

NORTHEAST WALNUT
CREEK NEIGHBORHOOD
ASSOCIATION



Upcoming Events

Quarterly meeting

Thursday, April 25 at 7 p.m.
Holy Word Lutheran Church
10601 Bluff Bend Dr.

Spring Fling

Saturday, April 27 at 1 p.m.
North Oaks Park, 820 Plaza Dr.

Neighborhood Garage Sale

Saturday, May 4, 8 a.m. – 3 p.m.

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Real Estate Update

Meet the New Vice Presidents

Zoning Update

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Homestead Exemption

Reminder

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Yards of the Month

Newsletter Archive

Peterson Obituary

New Board Elected

On Jan. 30, the Northeast Walnut Creek Neighborhood Association, or NEWCNA, elected a new slate of officers to serve on the executive committee. These new officers include:

President – Vacant

Vice President, Hillside – Bill Dunham

Vice President, Four Seasons – Cody Scott

Vice President, North Oaks – Steve Singletary

Treasurer – Debra Sue Trinke

Recording Secretary – Katy Daly

Media Secretary – Jack Daly*

Thanks to the previous board for their efforts to keep NEWCNA viable. Kim LeBlanc, Phil Stoke, and Cheryl Richter are still helping the new board get their bearings, so please be patient with us as we orient ourselves. And a big thanks to Debra Sue for continuing on as Treasurer.

Vanessa Matocha has also agreed to serve as the Zoning and Code Compliance Chair.

**acting until bylaws amended*

Be sure to attend the April 25 quarterly meeting for a chance to win a gift card!



1701 West Koenig Lane
Austin, TX 78756
512 940-1886 Cell
512 476-1591 Office
512 476-1593 Fax



Bill Dunham
REALTOR®

WOW! Just look at how the prices in our neighborhood have risen in the past ten years. Looks like 2019 will be off to a good start.

www.AustinAreaSearch.com

Bdunham1@bdunham.com

Median Sales Price by Month & Year

Month	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Jan		129,765	173,400	146,950	175,000	133,700		220,000	250,000	250,000
Feb		139,500	163,500	154,900	150,000	182,300		319,500	251,750	275,000
Mar	159,850	176,000	155,875	116,000	215,000	185,000	229,000	285,000	309,792	255,250
Apr	184,175	190,000	203,000	146,425	157,500	198,500		275,845	240,000	333,750
May	145,000		122,000	162,500	153,000	195,000	265,300	262,000	263,620	297,750
Jun	149,000	205,000	159,900		172,450	218,000	238,825	248,500	252,500	262,500
Jul			125,450	165,000	164,900	225,490	269,250	292,500	266,500	310,000
Aug	221,500	135,000	146,500	147,477	198,500	178,700	235,000			294,250
Sep	159,000	163,000	186,250	177,000	170,000	202,500	246,160	301,200	241,000	258,750
Oct	175,000	161,000	117,500	162,000	150,000	186,000	175,000	330,000	258,000	255,000
Nov	245,000	147,000		180,000	168,000	185,000	274,000	247,700		246,250
Dec		133,000	135,000		155,000	176,700	235,000	312,500	286,000	
Average	179,816	157,927	153,489	155,825	169,113	188,908	240,837	281,340	261,916	276,227

Neighborhood Market Trends

Type	Status	Address	Sqft Total	\$Per Foot	List Price	Days	Type	Status	Address	Sqft Total	\$Per Foot	List Price	Sold/Lease Date	Days
Lease	Active	800 Monterrey PL	1,337	1	1,700	17	RES	Sold	11405 January DR	1,501	170	255,000	14-Jan	2
Lease	Active	11609 Wedgewood DR	1,728	1	1,995	24	RES	Sold	1315 September DR	2,007	179	359,900	14-Jan	68
LOT	Active	11503 February DR			79,000	312	RES	Sold	1001 Fall Creek DR	1,954	154	300,000	15-Feb	9
LOT	Active	11501 February DR			79,000	312	RES	Sold	11809 Dove Haven DR	1,574	216	340,000	21-Feb	44
LOT	Active	12002 North Oaks DR			175,000	65	RES	Sold	823 Walnut Creek DR	1,706	211	359,900	27-Feb	2
Land	Active	Peterson Property			6.2 mil	326	RES	Sold	804 Riddlewood DR	1,392	161	224,500	28-Feb	4
RES	Active	11907 North Oaks DR	1,538	189	290,500	23	RES	Sold	900 Riddlewood DR	1,600	219	349,900	4-Mar	62
RES	Active	1000 Rocky Spring RD	1,998	168	334,900	68	RES	Sold	11503 Oak TRL	1,759	125	219,900	8-Mar	3
RES	Active	11610 North Oaks DR	1,694	221	375,000	17						301,138	Q1 Average	24

