

The News

ISSUE #1
OCTOBER 2014

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QUARTERLY MEETING

Thursday, October 23rd
at 7:00 PM

Holy Word Lutheran Church
10601 Bluff Bend Drive

LETTER FROM THE PRESIDENT

Your officers have been busy working on ideas for building our neighborhood association. You should be noticing some big differences even with this newsletter. Jenn Vincent has taken over putting together the newsletter and thought it could use a facelift. If you like what you see, let her know you like the new look. Jenn also has been working on the website. Check it out. If you are like me, you lose your newsletter, so look there for events and information. You can also send us an email directly from the website now!

Another idea we are working on is welcoming new residents to the neighborhood. We could use your help with this endeavor. When you notice someone moving in, let your area vice president or me know so we can greet them. It is even better if you have already made contact and can give us their name. We want to give them a little welcome basket. Kay Lee is working on this project.

We are busily planning the Fall Festival to be fun for the entire family. We will provide the hotdogs and fixings, so please join us and bring a side dish you can share with others. We will have a costume judging contest for the kids. Have them wear those Halloween outfits

and show it off to the judges. Oh, did I mention we will need some volunteer judges? Please let us know if you can help with this as well as some of our other activities for the kids. After the judging we plan to eat and then we have some games for everyone so you can meet and get to know your neighbors. Planning for such an event is always a guessing game, so if you know you are coming, let us know by sending an email to your area vice president. No email? No problem just give us a call. Bring lawn chairs for your family as there are only a couple of tables and we will be utilizing those for serving food. We hope to see you there.

October 23rd is our next meeting. We have invited a representative from Code Compliance to speak to us. Code compliance used to only come out if a complaint was lodged, but they are now driving through the city and neighborhoods actively looking for violations. Don't be caught unaware. Plan to attend to learn what they are looking for and to ask any questions you may have.

Stay tuned for more happenings!

Vanessa Matocha
NEWCNA President

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818 Walnut Creek
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A Vice President is still needed for the Hillside neighborhood. We are also seeking more block captains in every neighborhood.

If you are interested in filling these positions, please email Vanessa at newcnapres@yahoo.com.

NEIGHBORHOOD ASSOCIATION VS. HOME OWNERS ASSOCIATION

The officers have received some questions/ comments asking why Northeast Walnut Creek Association (NEWCNA) does not make people in the neighborhood do certain things. We think there may be some confusion between a Homeowners Association and a Neighborhood Association. The goals for forming our neighborhood association was to bring folks together, ensure that we as a neighborhood have a presence and advocate with those making decisions in Austin and Travis County. NEWCNA was not being created to dictate restrictions to homeowners... nor would this entity have the jurisdiction to do so.

To reiterate: NEWCNA is a Neighborhood Association - NOT a Homeowners Association. The main purpose of each type of association follows:

Neighborhood Associations membership is voluntary not mandatory. Membership is open to include homeowners and renters living within the boundaries of the North Oaks, Hillside, and Four Seasons. Neighborhood boundaries are established by the association.

Home Owners Associations have mandatory membership for all property owners as a condition of purchase; a buyer isn't given an option to opt out. An HOA is a corporation formed by a real estate developer for the purpose of marketing, managing, and selling of homes and lots in a residential subdivision. It grants the developer privileged voting rights in governing the association, while allowing the developer to exit financial and legal responsibility of the organization

Neighborhood Associations can set dues for those wishing to join - along with dues come membership and voting rights.

Home Owners Associations have mandatory dues typically ranging from \$25 to hundreds of dollars monthly to all residents within the boundaries of the development. These dues cover the expenses delineated in the governing documents or agreed to by the board of directors.

Neighborhood Associations elects officers from residents.

Home Owners Associations are corporations with formal bylaws, which have a governing board.

Neighborhood Associations can have bylaws, to ensure a democratic process.

Homeowners Associations, unlike Neighborhood Associations, are formal legal entities created to maintain common areas and enforce private deed restrictions.

Neighborhood Associations do not have legal authority to enact or enforce maintenance or design requirements beyond those established by City ordinances.

Home Owners Associations have the legal authority to enact and enforce maintenance and design standards in addition to those established by County ordinance.

Home Owners Associations regulate activities, levy assessments, and may, as delegated by the states legislature, impose fines. They may take private legal action under civil law. Unlike a municipal government, HOAs are not subject to the constitutional constraints that public government must abide by.

