

# NEWCNA

NEWS



2nd  
Quarter

## YARDS OF THE MONTH

Hillside  
918 Fall Creek

North Oaks  
832 Walnut  
Creek Dr

Four Seasons  
11617 February

## NEXT MEETING

Thursday, April 26th  
@ 7:00 PM

Holy Word Lutheran Church  
10601 Bluff Bend Drive

**\$50 HEB Gift Card**

*Drawing To take place  
after the speaker*

## SAVE THE DATES

### SPRING FLING:

**Saturday MAY 19th**

@North Oaks Neighborhood Park  
Bring a side dish or a desert, a chair and the kids!

### Future Meeting Dates:

7pm @Holy Word Lutheran Church  
07/26/2018 & 10/25/2018

## Thank You Vanessa

The current NEWCNA officers would like to sincerely thank Vanessa Tate for her dedicated service.

We are also excited and grateful that although she is no longer an officer, she will take on the role as Zoning & Code Chair. Vanessa's expertise and knowledge in this area is invaluable. As she will assist keeping the neighborhood up to date on code changes, violations, and very importantly, building developments and proposals as our neighborhood has been changing significantly over recent years. Thank you Vanessa for all the work you have done and for being an integral part of the association and our community.

## LETTER FROM THE PRESIDENT

Hello everyone!

LUKE KEYES

Some of you may not recognize my name and I would like to introduce myself. My name is Luke Keyes, and I am your new NEWCNA President. After years of amazing service, Vanessa has decided to step down this year. I have some pretty big shoes to fill, but be assured that I will do my best to serve the neighborhood.

Spring is here, and with it a bustle of activity for our neighborhood. Yard of the Month will be picking back up, so keep your eyes open for the little YOM signs popping up all over. To nominate your fellow neighbors for Yard of the Month, you can email me at newcnapres@yahoo.com. To join a Yard of the Month committee, you can email me as well. We also have the next NEWCNA quarterly meeting coming up in April (more information will be posted elsewhere in newsletter), and the Spring Fling coming up on May 19th.

Last but not least, we still have a couple vacant officer positions that need to be filled. Currently, we are without a Vice President for North Oaks and Hillside. In order to be the most effective organization and to properly serve the membership, it is important that we all pitch in together and keep these positions filled. If you would like apply, please email me at the address above, or come talk to me at the upcoming meeting. Until then, enjoy your spring!

## 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

## North Austin Business Highlight

By Kim Le Blanc

MT Supermarket is a sprawling, family-owned grocery store selling international groceries, with a focus on produce, seafood, packaged goods, home goods and products from Asia. Located in the nearby Chinatown Austin shopping center, it is the largest international grocery store in Central Texas. The store's wide-ranging product assortment includes but is not limited to a wide range of Chinese, Japanese, Korean, Vietnamese, Filipino, Thai, Indonesian, and Indian groceries.

This 100,000 SF store is located at:  
10901 N Lamar Blvd, Austin, TX 78753

### Senior Resources

Watch this section for organizations where you can find help or volunteer to help the elderly in the Austin Area.

#### Drive A Senior

Volunteer or need a ride?  
<https://driveasenior.org>  
512-456-8262

#### Senior Resource Guide

The ultimate source for active aging adults for Austin and Surrounding Areas  
[www.SRGserv.com](http://www.SRGserv.com)

#### Area Agency on Aging

provides contact information for referral agencies and advocates for the health, safety and well-being of older adults. Ask for a benefits counselor for expert Medicaid and Medicare planning.

[www.capcog.org](http://www.capcog.org)  
512-916-6062

#### Aging and Disability Resource Center

855-937-2372

### 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](mailto:newcnapres@yahoo.com) to place ad

### NEWCNA Spring Meeting

We will call the meeting to order promptly at 7pm on Thursday April 26th. If you would like to enter the drawing for the \$50 HEB gift certificate, please be present at least 15 minutes before the meeting and have the slip at the bottom of the page here filled out and ready to hand in.

### ECO CORNER WITH DEBRA SUE

Every Month Debra Sue Trinque will bring you helpful home tips with an eco-conscious twist.

