



Northeast Walnut Creek Neighborhood Association October 2017

# Quarterly Meeting

Thursday, October 26<sup>th</sup>  
at 7:00 PM

Holy Word Lutheran Church  
10601 Bluff Bend Dr

<https://newcna.wordpress.com>

<https://facebook.com/groups/newcna>

PO Box 140014, Austin, TX 78714

[NEWCNAPres@yahoo.com](mailto:NEWCNAPres@yahoo.com)

## Letter from the President

*Vanessa Matocha, NEWCNA President*

It's FALL FESTIVAL TIME. Mark your calendars for October 28<sup>th</sup>. We will meet in the park at noon. NEWCNA will be providing burgers, drinks and chips. We ask each family to bring a dessert and chairs for you to sit on. We are also in need of folding tables. Bring the kids in their Halloween costumes and let them enter the costume contest and the mini pumpkin decorating contest. NEWCNA will be providing mini pumpkins.

The Austin Fire Department will be coming out for young and old to see and explore a real fire truck. Due to it being a working firetruck, we can't give you a time of arrival or departure, so come early to make sure you don't miss it.

If you would like to volunteer with setup, cleanup, or in other needed areas, please contact Luke Keyes at [Lukeyes@gmail.com](mailto:Lukeyes@gmail.com) and let him know how you can help. Look for the neighborhood signs a week before the picnic/festival.

Speaking of signs, please respect the NEWCNA signs we place throughout the neighborhood. We generally place these at major street corners as remind-

ers to residents of meetings, the annual garage sale, and picnics. Unfortunately, we have had individuals remove our signs and even tear them up. These signs are placed in the City of Austin right-of-way. If you have a problem with sign placement please send an email to [NEWCNAPres@yahoo.com](mailto:NEWCNAPres@yahoo.com) and let me know the problem and we will work with the homeowner.

School has begun and children are heading to and from school by foot, on bikes, and buses. Slow down and be aware of kids and parents with kids! When school buses have flashing amber lights, be prepared to stop. All traffic must stop when a bus has its flashing red lights and/or STOP sign activated. Opposite flow traffic must also stop unless there is a grass median, fence, or concrete barrier between their lanes and the school bus. Most buses are now equipped with cameras to record cars that do not stop. Those without cameras often have police on board to make citations. Those citations are not cheap! And kids, keep yourself safe by looking both directions before crossing roads.

## Yards of the Month

### July

- 1317 August, 11803 Oak Trail, 11621 River Oaks Trail

### August

- 1214 August, 11613 Oak Trail, 1007 Berrywood

### September

- 11306 June, 901 Riddlewood, 903 Fall Creek

Thank you to our YOM judges:

- **North Oaks:** Luke Keyes, Cheryl Richter, and Kermit & Sandy Graf
- **Hillside:** Sara Appleton and Anne Psencik
- **Four Seasons:** Debra Sue Trinke, Lois Johnson, and Shar Minton

## Officers and Committee Chairs

### President

Vanessa Matocha  
[NEWCNAPres@yahoo.com](mailto:NEWCNAPres@yahoo.com)

### Vice President: Four Seasons

Cheryl Richter  
[cherylrichter1@me.com](mailto:cherylrichter1@me.com)

### Vice President: North Oaks

Luke Keyes  
[lukeyes@gmail.com](mailto:lukeyes@gmail.com)

### Vice President: Hillside

Sara Appleton  
[sgapottery@gmail.com](mailto:sgapottery@gmail.com)

### Treasurer

Debra Sue Trinke  
[dstrinke@gmail.com](mailto:dstrinke@gmail.com)

### Recording Secretary

Kim LeBlanc  
[kimberly.allison.leblanc@gmail.com](mailto:kimberly.allison.leblanc@gmail.com)

### Media Secretary

Andrew Denman  
[andrew.denman@gmail.com](mailto:andrew.denman@gmail.com)

### Zoning Committee Chair

David Matocha  
[matocha@flash.net](mailto:matocha@flash.net)

## City of Austin

Dial 9-1-1 for Emergencies  
Dial 3-1-1 for all other requests including non-emergency police, any City of Austin services, and reporting code violations.

