

The News

ISSUE #9
OCTOBER 2016



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QUARTERLY MEETING

Thursday, October 27th
at 7:00 PM

Holy Word Lutheran Church
10601 Bluff Bend Drive

LETTER FROM THE PRESIDENT

Well, this last quarter has been very busy and very exciting! We faced a rezoning issue that could have greatly changed our neighborhood. The CEO of ATCIC sent out a letter that I personally thought showed us we were correct in saying they would not be a good neighbor. Mr. Evans accused us of trying to keep those with mental health issues and addiction problems from receiving help. He seemed to overlook the real issue of safety. It wasn't just us that scratched our heads at the fact that ATCIC thought locating a treatment center less than 200 feet from an elementary school was a good idea. The principal of Graham Elementary planned to speak at the ZAP meeting over his concerns of the children's safety at his school. Buckner Villas was signing the valid petition we planned to present at the City Council meeting. Trustees of AISD had contacted Mr. Evans with grave concerns. Ora Houston's office also contacted ATCIC and backed our request for a postponement at the ZAP meeting. I am proud to say I saw so many of you get involved in writing letters and speaking up. It made an impression that so many residents took the time to be present at the ZAP meeting.

On a personal note I want to say thank you to all who sent me emails thanking

me for the time I put into this project as well as those of you who dropped off chocolate to keep me going. And I was greatly surprised to return from my vacation to be presented with a gift card from many of the residents in Four Seasons. I am very grateful for your encouragement and gifts of appreciation. Mostly I am encouraged to see our residents come together to fight for what they believe is best for our neighborhood.

I am proud of NEWCNA and proud to be your president. In the last three years I have seen our association grow from about 30 members to 145 members. We still have a long way to go as we have about 700 homes in the neighborhood, but we are becoming more involved and more active. Our meetings are well attended - many times close to 100. Your officers have done many things to reach out to the neighborhood - we have a Facebook page for all residents to communicate about our neighborhood, we have a website, emails are sent out to members as issues arise, and you can now pay your dues by credit card on our website or at meetings. NEWCNA, you have come a long way baby. Let's keep on truckin'!

Vanessa Matocha
NEWCNA President

OFFICERS & COMMITTEE CHAIRS

President
Vanessa Matocha
newcnapres@yahoo.com

Vice President: Four Seasons
Dave O'Quinn
daveoquinn@yahoo.com

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
jennyv.lynn@gmail.com

Zoning
David Matocha
matocha@flash.net

ZONING REPORT

Vanessa Matocha

1308 Braker Lane Case Number: C14-2016-0068: This land is currently zoned SF2 and Ron Thrower of Thrower Design has petitioned the Zoning Commission to rezone the property to MF4 for apartment/condo development. When I spoke with Heather Chaffin in zoning, she told me that she was recommending MF2 to the ZAP committee. What is the difference?

	MF2	MF4
Units per acre	23	54
Set Back	25 feet	15 feet
Height Restriction	40 feet (2 story)	60 feet (3 story)

I recently spoke to Mr. Thrower and he told me he is not sure if the development will be condos or apartments. He also sent me an original site plan with 12 units. This may not be the final plan developed. This site plan is based on the MF4 zoning. If they receive MF2, this design will change due to the 25 foot set back and the two story rather than three story height restriction. We will set up a new tab on the website that will cover any zoning cases affecting our neighborhood. This case is set to go to the ZAP on October 4th at 6pm. If this information changes, I will send out an email update to NEWCNA members.

Peterson Property on Wedgewood: While I have NOT received a zoning request change for this property along Wedgewood and Braker Lane, I know many of you are interested in any new developments. The previous deal for the Peterson property did fall through. There is a new realty agency representing the Petersons. The new agent Brent Campbell returned my call and seemed much more open to conversing with me as the neighborhood president, and said if I had any questions to contact him. At the time I spoke with Brent, there were two developers that were interested and both have made a trip out to view the property. These developers are looking at single family or higher end condo units. NOT APARTMENTS!! Something that will be compatible with our established neighborhood. The potential buyers like our

neighborhood. They are not happy with the Walnut Ridge area, but hope that it will rise to the level of the neighborhood if they bring in good housing.

There is a potential for commercial development along Braker Lane that would be beneficial to the existing neighborhood - coffee shop, CVS, etc. This is not how it is zoned at this time and would require a OOA rezoning request. Some of you may remember a time when Northern Tool was a Safeway and the horse store was an Eckerts (pharmacy)

I know many long-time residents want the greenspace to remain, but with the city of Austin growing (approximately 120 new residents move to the Austin area per day) our neighborhood will be growing with it. The best we can hope for it to get the best development for our neighborhood. We will see where this new development leads, but the good news so far is that Brent, unlike the previous realtor, is friendly and willing to discuss matters with me as neighborhood association president.