Have you recently moved into a home and found old cans of paint? Are you clearing your home so that you can move out and need to dispose of those paints and stains that have piled up over the years? If so, the city of Austin has a way for you to easily dispose of these items at no cost. There is a facility south of Ben White Boulevard, which is open for each of us to take our hazardous waste. The Austin Recycle and Reuse Drop Off Center is located at 2514 Business Center Drive. Their hours are Monday to Friday 9:00 – 5:00 and Saturday 7:00 to noon. When I have taken items, they have asked for your zip code to ensure you are actually from the Austin area, and then what items you are bringing in. This allows them to direct you to the appropriate section of their facility. Someone meets you with a cart and assists you with unloading your items. It takes just a few minutes and allows you to clear out the clutter that seems to accumulate in all of our garages.

For more information, visit their web site at  
<https://www.austintexas.gov/dropoff>.

#### \$50 Gift Certificate drawing ticket

CUT THIS OUT AND BRING IT TO THE NEIGHBORHOOD MEETING

NAME: \_\_\_\_\_

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

EMAIL: \_\_\_\_\_

Are you a member? (Circle one) If not why? \_\_\_\_\_

YES

NO

# 2018 NEWCNA MEMBERSHIP FORM

The \$20.00 annual dues per residence is used to defray costs of newsletters, meetings, picnics, etc. Credit card payment will be charged a \$1.00 processing fee. Any resident (owner or renter) is welcome to join the association. Membership runs from Jan 1- Dec 31 of each year

(The information requested below is not used for solicitation purposes. It is used only to send information from the association to members that non-members do not receive.) **COMPLETE ALL BLANKS DO NOT ASSUME WE HAVE YOUR INFORMATION**

I would like to volunteer for:  Block Captain  Picnics/Social  Neighborhood Watch  YOM  Clean Up  Newsletter Ads

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

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

EMAIL 1 \_\_\_\_\_ Phone: \_\_\_\_\_ Home

EMAIL 1 \_\_\_\_\_ Phone: \_\_\_\_\_ Cell

## For Office Use Only:

Status:  RENEWAL  NEW (not in 2017)

Date Received: \_\_\_\_\_ Received by: \_\_\_\_\_ Amount: \_\_\_\_\_

Paid by: Cash CC Square Online Check: # \_\_\_\_\_

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

**Please mail form and  
\$20.00 payment to:  
NEWCNA  
PO Box 140014  
Austin, Texas 78714**

## Zoning Updates

By Zoning Chair Vanessa Matocha

### Peterson Property:

The Peterson's cancelled the contract with Gehen Homes for developing the property and reached out to KB homes with whom they now have a contract. I recently had conversations with COA zoning, Brent Campbell (realtor) and a representative from KB Homes. This is a very recent development and details are few, but here are some basics.

- KB Homes has told COA zoning they wish to revise the zoning request to the original SF4A rather than the amended SF6. SF6 would allow for more density and possibly attached homes.
- KB Homes plans approximately 112 unattached houses ranging from 1400-2800 square feet on 40-45 foot lots. Basic price range will begin at \$250,000.00, but with options most will run \$275,000.00 up.
- The original zoning request expires the first week of May and they want to move on the zoning to hit this deadline. If this deadline is not met, the process will need to start over. COA zoning said it would probably be put on the ZAP docket with a request for postponement request
- The representative is willing to meet with me and discuss more specifics and share details of other developments similar to what is planned on the Peterson property.
- As I get more details I will send out updates via email to NEWCNA members who have provided their email address on the registration form.

APD has asked that if you see a car dropping off individuals or items along Wedgewood Drive, please call 911 and report it.

### 1308 E. Braker Lane:

One January 25, 2018, a new rezoning request was sent out for the "L" shaped property behind the Dance and Twirl. The owners are once again requesting a zoning change from MF they receive last year to MU-GO. When I spoke with the applicant, he said they are proposing a multi-storied building with commercial on the bottom floor and residential above. We would strongly oppose this zoning as GO is the most broad office/commercial zoning available. Other businesses along April/May Drive which are adjacent to the neighborhood are zoned NO (neighborhood office) which is a more appropriate zoning. Due to the commercial component no point of ingress/egress would be allowed off of May Dr. or Dessau. This component also made a Neighborhood Traffic Analysis (NTA) mandatory. According to COA, there has not been any progress on this zoning case since the notification of a NTA. I left a message with James N. Fisher the applicant requesting an update, but I have not gotten a response.

If you have questions regarding zoning, contact me at [NEWCNAZoning@yahoo.com](mailto:NEWCNAZoning@yahoo.com)

## Volunteer Opportunities Descriptions

Please indicate on form even if you have done so in the past

**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 sub-division (North Oaks, Hillside and 4 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 be 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. This would 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.