Data Provided by:

Realtor Bill Dunham, North Oaks Resident
ABOR and ACTRIS MLS
Presidio Group Realtors

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Vice President, Hillside

Bill Dunham

I am originally from Corpus Christi but have lived in the Austin area since 1972. I have been a North Oaks resident since 1996.

My work background was in operations & planning management for companies such as Tracor, Amp/Tyco, Thermo MeasureTech, and a few others. I have been a full-time licensed Realtor since 2006.

I am excited to become more active in our neighborhood association and am looking forward to meeting more of my neighbors.

Vice President, Four Seasons

Cody Scott

Cody was born in Lubbock. His family moved to Austin in 1988. After finishing school, he traveled around the US for a several years and in 1998 he returned to Austin. His oldest son attends the School of Engineering at Texas A&M and his youngest son is 10 years old. In 2009 he met his wife Sarah. Sarah was born and raised in the NEWCNA neighborhood. Last year Cody and Sarah moved back into the neighborhood she grew up in. His family enjoys traveling, hiking, river floats, and BBQing in the backyard.

Vice President, North Oaks

Steve Singletary

Hello neighbors! I'm Steve Singletary, I have been in Austin since 1985. Kathryn and I have been in this neighborhood since 2011.

The reason we chose this neighborhood is because my grandparents lived on North Oaks where my mother grew up.

We have two kids, Koen is 7 & Stella will be 5 in June. We love this neighborhood, this is one reason why I volunteered to be VP. I look forward to growing our community.

Zoning Update

Adapted from Vanessa Matocha's report

On March 7, the City Council had the final reading for the rezoning of the Peterson Property. The Council voted unanimously to rezone the property from SF-2/DR to two different zonings - the five acres across the front on Braker Ln. was rezoned to general commercial with a conditional overlay.

This conditional overlay prohibits the following businesses: residential treatment services, alternative check cashing services, bail bond services, pawn shops, and service stations. The remainder of the property was zoned SF-4A (single family residence, small lot).

Since this meeting I have spoken with the property broker Brent Campbell, and he stated they had developers interested, but at this time there was no contract on the land. He would contact me if a contract was signed.

1308 E. Braker Lane

This is the "L" shaped property between May Dr. and Braker Ln. behind the Dance and Twirl. While this case moved from ZAP to the City Council agenda, it has now been postponed. I am told there are many issues that need to be addressed by the agent before it can be put back on the City Council agenda. This would be a multi-storied complex with retail on the bottom floor and residential on the upper floors.

While NEWCNA has historically opposed this rezoning, I would like to hear from those living in Four Seasons. I can then tell Councilmember Harper-Madison the feelings of the closest neighbors. I have not been able to get Jim Fisher, the petitioner, to agree to make a presentation to the neighborhood for what he has planned.

You can reach me at
NEWCNAZoning@yahoo.com

North Oaks Park Improvements

The Austin Parks Foundation held a community input meeting on Feb. 23. The meeting focused on upcoming renovations at North Oaks Neighborhood Park, including adding new play elements and equipment to enhance the play options.

There was great attendance at the meeting. Work is expected to begin this summer and be complete in 2019.

You can read more by visiting austinparks.org/north-oaks.



Possible playground improvements







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*Endorsed by Hillside VP, Bill Dunham Jill@BartonCreekLending.com

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New to the Neighborhood?

NEWCNA is Northeast Walnut Creek Neighborhood Association, a 501(c) 7 organization supported by the residents of three neighborhoods: North Oaks, Four Seasons, and Hillside. Anyone can join. Annual dues are \$20. The fee is used to pay for newsletters, meeting rentals, signs, picnics, beautification projects, and membership stickers.

Quarterly business meetings are held the fourth Thursday of the month at Holy Word Lutheran Church, less than five minutes from the neighborhood. We hold a spring and fall picnic in North Oaks Park, a garage sale in early-summer, and award yards of the month. We would love to meet you and have you join us!