AD RATES
 Business Card Size \$20.00
 1/4 page \$35.00 1/2 page \$47.50
 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

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



NEWCNA UPDATE

Vanessa Matocha

October Meeting

Mr. Ron Thrower has stated he would like to come to our meeting and discuss the development plans for the "L" shaped lot at 1308 Braker Lane. This property is bounded by Braker Lane, May Drive, Dessau Road, the surveying company, and Dance and Twirl. I have invited him to our October meeting. Many developers will allow surrounding neighborhoods to have some input in the development plans. We will know the ZAP's official recommendation of MF4 or MF2 to the City Council by the time of our meeting.

January Meeting

January is our annual business meeting. According to the NEWCNA bylaws we will be hold elections for the positions of President, Four Seasons VP, and Hillside VP. Yvonne Johnson tendered her resignation as North Oaks VP on July 20th. This position will need to be filled. I have enjoyed my time as president, but after three years I feel it is time for someone new to step in and lead this wonderful association. Please consider whether you will run for one of these positions. Our bylaws are on the website and anyone may visit the site. Officers did draw up duties for each office this year, so if you are considering running for a position and want more information, send your request to NEWCNAPres@yahoo.com. The only requirement is that you are a current NEWCNA member at the time of the election.

What can you get for just \$0.04 a day? An annual membership to NEWCNA!

Do you want to get news affecting your neighborhood between newsletters? Join NEWCNA. As we get information, we pass it on to our members via email. When you join NEWCNA and supply us with your email address, we automatically add you to our database. We are unable to honor this request to the general public. You will find a membership form inside *THE NEWS*. Join us today!

DID YOU KNOW?

Anne Psencik

When mowing your yard, it is best to blow leaves and/or grass cuttings back onto the grass or other vegetated area or bag them for recycling? There is actually a City of Austin ordinance which prohibits blowing grass cuttings onto the street. Why? According to the City of Austin Watershed Protection Development Review office: Leaves, trash and debris can clog storm drains and drainageways, causing them to back up and create localized flooding. Leaves and debris blown into the street end up in creeks; as they decompose, they can deplete the water of oxygen and potentially cause fish kills. Pollutant-laden dirt and sediment can add toxins to the water.

Our neighborhood has many responsible residents who clean up after their dogs when walking them. However, there are still a few residents who do not make that extra effort. This is unsightly and unsanitary. Please move up a notch into the “responsible” category: Clean up after your dog(s).

You may think that you are saving money by using the smallest possible trash cart. However, if you have any extra trash that is without a sticker (available, for example, at HEB or Walmart for \$4.00 each), you will be charged a minimum of \$9.60 plus tax for each extra-trash occurrence. Think about how quickly that cost can add up! Trash and recycling carts should be set out to the curb by 6:30 a.m. on the collection date. They may be set out the night before, but not before 8:00 p.m. And carts should be returned to their storage area no later than 10:00 p.m. on the date of collection.

The City of Austin street sweeper tries to be in every neighborhood six times annually. If vehicles are parked on the street at the time the sweeper truck is in the area, the driver is unable to sweep; he has to detour around the parked vehicles.

These are simply reminders of little things we can do to keep our neighborhood streets pleasing in appearance and safe for everyone.

HOME COMPOSTING REBATE PROGRAM

Debra Sue Trinqué

<http://www.austintexas.gov/composting>

Most Austinites can earn a \$75 rebate on a home composting system through the City of Austin Home Composting Rebate Program. To qualify, attend a free composting class in the community or watch a class online. Then apply!

Choose your classroom.

Community classes: Austin Resource Recovery offers free composting classes to the public throughout the year. View the current composting class schedule and register today.

Online tutorial: Watch a 15-minute online class to qualify for the rebate. If you take the online class, you must complete a questionnaire and include it with your rebate application packet.

Choose how to save.

The City of Austin offers two \$75 savings plans for the purchase of a home composting system. After you attend a class, choose the option that works best for you.

Go Local Plan—\$75 coupon before purchase

- Submit an online rebate application or download and print a PDF application form.
- Receive a \$75 coupon for a home composting system by mail.
- Purchase a home composting system at an approved local Retail Partner and redeem your coupon.

Go Anywhere Plan—\$75 rebate after purchase

- Submit an online rebate application with copies of your receipt or download and print a PDF application.
- Purchase a home composting system from any retailer of your choosing.
- Receive a \$75 rebate check from the City of Austin by mail.