Home Owners Associations may regulate such things as shingles and exterior paint, fences and hedges, trees, lawns, and weeds, pools, swing sets and basketball hoops, garages and sheds, mailboxes, clotheslines and garbage cans, outdoor lights and satellite dishes, window coverings and wreaths, pets (size or even acceptability), and noises and obstructions of views.

A Neighborhood Association is a group of neighbors working together to help maintain the culture, well-being, and appearance of the neighborhood. A Neighborhood Association is formed based on the needs and desires of its residents and gives them a forum to meet friends, have social gatherings to foster unity, exchange information, and brainstorm solutions to problems their specific area faces. Many neighborhood associations have greatly improved communication between city governments and residents. A Neighborhood Association is only as good as the people who live in the neighborhood that are willing to get involved.

A Home Owners Association is a corporation with formal bylaws, which has a governing board. The intent of the HOA through legal means is to maintain the integrity of the builder's concept of the neighborhood built; not necessarily to build a feeling of goodwill or unity for residents within the boundaries of the community. All homeowners are compelled to follow the codes, covenants, and restrictions (CC&Rs) governing the development and pay association dues.

We hope that this helps clarify what NEWCNA can and can't do and that you will get involved in your neighborhood association to help make NEWCNA a wonderful place to live.

SUBS PLUS

\$5.00 Philly Cheesesteak!

11139 North I 35 Suite 176
Austin, TX 78753
(512) 339-6577 subsplus@gmail.com

GET INVOLVED - BE A BLOCK CAPTAIN

Did you know that your newsletters and other forms of communication from NEWCNA are delivered to you by block captains? The original intent was for each block captain to cover 10 houses. We have some who are cover up to 40! This is especially true in the North Oaks area. Would you like to help out? You would only be responsible for delivering quarterly newsletters and a few additional flyers like garage sale notices. It's an easy way to get involved in the neighborhood and get some exercise. Just walk 10 houses and leave the newsletter on the front door! Let us know if you can help in this way. And to those already helping, thank you!

If you can help, please email Vanessa at newcnapres@yahoo.com.



Walnut Creek Computers

Christian Holton

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SUBMISSIONS

Are you an expert gardener? An avid DIYer? A crafter? A cook?

We'd love for you to submit an article for the next newsletter!

Please email jennyv.lynn@gmail.com if you are interested in contributing.

HALLOWEEN SAFETY TIPS

October brings with it a favorite holiday for children. Parents of trick-or-treating kids can get so caught up in the fun themselves that they might forget some simple safety ideas. Check out our simple safety tips below and review them with your little ghost, goblin, pirate, super hero or princess to ensure a safe and memorable holiday is had by all!

Stay in populated areas and not to go off the beaten track. Let kids know to stay in well light-ed areas with lots of people around and not to cut through back alleys and fields if they are out alone.

Avoid trick-or-treating alone. If you have a group of kids going, choose two or three parents to go along and keep an eye on things

Fasten reflective tape to costumes and bags and make sure your child carries a flashlight or glow stick to make them more visible to cars.

Examine all treats for choking hazards and tampering before eating them. Serve your kids a filling meal before trick or treating so they won't be as tempted to eat candy before they bring it home for you to check.

Harming black cats is animal cruelty and not acceptable. Make sure that kids know that harming animals is not only morally wrong, but punishable by law and will not be tolerated.

Always check the internet for sex offenders and make sure your kids do not go to these addresses. You can check out any neighborhood at <https://records.txdps.state.tx.us/SexOffender/PublicSite/Index.aspx>

Look both ways before crossing the street and cross at intersections- not mid block. Hold a flashlight while trick-or-treating to help you see and others see you. Always WALK and don't run from house to house.

Lower children's risk of injury by carrying a prop such as a scythe or sword made out of a flexible plastic that will bend if fallen on. Most of the props available today are made of flexible plastic.

Only let your child go out alone if he/she has a cell phone with your number preprogrammed into the contact list - (Try adding ICE - in case of emergency). Always have a time set for kids return and know their route for trick or treating.

Wear well-fitting masks, costumes, and shoes to avoid blocked vision, trips, and falls. Make sure that the eye holes in masks are big enough to see not only in front but peripherally as well. You may have to cut them open further yourself.

Explain to kids of all ages the difference between tricks and vandalism. Throwing eggs at a house may seem funny, but they need to know that clean up and damages can ruin Halloween for others. If they are caught vandalizing, make them clean up the mess they've made.

Enter homes only if you're with a trusted adult. Only visit well-lit houses. Don't stop at dark houses. Never accept rides from strangers. Explain why this is not a good idea and what to do if someone approaches them and tries to talk to them.

