

The North Shoal Creek Newsletter

www.main.org/nscna

Issue 13

A publication of the North Shoal Creek Neighborhood Association

Summer 1999

President's Corner

Summer vacation is upon us again. Soon children will be playing in our streets at all times of the day. One way you can help with the quality of life in our neighborhood is to keep a vigilant eye out for the safety of our children. Please try to drive a little slower through our streets this summer. You can also remind others to slow down and watch out for balls, toys, pets, and bikers darting into the street.

If you notice any suspicious activity on your block, you may want to call our district representative from the Austin Police Department, Senior Officer Jim Riley. He can be reached at 834-7977, and he will respond quickly to any concerns you may have. If you have an immediate need or emergency, call 911.

During our May 4 NSCNA meeting, Officer Riley shared some neighborhood crime statistics with us and gave us information on the neighborhood watch program. Please call him if you would like to start a neighborhood watch on your street.

Our next NSCNA meeting will be held in September. I hope to see you there!

Chuck Crane
NSCNA President

Advertise With the *NSC Newsletter*

Distribution: Quarterly; 950 households.
For rates and ad sizes, call Pam Penick at 302-3467.

Smart Growth Workshop Draws Together City Officials and Neighborhoods

I recently gave up a beautiful Saturday to sit all day in the chilly ballrooms of the Austin Convention Center and participate in a free workshop sponsored by the city. The workshop, "Creating a Livable Community—Neighborhood by Neighborhood," focused on neighborhood associations, neighborhood planning, and the city's Smart Growth Initiative. As far as I know, I was the only person representing our neighborhood association at the April 17 workshop, which brought together neighborhood groups and the city planning department.

It was worth sacrificing a pretty spring day to join in the heated discussions about how we should manage Austin's growth. Among the more than 350 participants were many skeptics of Smart Growth. Some members of various neighborhood associations had met beforehand and written a brochure for city officials explaining some of their concerns, which included: 1) rising property taxes within the inner city; 2) whether the city has offered any incentives for developers to build affordable housing closer to the city's core; 3) the need for public transportation; 4) overcrowded parking on neighborhood streets if transportation corridors are built; and 5) whether the infrastructure of the inner city is adequate for increased density.

Mayor Kirk Watson and other city council members spoke briefly about why they support the Smart Growth Initiative adopted by the city of

See Smart Growth, page 3

Our market is red hot!

Our neighborhood is an excellent place to live but if you need to move your timing couldn't be better. Austin is experiencing a very low inventory of homes. At last count there were 4100 available properties listed in the multiple listing service. That is only about a three and 1/2 month supply of homes. There are three things that help make a seller's market,

- ◆ *Low Inventory*
- ◆ *Low Interest Rates*
- ◆ *Low Unemployment*

Austin has all three going for it plus it's a beautiful place to live. So when people ask me how the market is, I say "hot, hot, hot"!



Take a look at my latest listings and sales,

Available

8700 Melshire \$149,900
3 bed / 2 bath / 2 living / 2 dining / 2 car garage / mother-in-law plan / fireplace / recent appliances / large cedar closet

Under Contract

8608 Melshire \$159,900
4 bed / 2 bath / 2 living / 2 dining / 2 car garage / sprinkler system

Sold

8003 Rockwood	\$93,500	3 bed / 1.5 bath / 1 car garage
8608 Millway	\$127,000	3 bed / 2 bath / partial garage conversion
8612 Stillwood*	\$145,000	3 bed / 2 bath / 2 living / 2 car garage
8610 Melshire*	\$153,260	4 bed / 3 bath / 2 car garage

*Did not go through multiple listing

Protesting your county tax appraisal?
Call me for your comparables.

Peggy Little
JB Goodwin Realtors
502-7833



WWW.REALTORAUSTIN.COM

Smart Growth Workshop Draws Together City Officials and Neighborhoods

Continued from page 1

Austin. Their reasons made sense. The fact is, urban sprawl reduces our ability to provide services to the distant suburbs and extra-territorial jurisdictions.