**Neighborhood Watch** We hope to have this established soon. This is not a neighborhood wide watch, but only works if people on the street are willing to participate. This can be done block by block or street by street. 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.

NEWCNA is your neighborhood association.  
It is only as good as the people who help make it great!

**Strong Art Studio:  
WEST Community Show**

**WEST  
AUSTIN  
STUDIO  
TOUR**

**www.sgapottery.com**

West Austin Studio Tour (WEST) is a free, annual, self-guided art event spanning two weekends in May. WEST provides opportunities for the public to meet the artists and artisans of Austin in their creative spaces.

WEST is organized by Big Medium. Big Medium is a 501(c)(3) non-profit organization dedicated to supporting and promoting contemporary art in Texas.

**1107 Justin Lane  
May 12th & 13th  
2pm-10pm**

My name is Sara Appleton, and I am based in Hillside neighborhood where I make pottery on my back porch. SGA pottery is the "studio name" I do pottery under.

I would like to invite my neighbors to come out to WEST Austin Studio Tour and see all the amazing ART your fellow Austinites produce.

# Restaurant Reviews

by Cheryl Richter

Hello Neighbors!

We are beginning a restaurant review in our newsletter. If you go to a restaurant and want to tell your neighbors and are willing to write a review in the newsletter let me know. My email is listed on the back of the newsletter.

## New Fortune Chinese Seafood Restaurant, 10901 N Lamar Blvd in Chinatown Center.

I've lived in the neighborhood for 15 years and went there for the first time 2 months ago, and I've been back 5 times since then. Yes I'm hooked! I am so sad that it took me all these years to go there. Their cooking and flavors remind me of my visits to San Francisco china town years ago with friends. My favorites are their beef & broccoli and their speciality salt & pepper shrimp with no shells. If you've never had dim sum before try it out on saturday's and sunday's from 10am-2pm.

It's authentic. And it is so much fun! They roll carts around with all kinds of

bite size portions in steamer baskets or on small plates.

Get out of your comfort zone and try it.

## N\*Star Donuts, 2406 W. Parmer Lane next to the Kinko's Fedex office.

This is a quiet place to meet your friends to have morning coffee and your favorite donut, kolache, apple fritter or breakfast taco. Not as many frills as the chain coffee shops down the street, but a lot less expensive. I stopped in their recently and it just reminded me of the little coffee shop my dad used to go to. They have 5 tables in there to sit at and people watch! They are opened until 2pm 6 days a week, so if you wake up late and want your breakfast head on over.

### NEWCNA MARKET SNAPSHOT

Prepared by Liz Rogers, REALTOR®

Your Neighbor & Four Seasons Resident

**Market In A Minute:** 2018 is off to a brisk pace with sale prices increasing 12+% over Feb. 2017 within the City of Austin. Our inventory levels remain low at less than 1 ½ months' supply. These conditions mean *high demand* for our homes continues.

**Spring:** Property Notices of Appraised Value will arrive in our mailboxes April and May. Do you know that the **last date to file a Notice of Protest is May 15<sup>th</sup>?**

**Summer Selling:** Making your lawn ready in the Spring for a Summer sale will help to maintain your home value throughout the warmer temperatures ahead. Adding draught resistant plants and keeping lawns watered consistently are the top 2 things that you can do!

*My Real Estate Services Cover A Lot Of Ground....*

*\*Comparative Market Analysis \* Selling Your Home*

*\*Staging \*Marketing \*Buying Homes*

*\*Negotiations and more!*

*Call me and let's talk about your goals today.*



NEWCNA	Address	List Price (\$K)	Days on Market
Active	11603 Oak Haven CV	268.9	16
	11805 Dove Haven	349.9	2
	11407 January DR	325.0	24
	11305 January DR	345.0	107
Pending	11901 Dove Haven DR	275.0	2
	11631 River Oaks TRL	349.5	3
Pending/Taking Back Up Offers	11703 Oak Haven	325.0	4
	11511 June DR	227.5	3
	11601 North Oaks DR	266.9	63
Sold	11515 Trinity Hill DR	267.5	127
	1002 Rocky Spring RD	259.9	147
	11305 April DR	249.0	4
	917 Berrywood DR	275.0	5

[erogersatx@gmail.com](mailto:erogersatx@gmail.com)