Never walk near lit candles or luminaries. You should only purchase costumes that are made of flame retardant material. If they are home made, make sure you use fabrics that are inherently flame resistant, such as nylon and polyester.



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Monday: Closed

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UPCOMING EVENTS

NEWCNA Neighborhood Meeting

Thursday, October 23 at 7:00 P.M.

Come meet your neighbors at our quarterly neighborhood meeting! Everyone who signs in is eligible to win a door prize, so bring your neighbor and come ready to talk about our neighborhood.

We have invited Code Compliance to come speak to us about common code violations. They will also be able to answer any questions you may have, so write them down and plan to join us!

*Holy Word Lutheran Church
10601 Bluff Bend Drive*

Fall Festival & First Annual Costume Contest!

Saturday, October 25 from 1:00 - 4:00 P.M.

Grab your neighbors and your family and come join us for our annual fall picnic and first annual Costume Contest for the kids! Judging will take place promptly at 1:15 P.M. and there will be a prize for one child from each of the following age groups: 0-3, 4-7 and 8-12. There will be some fun games for the little ones—with prizes!

We will eat (hotdogs, yum!) just after the judging. Please bring a side to share. And don't forget your chairs since seating at the park is limited.

We can't wait to see you there!

*North Oaks Neighborhood Park
820 Plaza Drive, Austin, TX 78753*

EASY ONE BOWL PUMPKIN BREAD

Ingredients

1 cup white sugar	1/4 teaspoon ground cloves
1/2 cup brown sugar	1/8 teaspoon ground ginger
1 3/4 cups flour	3/4 cup pumpkin puree
1 teaspoon baking soda	2 eggs
3/4 teaspoon salt	1/2 cup vegetable oil
1 teaspoon ground cinnamon	1/3 cup water
1/2 teaspoon ground nutmeg	1 teaspoon vanilla

1. Preheat oven to 350°F. Butter and flour a 9x5 loaf pan, set aside.
2. Whisk together dry ingredients in a large bowl. Add wet ingredients and whisk, starting with the wet ingredients and working your way to the outside of the bowl, mixing until batter is smooth and clump-free.
3. Pour batter into the loaf pan and bake for 55-65 minutes, or until a toothpick inserted into the center comes out clean. Cool in the pan for 5 minutes and then cool on a rack until ready to serve. Cover with cream cheese frosting and enjoy!

CREAM CHEESE FROSTING:

Mix together 2 8 ounce packages of cream cheese and 1/2 cup butter until creamy. Mix in 1 teaspoon vanilla extract and then gradually stir in 2 cups powdered sugar.



Stats provided by:
Ashley Holmes
 REALTOR®
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 ashleyholmes@realtyaustin.com

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Status	Number	Street Name	List Price	Days
Pending	11304	April	\$199,900	52
Pending	11705	Spring Hill	\$164,900	3
Pending	11800	North Oaks	\$184,500	4
Sold	902	Riddlewood	\$148,000	2
Sold	11519	Trinity Hill	\$149,000	13
Sold	11524	Spring Hill	\$165,000	24
Sold	12009	North Oaks	\$169,900	7
Sold	11604	Oak Haven	\$184,900	29
Sold	11602	Blue Spring	\$155,000	3
Sold	11609	North Oaks	\$189,900	3
Sold	1004	Rocky Spring	\$205,000	3
Sold	12001	North Oaks	\$199,999	4
Sold	12001	Dove Haven	\$234,900	43
Sold	1310	March	\$229,500	6
Sold	11600	February	\$229,900	10
Sold	11404	June	\$234,999	2
Sold	1313	August	\$245,900	10

YARD OF THE MONTH

Four Seasons

11608 February Drive
 1207 August Drive
 11403 June Drive

North Oaks

11510 North Oaks Drive
 11803 Oak Trail
 12003 Dove Haven

Hillside

912 Fall Creek
 11612 River Oaks
 11631 River Oaks

Pictures are posted on the website.

WAYS TO CONNECT

Website:

www.newcna.wordpress.com

Facebook:

www.facebook.com/groups/newcna

Email:

newcnapres@yahoo.com

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

CRIME STATS 2013 2014

(July to mid October)

Abandoned Vehicle	1	0
Assault with Injury	1	1
Auto Theft	2	1
Burglary of Residence	0	6
Burglary of Vehicle	1	6
Criminal Mischief	1	2
Disturbance—Other	3	0
Family Disturbance	7	5
Fraud—Other	1	0
Harassment	1	1
Suspicious Activity	0	1
Terroristic Threat	0	1
Theft	4	3
Warrant Arrest Non Traffic	1	0