Workshop sessions were devoted to discussing topics such as 1) Organizing your neighborhood association, 2) Neighborhood planning: lessons learned, 3) How neighborhoods negotiate development, 4) Visual preference surveys, 5) Quality of life, and 6) Creating a balance with Smart Growth. Each session was led by a panel of city officials, community activists, and developers, who presented their cases for Smart Growth. Unfortunately, the audience was not allowed enough time to air all its questions and observations. More than one presenter was interrupted by an impatient member of the audience expressing frustration with the top-down method of improving our neighborhoods. One member of a neighborhood association said he believed that city officials did not really want to hear citizens' ideas but wanted simply to sell their ideas to citizens.

To remedy this problem, I would have liked to see members of neighborhood groups on the panels, and city staff in the audience could have asked them questions. Instead, we were subjected to a tutorial on how the city is integrating the Smart Growth Initiative into a comprehensive model for changing the face of Austin and improving our quality of life. How can neighborhood groups participate in this process? They must present to the city a well-written plan, which would become part of the city ordinance, and dictate to the planning commission what types of development would be acceptable in each neighborhood. The trick is to develop a comprehensive plan that does not violate federal, state, or local laws. As I listened, I became convinced that this would be a huge undertaking for any neighborhood associa-

Summer 1999

tion, but one that just might control the random growth that we often have to live with.

The best presentation came at the end of the day, when Jackie Goodman, Mayor Pro Tem, spoke about why we should give Smart Growth a chance. It is now or never, she said. We have to work together to manage growth because growth will happen whether we like it or not. We have to be willing to proceed without knowing absolute outcomes. It is time to stop viewing city staff as "the enemy." They are, she declared, committed to working with neighborhoods to help with the planning process.

Every one of us has a stake in this process, and I plan to do my part because I'm here to stay.

Sherryl Brown
Rockwood Lane

Yard of the Month

Congratulations to our latest Yard of the Month winners, and thanks for making our neighborhood a more beautiful place to live.

April: Ida and Frank Fisher of 2804 Benbrook Drive

May: Bonnie Gage and Elaine Hagood of 8105 Parkdale Drive

We welcome nominations for Yard of the Month. Call Tina Huckabee at 453-6953.



Your Neighborhood Sitters

Alyss Jacobsen and Vicki McEvoy

454-1816

452-7304

Available most any time - All ages

"Supersitter Certification" from Saton Good Health School

Home Sales in Our Neighborhood

The following sales information and its sources are deemed reliable but not guaranteed. For more information, please call Felicia Morrison at (512) 606-3399.

Homes Currently Listed for Sale:

BD—BA	Address	Price (\$)
3—1	7928 Rockwood Ln.	89,900
3—3	8700 Melshire Dr.	149,900
3—2	8203 Valleydale Cv.	129,500

Homes Under Contract:

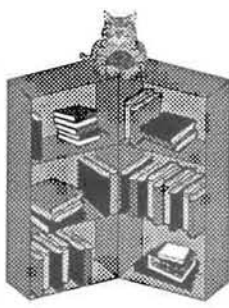
BD—BA	Address	Price (\$)
3—2.5	8616 Little Laura Dr.	189,900
3—2	3007 Boxdale Dr.	99,000
3—1.5	8003 Rockwood Ln.	93,000
4—2	8115 Parkdale Dr.	127,000
3—2	8011 Parkdale Dr.	129,500

Homes Under Contract (continued):

BD—BA	Address	Price (\$)
3—2	8604 Melshire Dr.	159,900
3—2	8412 Millway Dr.	129,900

Homes Sold Jan. 1—May 3, 1999:

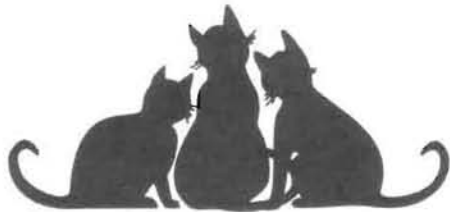
BD—BA	Address	Price (\$)
3—2	8608 Stillwood Ln.	144,900
3—2	8608 Millway Dr.	127,000
3—2	8511 Daleview Dr.	135,000
3—2	8411 Millway Dr.	132,900
3—2	3100 Crosscreek Dr.	105,000
3—1	7932 Rockwood Ln.	96,000
3—1.5	3005 Boxdale Dr.	99,500
3—1.5	8412 Stillwood Ln.	105,000
3—1.5	8303 Franwood Ln.	115,000
3—1.5	8102 Briarwood Ln.	123,000



Curio Corner Books

Rare, Out-of-Print, Children's Illustrated, Cook Books, Modern 1st

Jerry Schmidt (512) 371-0201
7301 Burnet Road Ste. 103
Austin, Texas 78757



The Cat's Nanny
374-1467
In-Home LLC for Felines
Bonded for your protection

IT IS AT MAIL BOXES ETC.