CRIME STATS

TYPE	'15	'16
ABANDONED VEH	1	2
AGG ASLT	3	4
ASSAULT	10	3
AUTO THEFT	0	1
ASSIST EMS	2	0
BREACH OF COMP. SEC.	0	1
BURGLARY	3	18
CHECK WELFARE	1	0
CHILD CUSTODY INTERFERE	1	2
COUNTERFEITING	1	0
CRASH	2	10
CRIMINAL MISCHIEF	5	5
CRIMINAL TRESPASS NOTICE	2	3
DATING DISTURBANCE	3	2
DEATH / NATURAL CAUSES	0	1
DEBIT CARD ABUSE	1	3
DISTURBANCE - OTHER	1	3
DRIVING W/ LICENSE INVALID	0	2
DWI	1	1
EVADING / VEHICLE PURSUIT	0	1
FALSE REPORT OFFICER	0	1
FAMILY DISTURBANCE	14	11
FORGERY AND PASSING	0	1
FOUND PROPERTY	1	4
FRAUD - OTHER	2	1
HARASSMENT	2	2
LOST PROP	0	1
PAROLE VIOL	1	0
POSS NARCOTIC	0	2
PUBLIC INTOXICATION	0	1
REQUEST TO LOCATE	2	0
TERRORISTIC THREAT	3	2
THEFT	2	7
VIOL OF PROT. ORDER	1	0
WARRANT ARREST NON TRAFF	1	0

BUTTERNUT SOUP WITH SAGE BREADCRUMBS

Ingredients:

1.5	T	butter	1.5	T	Olive oil
2		Cups chopped onions	2	T	chopped parsley
2		t chopped fresh sage	4		Cups 1/2" cubes butternut squash
1.5		t sea salt	1		Garlic clove, minced
5-6		Cups chicken or vegetable stock	2		Crustless slices bread
4		t butter	1		T finely chopped fresh sage

For soup: Melt butter in large pot. Add onions, parsley, sage—saute until onions are softened, about 5 minutes. Add squash and salt, saute until squash softens and onions are golden, about 6 minutes. Add garlic, stir 1 minute. Add 5 cups stock, bring to a boil. Reduce heat, cover, and simmer until squash is very soft, about 25 minutes. Cool slightly. Working in batches, puree soup in blender, allowing some texture to remain. Return soup to pot. Thin with stock if desired. Season with pepper and more salt, if desired.

For breadcrumbs: Place bread in processor, blend until fine crumbs form but some slightly coarser crumbs remain. Cook butter in large nonstick skillet over medium heat until golden, about 2 minutes. Add breadcrumbs and sage. Cook until crumbs are crisp, stirring frequently, about 10 minutes. Remove from heat and cool.

Recipe courtesy of Bon Appetit February 2008

NEIGHBORHOOD SAFETY

Vanessa Matocha

Our APD representative, Adam Solis, sent out this statement, "In recent months, there have been an increase in vehicle burglaries in the northeast Austin area. The Austin Police Department reminds residents to remove, or hide any valuables from their cars, and lock your doors. Do not leave anything of value in your vehicle in plain view (cell phones, chargers, tablets, laptops, iPods, GPS units, back packs, etc.). Either place items in the trunk, out of sight/covered, or take the items with you. Please do not hesitate to call 911, and report any suspicious persons, or activity."

We have had our truck broken into twice as has our neighbor so don't think they only hit you once. The last time we had the police come out and fingerprint our car. I would encourage anyone who has their car broken into to do the same. This can determine if there is one or more individuals involved. Many in the neighborhood have now put up cameras to try and get more information. Please keep your porch-lights on to make it easier to spot those prowling at night.
#SeeSomethingSaySomething

On another safety note we have many who walk in the evening. Walkers, PLEASE wear light colored or reflective clothing. Our neighborhood is not well lit and it is very difficult to see you. Dark clothing makes it almost impossible. We want everyone to get home safely so pedestrians do your part. Wear appropriate clothing, don't walk and text, and be aware of your surroundings. Drivers, slow down, focus on the road, and be on the lookout for pedestrians. Remember Halloween is just around the corner and many children will be on our streets.

Holiday Open House

Come enjoy a cozy fire, some holiday treats and support some small businesses while finishing your last minute Christmas shopping!

December 10th from noon to 5:00 PM
11309 June Drive
Questions? Call or text Jenn (512) 436-0352

LuLaRoe Clothing - Mary Kay Cosmetics
Noonday Collection Jewelry - Norwex
Handmade Pottery & Art Prints
And much, much more!

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

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jennyrosas@realtyaustin.com

Status	#	Street	List	DOM
Active	11805	Spring Hill	\$243,500	80
Active	905	Fall Creek	\$249,900	26
Active	11800	North Oaks	\$265,000	72
Active	11508	Oak	\$275,000	3
Active	11631	River Oaks	\$289,500	24
Active	12005	Oak	\$325,000	17
Active	900	River Oaks	\$274,900	21
Active	1306	September	\$292,900	7
Pending	11905	North Oaks	\$325,000	4
Pending	800	Walnut Creek	\$344,000	8
Pending	11911	River Oaks	\$365,000	4
Sold	11528	Spring Hill	\$249,900	42