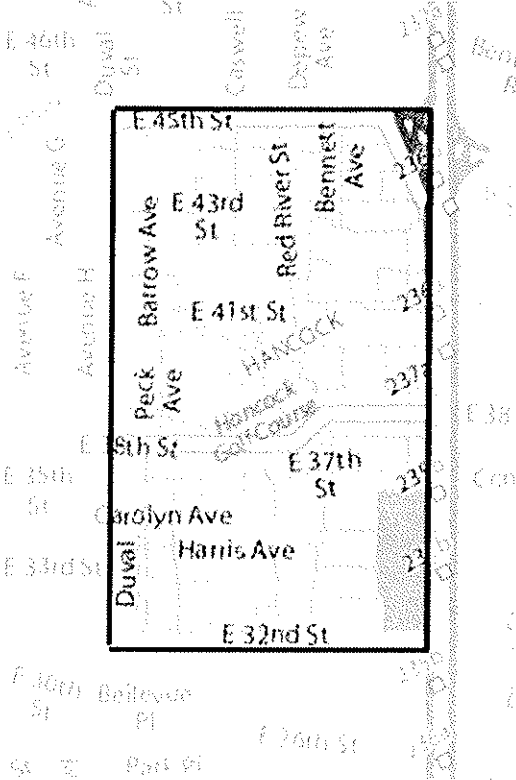


HANCOCK NEIGHBORHOOD ASSOCIATION NEWSLETTER

The Hancock Neighborhood extends from 32nd to 45th and Duval to I-35. HNA bimonthly meetings take place at 7:00pm on the third Wednesday of the month (usually) in January, March, May, July, September, and November.

Meetings take place at the Hancock Recreation Center (downstairs and in the back). The Recreation Center entrance is on 41st. Street just west of Red River.



OFFICERS

President Carolyn Palaima- c.palaima@austin.utexas.edu
Vice Pres. Rafi Anuar - rafi.anuar@gmail.com

Treasurer Mark Burch- mhburch@yahoo.com
Secretary Angela Pack Zia - packa@austin.rr.com

Historian Karen Thompson
Neighborhood Council Liaison - Linda Guerrero

--
CANPAC Reps - Linda Guerrero, Bart Whatley, Mike Hirsch
Newsletter Editor - Carol Moczygemba - carolmoczygemba@sbcglobal.net

Advertising - Kathleen Strong - kstrong@wt.net
Webmaster - George Wilson - george@wilson.name
Austin Police Neighborhood Liaison. - Kelly.Lahood@ci.austin.tx.us 974-5833

JOIN THE NEIGHBORHOOD E-MAIL GROUP

Go to-
groups.yahoo.com/group/hancockneighborhoodassociation

THE GREEN LINE

Fall: will it ever actually be fall? The rain yesterday, September 4, was blessed and much appreciated. I am praying for more today.

Even though the weather has been very difficult this summer and the drought has been omnipresent, the best planting time of the year is almost at hand. September is the time to buy bulbs that will bloom in spring and next fall. I've included bulbs that are well suited to Texas, none that have to be refrigerated and petted. All are available at the better Austin-area nurseries. Among those suited to Central Texas include:

Oxblood Lily (*Rhodophiala bifida*). These are the wonderful red blooms one sees all over the area in fall. They are members of the amaryllis family. They grow well in light shade under deciduous trees. Autumn rains encourage them to bloom.

Rain Lilies. These are the tiny blooming plants that bloom throughout the year after a good rain. There is a rent house on the corner of 30th street and Speedway with a yard full of them. There are so many it would be impossible to list them all. Most belong to the *Zephyranthes* and *Cooperia* families

These others bloom in the spring:
Red Spider Lilies (*Lycoris radiata*). These are gorgeous red-orange blooms with elaborate petals. They also seem to enjoy being planted under deciduous trees.

Summer Snowflakes (*Leucojum aestivum*). These bulbs are the Texas substitute for Lily of the Valley, a bulb that does not perform well in Texas. They tolerate sun or shade and poorly drained clay soils. The flowers form a tiny bridge of white bells and each has a tiny green dot on the tips of their petals. They will naturalize slowly.

Muscari. These tiny grape hyacinths work well for Austin area gardeners. They come in purple and sometimes white.

.. continued..

.. continued from previous page..

The next column will address spring-blooming annuals.

You can email your questions to me at vaurosemary@yahoo.com. Questions by email are welcome and will be researched. Results of general interest will be published in future columns.

Upcoming garden events are listed on the calendar of the Zilker Garden Center.