(512) 750-3088

<https://www.facebook.com/LizSellsAustin/>

Texas License #648884

Sky Realty

\*Data Sources – Austin MLS and ABOR– Mar 25, 2018

# Austin Area Events

4/13/18 - 4/15/18

## **Art City Austin Festival**

*Palmer Event Center*

Nearly 200 national artists, top local restaurants, two music stages and hands-on art activities make this one of the city's favorite festivals. [www.artallianceaustin.org](http://www.artallianceaustin.org)

4/18/18 - 4/21/18

## **Moontower Comedy & Oddity Festival**

*The Paramount Theatre and other locations*

National headliners, up-and-comers and local Austin-based comedians ensure three hilarious days of fun at this increasingly popular comedy festival. [www.austintheatre.org](http://www.austintheatre.org)

4/18/18 - 4/22/18

## **Fusebox Festival**

*Various Locations*

Fusebox is a hybrid arts festival that champions adventurous works of art in theater, dance, film, music, literature, visual and culinary arts. The festival takes place over 5 days in venues and locations all over the city. [www.fuseboxfestival.com](http://www.fuseboxfestival.com)

4/21/18

## **Weird Homes Tour**

*Around Town*

This wacky annual event showcases what "Keep Austin Weird" is all about. Tour a selection of the most creative homes around town and meet the homeowners who keep our wacky culture thriving. [www.weirdhomestour.com](http://www.weirdhomestour.com)

5/2/18 - 5/6/18

## **Cine Las Americas International Film Festival**

### *Various Locations*

The festival showcases contemporary films and videos made by or about Latinos in the U.S. or the rest of the world, as well as films and videos by or about indigenous groups of the Americas are also invited to participate. [www.cinelasamericas.org](http://www.cinelasamericas.org)

5/5/18 - 5/6/18

## **Pecan Street Spring Arts Festival**

*East Sixth Street*

A free event, the Pecan Street Festival is the oldest and largest art festival in Central Texas. Musicians, food vendors, artists and crafts people turn Sixth Street - historically called Pecan Street - into a lively street fair. [www.pecanstreetfestival.org](http://www.pecanstreetfestival.org)

5/13/18 - 5/21/18

## **West Austin Studio Tour**

*Across West Austin*

The West Austin Studio Tour is a free, self-guided tour that celebrates Austin's talented and wildly diverse creative community. The public is invited to discover new artistic talent, see working studios and explore galleries and a variety of exhibitions. [www.west.bigmedium.org](http://www.west.bigmedium.org)

6/7/18 - 6/10/18

## **ATX Television Festival**

*Downtown Austin*

ATX Festival is the first festival devoted to television's history and future. The festival offers access to the television industry's leading professionals with cast and creator Q&A's and panels. [www.atxfestival.com](http://www.atxfestival.com)

## **Code Compliance**

By Zoning Chair Vanessa Matocha

Austin City Council recently adopted the 2015 International Property Maintenance Code to regulate the minimum maintenance requirements for existing residential and commercial buildings. One amendment involves the installation and maintenance of carbon monoxide alarms and Austin Code Department is working with key partners to get the word out regarding this important new safety requirement.

Beginning April 1, 2018, residential and commercial structures with gas or fuel-burning appliances are required to install and maintain carbon monoxide alarms. In a dwelling unit, a carbon monoxide alarm must be installed outside of each separate sleeping area and in the immediate vicinity of each sleeping area. A carbon monoxide alarm must be installed within a sleeping area if a fuel-burning or solid fuel appliance is located within the sleeping area, a bathroom attached to the sleeping area or a garage attached to the sleeping area.

## **Send us a message**

**President** Luke Keyes  
[newcnapres@yahoo.com](mailto:newcnapres@yahoo.com)

### **Vice Presidents**

**Four Seasons** Cheryl Richter  
NEW-

[CNA.Four.Seasons@gmail.com](mailto:CNA.Four.Seasons@gmail.com)

**North Oaks & Hillside** both vacant

**Treasurer** Debra Sue Trinque  
[NEWCNAtreas@gmail.com](mailto:NEWCNAtreas@gmail.com)

### **Recording Secretary**

Kim LeBlanc  
[NEWCNA.recording@gmail.com](mailto:NEWCNA.recording@gmail.com)

**Media Secretary** Sara Appleton  
[NEWCNA.media@gmail.com](mailto:NEWCNA.media@gmail.com)

**Zoning Chair** Vanessa Matocha  
[NEWCNAzoning@gmail.com](mailto:NEWCNAzoning@gmail.com)