### District 1 Council Member

Ora Houston, 512-978-2101  
[Ora.Houston@austintexas.gov](mailto:Ora.Houston@austintexas.gov)

### Other Numbers

512-974-8143, Adam Soliz, APD Officer  
512-974-9129, Heather Berryman, Code Compl.  
512-280-0075, Abandoned Vehicles  
512-974-4343, Household Hazardous Waste

# Zoning Update

Vanessa Matocha

I recently talked with City of Austin (COA) Zoning and Platting (ZAP) department and the movement to rezone the Peterson's property is moving very slowly. The main obstacle is the traffic analysis. Gehan Homes has submitted a proposal and the city has sent back their comments. Right now it is a ping pong game between developer and COA.

One big issue is that the COA wants continuity between neighborhoods and the city and has requested Gehan extend Plaza Drive across the creek to connect with Wedgewood Drive. This would allow traffic from the new subdivision to exit directly to IH-35 northbound. The COA would also like to punch through a street to connect with Walnut Ridge. Zoning has also designated a right turn lane from Wedgewood onto Braker Lane. All this is an extra cost to the developer. Until the traffic analysis is done it is our understanding that zoning will not move forward. The ZAP commission meeting is projected to be held sometime between October and December.

This summer Ian Dietrich set up a lunch where I met with Chris Lynch, Gehan Homes VP of Land Operations. A topic of particular concern for our neighborhood is that the COA is requiring Gehan to develop the front of the land on Braker into commercial property. Neither Gehan Homes nor NEWCNA board supports this. The COA is recom-

mending a Commercial Zoning of GR. This is NOT the zoning we want in our neighborhood. It is the broadest commercial zoning and includes residential treatment centers, group homes, pawn shops, and recycling centers. I have spoken with Councilwoman Ora Houston's office and they are aware of our objections. Their comment was that GR is not proper commercial zoning for a neighborhood. However, that is what the COA ZAP is recommending and what NEWCNA will need to work diligently to change.

NEWCNA will need the support of its members to fight this just as we needed you when we fought ATCIC last spring. You want to know why you should join your neighborhood association, this is it. Without NEWCNA, zoning would be passed and residents would only know about it after the fact. As Ora Houston, our elected city council member, told us at the NEWCNA meeting last year, a safe and productive neighborhood has an active neighborhood association.

For those who came to the meeting, you were able to see Gehan Homes' concept and learned more of what is proposed on the Peterson tract. We will have Gehan Homes present their permanent plan and do a Q&A with residents before the zoning meeting is set. NEWCNA members check your emails for this announcement and other zoning developments.

# Trouble with Plaza Drive

Vanessa Matocha

Many members have contacted the NEWCNA President regarding trash, parking, and clandestine meetings that are happening on Plaza Drive along the apartments. We have contacted APD and Code Compliance about these matters, but as the saying goes, the squeaky wheel gets the oil. The more people who contact APD and Code, the more likely there is to be action taken. Officer Soliz with APD can be reached at 512-974-8143. Our assigned Code Compliance officer Justin

has left for another position, so call 3-1-1 to report any problems. Remember: if you see suspicious activity do not try to intervene, but call 9-1-1 and report the problem.

One thing residents can do to help is look into having street lights installed. You can find information for requesting street lights from the COA on the NEWCNA website under the "safety" tab. Illegal/questionable activities rarely take place in well lighted areas.

## Vincentian Family Center

901 West Braker Lane

### Thrift Store:

Monday-Saturday 9AM - 7PM

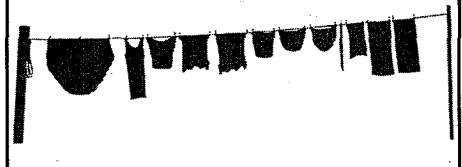
### Food Pantry:

Tuesdays 5PM - 7PM

Saturdays 10AM - 12PM

### 2N1 Salad Bar & Grill:

Monday - Saturday 7AM - 9PM



## Ad Rates

Business Card Size \$20

¼ Page \$35      ½ Page \$55

⅔ Page \$75      Full Page \$95

Receive a 15% discount if your ad runs for a year (4 issues)!