Oct 2-4: Zilker Botanical Garden Closed

Oct 10: Violet Crown Garden Club Flower Show 1 – 4:30pm

Oct 11: Violet Crown Garden Club Flower Show 1 - 5pm

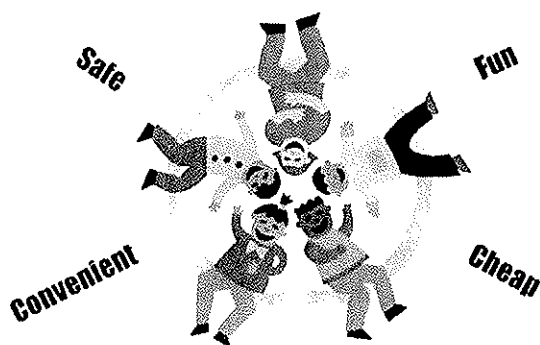
Oct 17-18: Austin African Violet Society Show and Sale 10am - 4:30pm

Oct 24: Heart O Texas Orchid Seminar and Sale 10am - 2pm

Rosemary Vaughn

Parents' Night Out at Trinity United Methodist Church

Twice voted *Austin Chronicle's*
"Best Place to Leave the Kids"



2nd Friday of each month from 6:30 - 9:30 p.m.
\$10 per child; \$15 family maximum

For reservations call: 459-5835, ext. 14
600 East 50th Street (one block east of Duval)

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Butterfly gardens

Natural patios and walkways

Dry creek beds

Seasonal cleanup

www.greeneraustin.com

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NEIGHBORHOOD EVENTS

Beginning October 1

Paintings by Jeff Baker at 4001 Hair Salon, 4001 Duval

October 24

St. Paul Community wide Garage Sale and Fall Festival

Garage Sale 8 a.m. till Noon

Come and shop or contact Mary Eifert at mary.eifert@stpaulaustin.org if

you'd like to have a table and sell your own goods.

Fall Festival 11 a.m. to 2 p.m.

Activities for all ages including carnival type games, moon walk, board

games, food, and more. Tickets are available at the door.

St. Paul Lutheran Church and School

www.stpaulaustin.org

3407 Red River St

Austin, TX 78705-2699

(512) 472-3313

October 30

Community Pumpkin Fest: Games and art creation for kids of all ages. Hancock Recreation Center

4:30-6:30 pm

For information, call 453-7765

October 31 Halloween

Free Nia Class

Hancock Recreation Center ballroom

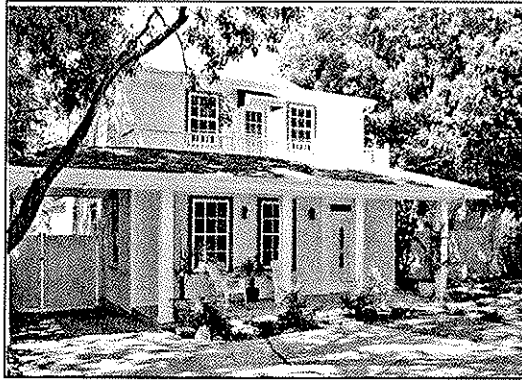
10:30-11:45 am

Wear a costume, bring a friend. Dance-based exercise class is free to current students who bring a friend and to people attending Nia for the first time.

