

The News

ISSUE #10
JANUARY 2017



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QUARTERLY MEETING

Thursday, January 26th
at 7:00 PM

Holy Word Lutheran Church
10601 Bluff Bend Drive

LETTER FROM THE PRESIDENT

As we begin 2017, it is time for our first neighborhood meeting that will include officer elections. As I stated in the last newsletter, I did not plan to run for President again. I have received many emails from residents asking what it would take to change my mind. My answer was simple: more participation from the neighborhood. In particular a full slate of officers and officers that will fulfill the duties as set out under the duties of the office. Running an effective organization is not hard or terribly time consuming as long as EVERYONE pulls their weight. however, having one, two or three people doing all the duties is a full-time job.

In the past we have asked people to run for office without a set duties, so the officers compiled a set of duties for each office. We hope to have these on our website soon, but if you are interested, just email me and I will send them to you. I am not saying I should be president, I welcome anyone to step up to run, but if I am to continue, I need a full slate of officers who are willing to fulfill the duties.

A few things to remember:

1. Per NEWCNA Bylaws if NEWCNA is dissolved, all monies in the treasury will be donated to a non-profit organization. If there is not a board of officers, then NEWCNA is dissolved. There can't be a

board without a president. I stepped up as president 3 years ago because nobody else would.

2. Without NEWCNA just this last year, ATCIC would have built their treatment center adjacent to our neighborhood and across the street from Graham Elementary.

3. Without NEWCNA apartments rather than condos would be built on May Dr. Both of these events would have a drastic effect on our neighborhood and property values. We have yet to see what will be proposed/built on the Peterson tract. Without a NEWCNA we probably won't know until it is too late.

If there is no board elected at the January 2017 meeting, NEWCNA will be dissolved and monies in the treasury donated to an appropriate non-profit charity. Hopefully this will not be the case!!! I appreciate each NEWCNA member and we have accomplished a great many things in the three years I have been president. We have quadrupled our membership. We have had regular meetings with speakers who have valuable information to give to the neighborhood. Through these meetings, we have let our concerns be heard to our City Council member, APD, Code Compliance, and even those seeking to bring developments near our neighborhood. The three COA departments now regu-

larly contact me. What a change! NEWCNA fought and won against the city (literally) with the defeat of ATCIC. We have been more informed about zoning and code issues in the neighborhood. We have digital speed limit signs on Berrywood (albeit temporary) due to our conversations at meetings with ADP officer Solis. We need to continue these successes, by having an active association. As Code Compliance, APD, and Councilwoman Ora Houston have stated at our meetings, the best way to assure safety in our neighborhood, is to have an ACTIVE neighborhood association. Please consider running for a vacant office and let me know before the January 26th meeting what office you would like to fill. For anyone wanting to run for President, I am willing to stay on board as zoning and code chair to help with any further of these issues. As chair this is a non-voting position on the board, but reports to the board about any issues potentially affecting our neighborhood. This would be at the request of the incoming board. Thank you for all the support you have given me as president. Without your support NEWCNA would not have these accomplishments. I just steer the boat.

I hope to see you at the meeting on January 26, 2017.

Vanessa Matocha
NEWCNA President

CODE UPDATE

David Matocha

Two issues we need to be more diligent about in our neighborhood: Parking of cars in yards. Our neighborhood opted into the COA ordinance for no front/side yard parking many years ago: "The intent of this ordinance is to prohibit a person from parking a motor vehicle in the front or side yard of a residential property except in a driveway or a paved parking space depicted on an approved site. This ordinance does not prohibit parking on the public street. A motor vehicle may only be parked on a driveway or paved parking space. In addition, a motor vehicle may be parked along a street as long as it does not block a driveway, alley, or access to a fire hydrant or is prohibited by a "No Parking" sign." If you are parking on grass you are subject to a fine courtesy of the APD. http://www.austintexas.gov/sites/default/files/files/Planning/Neighborhood_Planning/front_yard_parking_faq.pdf

Abandoned Cars - Many of you recently let NEWCNA President know about the BMW that was parked right at Berrywood and the access road. Officer Soliz sent me the following information regarding the criteria of an abandoned car: As for criteria, it must be "visibly" not running (broken axles, broken windows, flat tires, missing tires, etc.), or blocking a HIGHWAY, side roads DO NOT count. Expired tags are NOT one of the criteria. Unfortunately, simply sitting unattended for months is not one of the criteria, we get these complaints all the time, a car can sit for months on a street, but unless it has flat tires, broken windows, is up on blocks, etc., we cannot tag it. If Ofc. Fuertes can find a reason to tag/tow it, then he will.

AD RATES

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3/4 page \$75.00 Full page \$95.00

Receive a 15% discount if ad runs for a year!