Contact [NEWCNAPres@yahoo.com](mailto:NEWCNAPres@yahoo.com)

What can you get for just \$0.05 a day? An annual membership to NEWCNA!

Get news affecting your neighborhood between newsletters by joining NEWCNA. As we get information, it is passed on to our members via email.

When you join NEWCNA and provide an email address, you will begin receiving these supplementary updates. We are unable to send these notices to non-members.

Cut off the bottom half of the next page, fill out the membership form, and mail it to the listed address with your payment. Join us today!



# Austin Area Events: Fall 2017

## October 4<sup>th</sup>—Free First Sundays at the Bullock History Museum

Enjoy FREE exhibition admission during the first Sunday of every month. Special family programs from 12-3 p.m. <http://www.thestoryoftexas.com>

## October 6<sup>th</sup>–8<sup>th</sup> and 13<sup>th</sup>–15<sup>th</sup>

### Austin City Limits Music Festival

One of the country's largest celebrations of live music, with more than 140 musical acts on eight stages over the course of two weekends.

<http://www.aclfestival.com>

## October 20<sup>th</sup>–22<sup>nd</sup>

### FORMULA 1 US Grand Prix

Three days of international car racing on a world-class circuit, headlining performances by Justin Timberlake and Stevie Wonder, and more.

<http://www.circuitoftheamericas.com/f1>

## October 26<sup>th</sup>–November 2<sup>nd</sup>

### Austin Film Festival

Recognized as one of the top film

festivals and conferences in the country, this cinematic event shines the spotlight on top-billed films and indies alike.

<http://www.austinfilmfestival.com>

## October 28<sup>th</sup>—Viva la Vida Festival

Austin's largest and longest-running Day of the Dead event. Taste traditional foods from Austin's best food trucks and participate in hands-on art activities at this FREE event.

<http://mexic-artemuseumevents.org>

## November 3<sup>rd</sup>–12<sup>th</sup>—Wurstfest

Visit New Braunfels to enjoy good food, music, beers, and the finest in Alpine and Bavarian entertainment.

<http://www.wurstfest.com>

## November 4<sup>th</sup>–5<sup>th</sup>

### Texas Book Festival

One of the country's premier literary events with readings, panel discussions, signings, live music, and children's activities. FREE and open to the public.

<http://www.texasbookfestival.org>

## November 4<sup>th</sup>–5<sup>th</sup>

### Austin Celtic Festival

The largest gathering of Celts in Central Texas, this event is home to Irish, Scottish, and Breton music, dance, sports, storytelling, and more.

<http://www.austincelticfestival.com>

## November 11<sup>th</sup>–12<sup>th</sup> and 18<sup>th</sup>–19<sup>th</sup>

### East Austin Studio Tour

Over 70 east-side studios open for your viewing and purchasing pleasure.

<http://www.east.bigmedium.org>

## November 23<sup>rd</sup>—Turkey Trot

ThunderCloud Subs' annual 5-mile run/1-mile walk is a great way to work up a Thanksgiving-sized appetite.

<http://www.thundercloud.com>

## November 24<sup>th</sup>–December 24<sup>th</sup>

### Blue Genie Art Bazaar

The free Bazaar features handmade artwork and gifts from more than 200 local and regional artists.

<http://www.bluegenieartbazaar.com>

# 2017 NEWCNA Membership Form

Any resident (owner or renter) is welcome to join the association. Dues are \$20.00 per household and are used to fund newsletters, meetings, picnics, and other association activities. Credit card payments can be made online for an additional \$1 processing fee. Membership runs from January 1 to December 31 each year.