Mail in the below form with your check or go to newcna.org/join to pay with credit card. A NEWCNA sticker will be mailed to you to put on the front of your mailbox.

2019 NEWCNA Membership Form

Name _____ Spouse/Other _____

Address _____

Email(s) _____

Home Phone _____ Cell Phone _____

**Mail check and this form to
NEWCNA, PO Box 140014,
Austin, TX. 78714**

Pay by credit card at newcna.org/join

I would like to volunteer for:

Block Captain Events Newsletter Ads

Yard of the Month Board or Committee

Office records only: Paid Date:
Sticker mailed:

Payment Method:
Processed by:

We have 20 years of serving customers in Austin. Our entire team would appreciate the opportunity to earn your business. Our office is located on Braker Lane so getting to you when you need us is a breeze.

*****Special service call rates for our neighbors at \$49.99.*****

*****This excludes after hours and weekend calls*****



Here are just some of the services we offer:

AC service & repair

Heater service & repair

Full system installations

We service & install all Major Brands

Mini Split systems

Dehumidification

Air Purification systems

Zone systems

Ductwork installation

Blown in insulation

UV Lighting

We offer yearly maintenance programs

Whole House Energy Audits

With the age of our homes, Austin Energy is offering rebates to make them more energy efficient. Call us for the details!

Did you receive a quote for a repair?

We can provide a free second opinion!!!!

Homestead Exemption Reminder

If you bought your home in 2018, the filing deadline for requesting a 2019 Homestead Exemption is April 30.

If you did not own your home by January 1 you will have to wait until 2020 to file for exemption.

Did you know that if a name change to a deed is recorded, you may need refile your homestead exemption? This could be from a divorce, death of co-owner/spouse, moving property into a trust, etc.

Did you know that you can apply for an over 65 exemption at any time during the year? Even if only one owner is 65.

There is no fee to file, and you do not have to hire anyone to file for you.

You can search to see what exemptions are in place at traviscad.org/property-search

You can find the form(s) at traviscad.org/forms/forms-exemptions

Proposed Changes to Bylaws at April Meeting

The executive committee is proposing a series of changes to the bylaws. The changes amend the boundaries and clarify the neighborhoods included in NEWCNA.

There are also proposed changes clarifying when dues can be collected, removing standing committees, and establishing ad-hoc committees.

To review the proposed changes, please visit newcna.org.

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Membership Stats.	Houses	Lots	Total	Members	%
Four Seasons	188	8	196	30	15.3%
Hillside	210	9	219	43	19.6%
North Oaks	248	9	257	36	14.0%
TOTAL	646	26	672	109	16.2%

Help us grow our membership! Go to newcna.org/join

Thai Yellow Curry with Lemongrass and Ginger

based on a recipe from Joan Ransley

Serves 4

- A drizzle of vegetable oil - about 2 tbsp
- 1 onion, finely chopped
- 2 cloves of garlic, minced
- 1 red chili, seeds removed (or not) and chopped finely
- 2 walnut sized pieces of fresh ginger peeled and minced
- 2 tsp whole coriander seeds, ground
- 1 tbsp whole cumin seeds, ground
- 1 tsp ground turmeric
- 1 can diced tomatoes
- 1 stick of lemongrass, very finely chopped
- 200 ml coconut milk
- 1 tbsp fresh lemon or lime juice
- salt and pepper

Drizzle the vegetable oil in a wok or large pan and gently fry the onion, garlic, ginger and chili until soft but not brown.

Add the ground coriander, cumin and turmeric to the pan and cook gently for one to two minutes.

Add the tomatoes to the pan and continue to cook gently for 5 minutes. Next add the lemongrass followed by the coconut milk. Mix the ingredients together well and allow to simmer gently for about 10 minutes.

(This will keep for 2-3 weeks in the fridge as a base for meats, fish or veggies.)

Pineapple Daiquiri

Serves 2

Mix together in a blender:

- 8 chunks of fresh pineapple
- 2 tbsp fresh lime juice
- 1 tsp sugar
- 1-2 tsp grated fresh ginger
- 3 ounces rum
- Cups of ice

Eco Corner

By Debra Sue Trinque

There are a few ways to rid your home and yard of ants besides using poison. These two were related to me by my brother.