Contact newcnapres@yahoo.com to place ad

OFFICERS & COMMITTEE CHAIRS

President

Vanessa Matocha
newcnapres@yahoo.com

Vice President: Four Seasons

Vacant Position

Vice President: North Oaks

This position is currently vacant. If you are interested in filling it, please email newcnapres@yahoo.com.

Vice President: Hillside

Sara Appleton
sgapottery@gmail.com

Treasurer

Debra Sue Trinqu
dstrinque@gmail.com

Recording Secretary

Kim LeBlanc
kimberly.allison.leblanc@gmail.com

Media Secretary

Jenn Vincent
jennvy.lynn@gmail.com

Zoning

David Matocha
matocha@flash.net

WHO CAN RUN FOR NEWCNA OFFICE?

Vanessa Matocha

Please see the Bylaws at:

<https://newcna.wordpress.com/bylaws/>

We need the following officers:

- President - up for re-election
- 4 Seasons VP - up for re-lection and currently vacant
- North Oaks VP - up for re-lection and currently vacant
- Recording Secretary - up for reelec-tion (Kim is willing to run again.)

1. Officers must be in good standing with NEWCNA - dues are currently paid. Membership shall be issued on the basis of the household as a unit upon payment of annual dues. (Art 5, Sec 1)

2. Only one resident of a household may serve on the Executive Committee at one time. (Art 7 Sec 4)

3. After a closer review of the by-laws, you do not have to live in one subdivision to run as VP of a subdivision. For purposes of serving as a vice-president or otherwise being represented there, residences outside the three existing subdivisions will be considered as part of the most adjacent of those sub-divisions. (Art 7, Sec 4)

Vincentian Family Center

901 West Braker Lane

Thrift Store:

Monday-Saturday 9am-7pm

Food Pantry:

Tuesdays 5pm - 7pm

Saturdays 10am - 12pm

2N1 Salad Bar & Grill:

Monday-Saturday 7am - 9pm



WHEN YOU FILL OUT YOUR 2017 NEWCNA MEMBERSHIP FORM, PLEASE COMPLETE ALL INFORMATION - DO NOT WRITE ON FILE. THANK YOU!

DIGITAL SPEED SIGNS

Vanessa Matocha

APD Officer Adam Soliz called and told me that the City of Austin bought 6 signs for the entire city. We have two of them located on Berrywood Drive! Officer Soliz snatched those two because members of NEWCNA have been telling him about all the speeding on Berrywood, January, and River Oaks. As they say the squeaky wheel gets the oil. Unfortunately, these signs are temporary, usually about a month. After that time, they are taken down and moved to another location. Officer Soliz did say it would be an excellent idea to write our City Council representative, Ora Houston, and let her know how much these signs have made a difference in the traffic flow along Berrywood. In fact, we could ask what it would take to have some permanently installed in our neighborhood. These signs are part of a pilot program to see if they are effective. The more positive feedback APD and the City gets about them, the more likely they are to get more or possibly even make them permanent in areas like ours where drivers are coming off roads with a high rate of speed (access roads & Dessau) to neighborhood roads with much lower speeds. You can reach Ora Houston's office at: Ora.Houston@austintexas.gov
Mailing Address:
P.O. Box 1088
Austin, TX 78767

AUTO BREAK-INS

Vanessa Matocha

The following is an email I received from Officer Soliz. If you are a member of NEWCNA you get this information with attachments in a timely manner. If you are a member of NEWCNA and not getting emails from me, we probably don't have an updated email address. Please make sure when you complete your 2017 membership form you complete all information. Do NOT write you have my information. We just might not! Recently there has been an increase in vehicle burglaries in the Austin Police Department Reg. II, Edward 4 District. Reading some of the reports, it seems some of these cases, owners have failed to secure their vehicles, left garage doors open/unlocked, left valuable items in their vehicles, or in some instances, all of the above. I am e-mailing these tips to leaders in the communities, property managers, and others to ensure the information is getting out. In an effort to keep residents from being victims of a burglary, I have attached a flyer with car burglary prevention tips. Please send out to your neighbors, residents, or NA/HOA members, and others. If you have any questions, please feel free to e-mail, or call. SPO Adam Soliz Region II District Representatives Austin Police Department P.O. Box 698001, Austin, TX 78768-9001 512.974.8143 <http://www.austintexas.gov/>

CRIME STATS

Crime	'15	'16
ABANDONED VEH	6	0
ACCIDENTAL INJURY	1	0
AGG ASSAULT	10	4
ASSAULT	5	7
ASSIST EMS	0	1
AUTO THEFT	1	1
BREACH OF COMP. SEC.	1	0
BURGLARY	4	13
CHILD CUSTODY	0	2
CRASH/LEAV. THE SCENE	1	5
CRIMINAL MISCHIEF	7	5
CRIMINAL TRESPASS	2	1
CRUELTY TO ANIMALS	0	2
DATING DISTURBANCE	1	0
DEATH - NAT. CAUSES	1	0
DEBIT CARD ABUSE	2	1
DECEASED PERSON	0	2
DISTURBANCE - OTHER	5	1
DWI	1	0
FAMILY DISTURBANCE	22	22
FELONY ASSLT W/INJ	1	1
FOUND FIREARMS	1	0
FOUND PROPERTY	1	2
FRAUD - OTHER	4	1
HARASSMENT	0	1
LOST PROP	4	0
POSS CONT. SUB/NARC.	4	2
RECKLESS DAMAGE	0	1
REQUEST TO LOCATE	1	1
SUSPICIOUS PERSON	2	1
THEFT	5	7
VIOL OF PROT. ORDER	1	0