Information provided on this form is NOT used for solicitation; it is only used to send information from the association to active members. *Complete all information below - do not assume we have your information!*

Name: \_\_\_\_\_ Spouse/Other: \_\_\_\_\_

Address: \_\_\_\_\_

Email 1: \_\_\_\_\_ Home Phone: \_\_\_\_\_

Email 2: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

I would like to help with the following volunteer activities:

Block Captain  Picnics/Social  Neighborhood Watch  YOM  Newsletter Ads  Clean-Up

Office Use Only: Status:  Renewal  New Member

Received on: \_\_\_\_\_ by \_\_\_\_\_

Paid via:  Cash  CC  Check # \_\_\_\_\_ Amt: \_\_\_\_\_

Deposit Date: \_\_\_\_\_ Date Sticker Issued: \_\_\_\_\_

Mail this form and \$20.00 payment to:

NEWCNA  
PO Box 140014  
Austin, TX 78714

# Code Compliance

David Matocha

Many of you know Justin Brummer who was our neighborhood code compliance officer and know what a great guy he is. He was eager to hear from us and worked directly with NEWCNA to help address any issues we had in our neighborhood.

Justin has been transferred to the Repeat Offender department. The Repeat Offender Program deals with single and multi-family rental properties in the COA that receive numerous health and safety complaints within 24 consecutive months. If a property falls under these conditions, the owner must pay a \$254 fee and register with the COA.

Since Justin Brummer has moved to a different division, where does that leave NEWCNA? Heather Berryman was recently hired by the COA Code Department and as of September 29<sup>th</sup> our neighborhood is part of her territory.

She stopped by the house the other day to meet with NEWCNA President, Vanessa Matocha, and myself to discuss issues in our area. Some of the issues we discussed were lawns more than 12 inches high, boats not parked behind a solid fencing such as wood or concrete block, items that can collect rainwater and become mosquito breeding grounds, trailers in drives or yards that are used as storage units, and appliances left on the street or in the yard. She also commented on cars parked in front yards that, while against COA ordinance, are reported to APD.

We believe Heather will continue the great job that Justin started in our neighborhood. She left her card and encourages any resident to contact her with any questions or concerns. Her phone number has been added to the first page of the newsletter.

# Bluff Bend Bridge Update

Vanessa Matocha

Getting to our meetings has been an arduous journey since floods in March 2016 washed away the foundation of the bridge. The road was closed to prevent a sinkhole from opening as someone drove across the bridge and the project was undertaken by the COA Watershed Protection department on an emergency basis. While it seems like they are taking



HOLE IN THE ROAD

## Volunteer Opportunity Descriptions

**Block Captain:** Deliver newsletters to specified addresses quarterly. Periodically we have other announcements that need to go out to residents such as notifications about the picnics and social events, neighborhood garage sale, etc. We aim for 10-15 houses per Block Captain.

**Picnics / Social:** We need people to help plan, set-up and clean-up for NEWCNA social activities.

**Yard of the Month:** We need people to scout their neighborhood subdivision (North Oaks, Hillside, and Four Seasons) to tell us what yard they feel should receive the award each month from April to October. Come be part of the selection team!

**Advertising:** We need individuals who are willing to go to businesses, especially in the surrounding area, to ask if they would like to run an advertisement in the NEWCNA quarterly newsletter. Ads help offset the cost of the newsletter.

**Clean-Up:** Meets periodically to collect trash and debris around the neighborhood as designated by the committee chair. Help keep our neighborhood beautiful!

**Neighborhood Watch:** This is set up per-block or per-street and only works if people in the designated area are willing to participate. We need at least 50% participation in an area to designate it as a Neighborhood Watch area. If you want one on your street, volunteer to help! Training will be provided.

*Let us know about any other opportunities you would like to help with that will benefit NEWCNA. This is your association, it is only as good as the people who help make it great!*

forever, this type of project generally takes 3-5 years to complete. I received the following information from the COA last month.

