighborhood Association (NEWCNA), I have seen changes both good and sad. The Association is in a state of transition and needs your help. Since moving here in 2002 I didn't feel the need to participate until the news of annexation by the city was announced and it was going to affect my property. Since then, membership and attendance to meetings has dropped dramatically from a high of about 160 to 54 today. Did you know we have over 700 residences in our three subdivisions?

Are we looking for change or are we ok with the way things are going? Say what is important to you and how you feel about your Association. Our Board members volunteer and meet monthly to discuss mutual protection and safety, improvement and betterment of the community, city zoning actions and ways to foster goodwill and friendship between and among all residents. If they aren't serving your interests, let that be known. Over the past year we have lost a President, two Vice Presidents and soon we will lose another President.

We have seen a large number of homes on the market in our neighborhood and have new residents moving in who have much to offer our Association. Membership is an integral part of the Association to keep it alive. The newsletter is free to all residents but it does take a little bit of money to cover the cost of paper and printing. Your \$15.00 annual dues covers membership for your entire household, as well as annual charitable donations, signs for Yard of the Month, meeting notice signs, the annual picnic in the park and other events throughout the year. With your help we can build our membership and revive our neighborhood Association to better serve us all.

The next meeting will be held Thursday, July 24, 7:00 p.m. at Holy Word Lutheran Church on Bluff Bend Dr. Please come and be part of this exciting meeting that may have some interesting announcements important to

you. You may be surprised at what's coming to our community this fall.

This editorial reflects my personal feelings and not the feelings of the Association or Board. Tierney Stetson

City News:

Since annexation to the city, it has become more important to keep tabs on what is going on with our zoning and planning commission. Mike Lee, our zoning chairman, keeps a close eye on what does and will affect our neighborhood and community. If there is anything new to report, you can be sure Mike will keep us posted. Thank you Mike for your continued support in monitoring city business.

Neighborhood Crime Stats:

Date Range: 05/01/2008 to 07/18/2008. In looking at the statistics for our neighborhood since May 1st it appears the two most prevalent incidents are Burglary of Vehicles (10) followed by Burglary of Residences (6). If you see or hear something unusual going on near your home or car call 911. Have the police investigate. Let's make our neighborhood uninviting to crime.

News Items:

Preparing the newsletter is often a pleasurable experience, yet sometimes its difficult to come up with topics to write about. If anyone is interested in submitting articles, writing the news or offering to help in anyway, I would gladly share the limelight. Just write to atstetson@hotmail.com with your articles or news items.

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

Membership

\$15.00 a year for each household, supports activities and programs sponsored by your neighborhood Association.

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: _____ Age Span _____

Spouse/Other: _____ Age Span _____

Other Resident: _____ Age Span _____

Other Resident: _____ Age Span _____

*Age spans: 1-12 13-18 19-35 36-49 50-64 65+

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 - Charity Drives - Festivals

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

General: Block Captain ___ Crime Watch ___ Advertising ___ Newsletter ___

Suggestions/Recommendations for this Organization? _____

Real Estate Update:

The Summer Season Sparked Activity!

The North Oaks, Hillside, and Four Seasons Neighborhoods have been HOT in the real estate market over the last 90 days. With 6 homes currently for sale, 7 that are under contract and 11 that have sold...it looks like 2008, as predicted, will be a strong year for sales!

Median List Price is \$160,945, with the actual sales price being 99% of list price on average. Buyers are seeing the VALUE in price, condition and location of the homes in our neighborhood. If you are considering selling your home, here are some tips to increase property value:

1. Perceived size impacts value, even more so than actual square footage. Open floor plans make a room feel bigger than spaces with smaller rooms.
2. Cosmetics are important. Fresh paint, new carpeting/flooring, and landscaping will add more value than what they cost.
3. Take care of the obvious! The spot on the ceiling from the roof leak reduces perceived value and offer price by thousands of dollars.
4. Condition affects value. Do a Home Inspection to identify and fix problems before going on the market. A failed Buyer's Inspection could cost you the sale. Additionally, buyers will often negotiate down your asking price to accommodate for property condition and repairs.
5. The kitchen and master bathroom have a huge impact on home buying decisions.
6. Do not spend more money renovating your home than you can recapture in value on the sales price.

*Statistics from the Austin MLS as of 07/14/08. Additional information from yahoo.com.

Colette Davenport, North Oaks Resident, Coldwell Banker United, Realtors®