Cornmeal - You'll want to find the offending ant hill, or determine where they are entering your home. Once you do, pour some cornmeal in a plate or can lid nearby, and monitor it over the next few days to make sure that the ants are taking it back home with them. This works because ants are attracted to corn meal and treat it as food, but they can't actually digest it, causing them to slowly starve. It won't kill a colony as quickly as poison, but it's incredibly cheap, and completely safe to use in a house with pets or small children.

Baking Soda - You can make effective bait by mixing baking soda and sugar in 1:1 ratio. Sugar in the bait will pull ants towards the mixture. After a couple of hours, pour a cup or so of vinegar on the mound. The ants drink the vinegar as they are thirsty from feeding. The vinegar and baking soda combine in their bodies and cause them to explode. (My brother swears this is true, but I have yet to try it.)

New Accounting Software

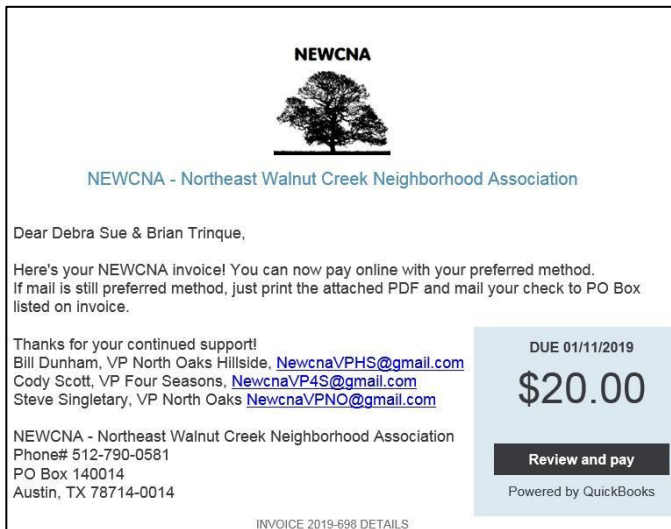
We are happy to announce that NEWCNA has transitioned to a new accounting system. If we have your email address on file, you have already received a request to pay your 2019 membership dues. Going forward, annual invoices will be automatically emailed to you in December for the next year's dues.

You can pay via credit or debit card, or with a check after clicking "Review & Pay" on email.

No Email? No Problem. Just send in a membership form and a check to -

NEWCNA
PO Box 140014
Austin Texas 78714

Sample email requesting NEWCNA dues



Why Join NEWCNA?

We work together to unite the residents into a cohesive group for the purpose of maintaining and bringing about a quality living environment for all residents.

Stay in Touch

newcna.org

facebook.com/groups/newcna

newcnapresident@gmail.com

Thanks to Our Advertisers!

Along with membership dues, our advertisers help cover the cost to print and distribute the newsletter. Newsletters are distributed to nearly 650 residents four times per year. There are a variety of ads to choose from.

Business Card – \$20

1/4 page is \$35

1/2 page is \$55

2/3 page is \$75

Full-page is \$95

You receive a 15% discount if your ad runs for a full year!

Interested in advertising? Send us an email at *newcnapresident@gmail.com*.

April Yards of the Month

Four Seasons

11300 January Dr.

Hillside

11915 River Oaks Dr.

North Oaks

11511 North Oaks Dr.

Hillside

Berrywood

Blue Spring Way

Clearwater Circle

Fall Creek

River Oaks Drive

River Oaks Trail

Rocky Spring Road

Springhill Drive

Springwater Circle

Wedgewood Drive

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

Newsletter Archives

Interested in learning some neighborhood history? Want to peruse newsletters of yore? Visit our website to see NEWCNA newsletters going all the way back to 2007.

newcna.org/newsletter-archive

Mr. Peterson Obituary

Richard Raymond Peterson entered this life on April 22, 1943, and passed out of this life on November 16, 2018. He was preceded in death by his parents, G. Raymond Peterson and Lois Box Peterson. He is survived by his sister, Carol Ann Peterson Starr and her husband Frank D. Starr, of Lufkin, Texas; by his niece, Dr. Elizabeth Starr and her husband Dr. Mark Nimkoff, of Southampton, Massachusetts; and by his nephew, Justin Starr, of Kingsport, Tennessee.

Mr. Peterson's family has owned the Peterson Property at Braker and Wedgewood for many years. They donated the right-of-way for Wedgewood to be built. The property was recently rezoned. The vision for the property is to develop small residences and some commercial buildings along Braker Ln.