During the summer, there were two major tasks remaining:

- Replacing the water line that was removed earlier in the project
- Rebuilding the road

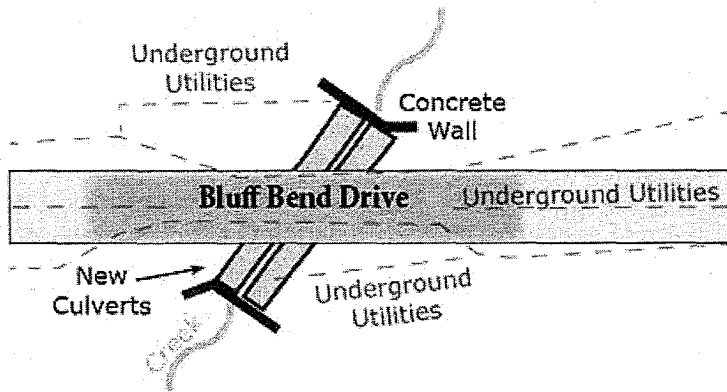
I spoke with Joseph Zerda, Project Manager, and he gave me the following information:

- The summertime storm water runoff impeded needed excavation work
- The drainage box culverts have been installed so work can now continue even with rains
- The stream bank has been stabilized
- Back fill has been added for the installation of the road base
- The water pipeline under the bridge still needs to be replaced

- The Street and Bridge department will complete construction of road and sidewalks over the creek once the water line is replaced

- They are hoping to have the project finished before the holidays

The Public Works Department plans to hold a meeting on the project in the near future. NEWCNA members will receive this information in an email. Stay tuned, the end is in sight.



## NEWCNA MARKET SNAPSHOT

Prepared by Liz Rogers, REALTOR®

Your NEWCNA Neighbor and Four Seasons Resident

Take a look at our neighborhood stats\* for 2017 so far:

NEWCNA Median Sales Price	\$252,500
City of Austin Average Days on Market	35 ↓
Austin Area Months of Inventory Available	2.4 ↑

**Market In A Minute:** Did you know that the **Median** price of homes in the City of Austin reached \$361,000 in August? That is a 3% increase over August, 2016. Area wide, the median price is \$300,000.

**What's Going On?** Pricing continues to dominate reporting this Year. Home sales and volumes around Austin remain strong. Significant increase in sales volumes are hampered by lack of available inventory, which is also seen nationwide.

Let me help you sell and buy your next home!



LizRogers@Stanberry.com (512) 750-3088 www.facebook.com/lizrogersrealestate/

\*Data Source – Austin MLS – May 2017

## APD Crime Stats

Stats are year-to-date for each year, for comparison.

Type	'16	'17
Abandoned Vehicle	10	2
Aggravated Assault (All)	8	6
Aggravated Robbery	3	2
Assault (All)	31	29
Auto Theft	5	5
Burglary (All)	34	37
Check Welfare	3	0
Child Custody Inerfere	3	6
Crash (All)	25	19
Cred/Debit Card Abuse	7	6
Criminal Mischief	19	19
Criminal Trespass Notice	5	4
Custdy Arrst Traff Warr	7	7
Dating Disturbance	5	5
Deadly Conduct	1	0
Disturbance - Other	10	6
Driving W/License Invl'd	6	3
DWI (All)	8	7
Evading (All)	5	1
Failure to Identify	0	1
Family Disturbance	63	43
Found Property	3	2
Fraud - Other	4	1
Harassment	4	3
Lost Property	6	4
Poss of Drug (All)	7	16
Public Intoxication	2	4
Request to Locate	0	1
Suspicious Person	2	2
Theft (All)	19	10
Traffic Violation - Other	1	1
Viol City Ord - Other	2	9
Viol State Law - Other	0	2
Warr Arrest Non-Traffic	3	3

# Pesto! Pesto! Pesto!

**Cheryl Richter**

I love to cook with pesto! The bright green color and full flavor accents so many dishes. I have tried every pesto, from homemade to HEB to World Market to Sam's, but the Costco Kirkland Basil Pesto's low cost, large amount, shelf life, texture, and ease of use make it my favorite. No, I am not getting any advertising fee for this claim!