NEWCNA MARKET SNAPSHOT

Prepared by Liz Rogers, REALTOR®, Stanberry & Associates REALTORS®

Here is how the real estate market is performing in our Neighborhoods!

Average Sales Price	\$287,000
Average Days on Market	25
Months Inventory	2

As a resident of Four Seasons for over 15 years, I'm keenly interested in how our neighborhoods perform in the real estate market!

We are all familiar with increasing home prices across Austin. Did you know that the length of time homes are on market is also increasing? So are the months of inventory. These trends reflect a more 'balanced' market across Sellers and Buyers.

What will Spring bring? We will have to wait and see....

LizRogers@Stanberry.com (512) 750-3088 LizRogersRealEstate.com

*Data Source – Austin MLS



PORK, WHITE BEAN AND KALE SOUP

Ingredients:

1	T Olive oil	1	Pound pork tenderloin
3/4	Tsp Salt	1	Medium onione, finely chopped
4	Cloves garlic, minced	2	Tsp paprika, preferably smoked
1/4	Tsp crushed red pepper	1	Cup white wine
4	Plum tomatoes, chopped	4	Cups chicken broth
1	Bunch kale, chopped	1	15 oz can white beans

1. Heat oil in a dutch oven over medium-high heat. Add pork, sprinkle with salt and cook, stirring once or twice, until no longer pink on the outside, about 2 minutes. Transfer to a plate with tongs, leaving juices in the pot.
2. Add onion to the pot and cook, stirring often, until just beginning to brown, 2 to 3 minutes. Add garlic, paprika and crushed red pepper and cook, stirring constantly, until fragrant, about 30 seconds. Add wine and tomatoes, increase heat to high and stir to scrape up any browned bits. Add broth and bring to a boil.
3. Add kale and stir just until it wilts. Reduce heat to maintain a lively simmer and cook, stirring occasionally, until the kale is just tender, about 4 minutes. Stir in beans, the reserved pork and any accumulated uices; simmer until the beans and pork are heated through, about 2 minutes.

Recipe courtesy of EatingWell Magazine, September/October 2007

REZONING OF 1308 BRAKER LANE

Vanessa Matocha

This is the development bounded by Dessau, Braker, May, and June. After the Planning & Zoning Commission approved MF2 rather than the requested MF4 by Thrower Design, the case was sent to the City Council. Christopher Hutchins with Ora Houston's office called to get the neighborhood's feel for this project. I told him we were concerned with this project being an apartment complex and the possibility of the decline of the rental property as we have seen along Walnut Ridge. I told him we would be much happier if the development were an HOA property. After the hearing I got the following email from Chris:

On Fri, Nov 18, 2016 at 10:33 AM,

Vanessa,

Here is what I got the developer to agree to : I move to approve the rezoning of the property at 1308 Braker Lane from Single Family 2 to Multi-Family 2 with a Conditional Overlay prohibiting Multi-Family Residential Uses, allowing all other permitted uses under Multi-Family 2.

It ended up not being a motion but in fact Jerry Rusthoven of the Planning Department read it into the record amending staff's recommendation which was unanimously approved on consent.

This means that they will build townhomes or condos, but they are prohibited from building apartments. As well, I believe this then caps them at 11 units.

Thanks for checking in.

Christopher

Again, it was because we have an active neighborhood association that we were contacted by Ms. Houston's office and they worked with us. Without NEWCNA it would have gone forward as apartments.

STREETS BY NEIGHBORHOOD

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



Stats provided by:

realty/austin

Jenny Rosas

c (512) 568-0483

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jennyrosas@realtyaustin.com

Status	#	Street	List	DOM
Active	905	Rocky Spring	\$255,972	64
Active	11805	Dove Haven	\$259,900	39
Active	11508	Oak	\$260,000	75
Pending	800	Monterrey	\$225,000	34
Pending	11631	River Oaks	\$269,500	108
Pending	11506	Trinity Hill	\$295,000	48
Sold	11801	River Oaks	\$239,500	10
Sold	905	Fall Creek	\$249,900	31
Sold	1005	Berrywood	\$266,000	3
Sold	12005	Oak	\$325,000	68
Sold	800	Walnut Creek	\$344,000	8
Sold	11409	June Drive	\$369,000	28