We take your business seriously with convenient, friendly services.

UPS AND FEDEX SHIPPING
UPS Ground, and UPS and FEDEX Overnight or 2nd Day

CUSTOM PACKAGING
Any Size, Any Shape

PACKAGING MATERIALS
Boxes, Packaging Peanuts, Tape, Etc.

PRIVATE MAILBOX SERVICE
With 24-Hour Secured Access

COPIES - FAX - STAMPS - ETC., ETC., ETC.

7301 Burnet Road Centennial Center
467-8890 FAX 467-7616

Hours: M-F 9:00 AM - 6:00 PM
Sat. 9:00 AM - 5:00 PM



DEAR NORTH SHOAL CREEK NEIGHBORS: Did you know that?

	MARCH 98'	MARCH 99'
1. # of current listings ABOR* (single family homes)	4,660	3,532
2. Curent inventory in months	5.4 mos	3.3 mos
3. Number of closed sales	2,562	3,162
4. Average Sales Price	\$144,570	\$156,573
5. Medium Average Sales Price	\$116,950	\$125,000
6. Appreciation (Compared to this time last year)		+8% +7%

*ABOR, Austin Board of Realtors, all information deemed reliable but not guaranteed

**WHAT DOES THIS MEAN TO YOU?
IT MEANS YOUR HOME WILL SELL FOR MORE MONEY
FASTER, BECAUSE THE MARKET IS GOING UP!!**

CALL: FELICIA MORRISON, GRI
(512) 451-2552 or (512) 606-3399
felicia@prismnet.com
YOUR NEIGHBORHOOD SPECIALIST

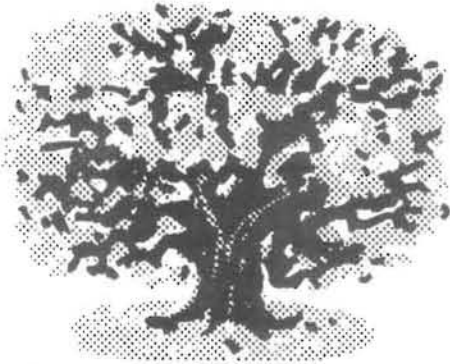


Prudential
Owens Realty



**FOR YOUR MORTGAGE NEEDS CALL CINDY
SWANNACK,**
C.S. MORTGAGE: (512) 483-6092 or page her
at:(512)322-1154

"Take root in Central Texas"SM



Crane Custom Landscape

Design • Installation

**Pam Crane
Chuck Crane**

**(512) 323-6151
Fax (512) 323-6265**

North Shoal Creek Neighborhood Association

www.main.org/nscna

Officers

President - Chuck Crane: 451-1644
Vice President - Mark Palitz: 459-1036
Secretary - Jo McFerren: 451-2752
Treasurer - Steven Weintraub: 453-6953

Board of Directors

Donna Eagar: 467-9046
Margaret Flaniken: 459-5522
Felicia Morrison: 451-2552
Pam Penick: 302-3467
Beverly Schlegel: 419-1053
Montie J. Simpson: 459-0595

Committee Chairpersons

By-Laws - John Migl: 452-3482
Newsletter/Advertising - Pam Penick: 302-3467
Traffic - Donna Eagar: 467-9046
Yard of the Month - Tina Huckabee: 453-6953
Zoning - Dallas Maham: 452-3673

North Shoal Creek Neighborhood Association
8509 Daleview Drive
Austin, Texas 78757

BULK RATE
U.S. POSTAGE
PAID
AUSTIN, TX
PERMIT NO. 66