Pesto is a paste or spread of herbs, nuts, cheese, olive oil and seasonings. The herbs are usually basil, cilantro, or parsley, or a mixture. The nuts are commonly roasted walnuts, almonds, pecans, or pine nuts. Cheeses are usually dry, low moisture cheeses such as romano, parmesan, or gruyere. The higher quality extra virgin olive oil the better. Seasonings can be salt, pepper, and fresh garlic.

When cooking, frying, or grilling with pesto, be careful as your meat or seafood can easily burn due to the high oil content. Pesto is full of flavor and can easily overpower your

dish, so begin with a little and add more to your taste.

Here are some of my favorite recipes:

## Fried Pesto Shrimp

Peel, clean and wipe dry the shrimp. Put in a bowl and coat the shrimp evenly with pesto. Heat olive oil in a fry pan. Once the oil is hot, add the shrimp so they are laying flat in the pan. Flip the shrimp over after 3-4 minutes. Fry on the second side for 2-3 minutes depending on how hot your pan is. Remove when done. Sometimes I put them on a paper towel to dry. Or sometimes I will put them right over my pasta or salad.

## Pesto Roasted Chicken

My favorite roasted chicken is from Costco. (Can you tell I shop at Costco a lot?) Debone the chicken. Dice up the chicken to small or medium size chunks. Add seasonings to the

chicken such as salt, pepper, onion powder. In a separate bowl, mix pesto and mayo together. I use the ratios of 2 TBSP pesto plus 1 TBSP mayo to 1 cup of chicken. Adjust the recipe to the amount of chicken you are using. Add the chicken to the pesto mixture, thoroughly coat to get that yummy pesto mayo over every piece. I don't add anything else, but be creative, as you could add diced celery, chopped green onions or cashews. Add your pesto chicken to a green salad, inside a croissant or make a sandwich with favorite toasted bread.

## Pesto Grilled Naan

Spread the pesto on both sides of Naan bread and grill. My favorite Naan is from HEB. Keep a careful watch when grilling as it only takes a couple minutes per side to toast to get your grill marks.


Bon Appétit!

**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 REALTOR®:

**Liz Rogers**  
 (512) 750-3088  
 LizRogers@stanberry.com



Stats for 3<sup>rd</sup> Quarter, 2017

Stat	Street	Sq Ft	List	DOM
Act	909 Fall Creek	1,759	\$319,000	4
Act	11515 Trinity Hill	1,536	\$267,500	14
Act	11503 January	1,942	\$319,000	21
Act	1002 Rocky Spring	1,560	\$275,000	37
Act	11612 River Oaks	1,604	\$299,900	6
Act	11606 North Oaks	2,200	\$369,000	56
Act	11601 North Oaks	2,088	\$299,000	54
Sold	1303 March	2,034	\$345,000	5
Sold	11305 January	1,859	\$241,000	19
Sold	11806 North Oaks	1,107	\$236,500	40
Sold	11307 January	1,536	\$256,000	6
Sold	11502 February	2,042	\$277,000	12
Sold	11507 April	1,663	\$305,000	2
Sold	11603 North Oaks	1,683	\$248,000	30
Sold	11703 Oak Haven	1,260	\$130,000	0
Sold	11509 North Oaks	1,562	\$252,500	3

# Earl Leeder Tribute

**Pat Hall**

In 1963 many families began moving into North Oaks and quite a number of them have stayed on through the years.

In the last couple of years we have lost quite a few of them—the Morrises, the Kokels, the Schlickeisen (our long time mailman) and Agnes Burkhart. But those of us who remain were especially saddened to learn of the passing of Earl Leeder this summer.

Earl was a very special individual. In spite of problems with his feet and legs, he walked the neighborhood several times a day. He was always ready to visit with anyone he met, but he especially endeared himself to all of us by moving our trash cans from the street to the yard, bringing the paper up to the porch, and petting and handing out treats to our furry friends.

He earned the nickname "Mayor of Oak Trail" and he will be greatly missed.

You can view Earl's full obituary at the following link:

<http://obits.dignitymemorial.com/dignity-memorial/obituary.aspx?pid=186386066>