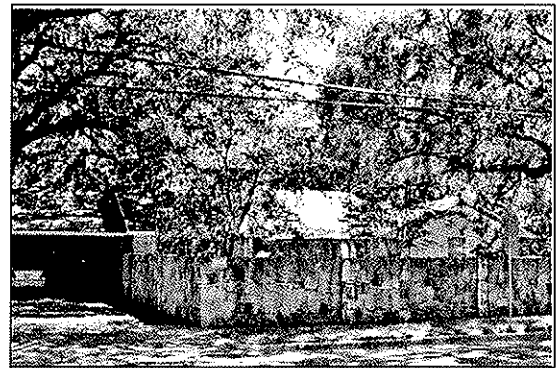
THE KINNEY COMPANY

Real Estate Services

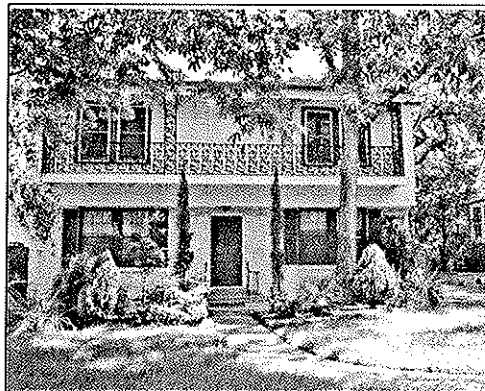
Vintage Properties Available



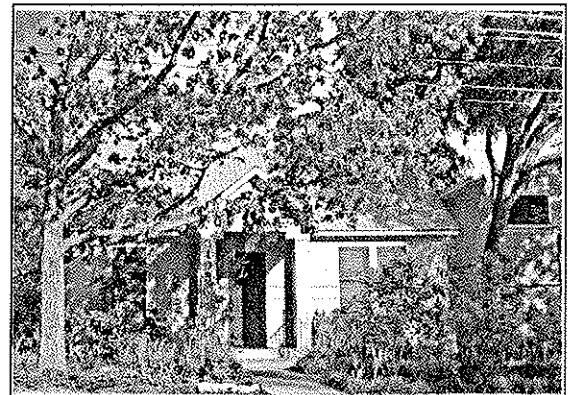
703 East 32nd Street - SOLD - This updated 1940 cottage has room to entertain -- indoors and out -- spacious living, formal dining and family room plus study/office. Three bedrooms, 1.5 baths, detached garage and storage, large shady back yard. Six blocks to UT, 2 to St. David's, 2 to Lee Elementary, 2 to Eastwoods Park. **\$419,500**



801 East 32nd Street This 1959 ranch-style house on Waller Creek has been translated into a tropical garden with pool, spa and greenhouses. It has two bedrooms, three baths, two living rooms, a formal dining room, breakfast area, utility room, huge rear sunroom, 2496 sf of living space on the main level and a full basement. **\$539,000**



826 Harris Avenue - SOLD - Charm, character and convenience - all in this updated, energy efficient 1939 traditional home with formal living and dining, large kitchen & breakfast room, 1 bedrm & bath downstairs; 3 beds, playroom and bath up; 2-car gar. 8 blocks to UT, 1 to Lee Elementary **\$591,862**



3103 Harris Park Ave This 1930 Cottage, 5 blocks from UT, has four bedrooms and two baths in 1568sf of living space, plus a newly refurbished two-car garage with a 511sf upstairs apartment for a total of 2079sf. Freshly painted with decorator colors, inside and out, it has many windows -- that actually work! The lot is town-house-size, but Eastwoods Park is only a short block away. **Reduced to \$439,000.**



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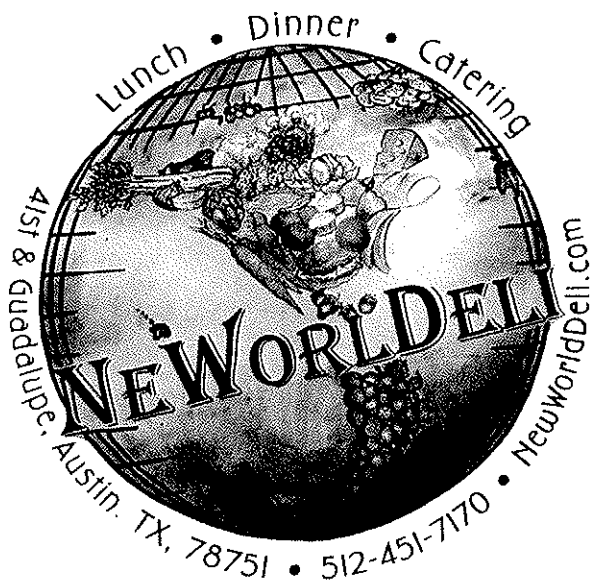


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CONSTRUCTION ON RED RIVER TO START IN DECEMBER

Construction for the City's Water Reclamation Initiative-Red River to UT Transmission Main Project is scheduled to begin in December 2009.

Reclaimed water is highly treated wastewater that is ordinarily discharged into the Colorado River. The Utility takes some of the water, stores it in tanks, and pumps it to customers for non-drinking uses such as irrigating, cooling, and manufacturing. Reclaimed water use minimizes greenhouse gas emissions and conserves water for future generations.

The Austin Water Utility recently built a 24-inch reclaimed water transmission main in 51st Street that terminates on the east side of IH-35. The WRI-Red River to UT Transmission Main Project will connect to that line and will extend the transmission main from 51st Street north of the former Robert Mueller Municipal Airport redevelopment site, west across IH-35, and then south and west along Red River and Dean Keaton Streets to proposed service connections at the University of Texas.

The project will potentially serve the Hancock Golf Course, the Hancock Shopping Center, the Sri Atmananda Memorial School, St. Paul Lutheran Church, the future East Avenue Development, St. David's Hospital, the University of Texas, and other properties adjacent to the transmission main. This project also includes distribution mains to provide reclaimed water service in and around the University of Texas. Expected customer uses include irrigation and cooling water. Additionally, a water main in Duncan Lane will be upgraded to improve service to the vicinity.

Completion date for the project is estimated to be January 2011.

-- NOVEMBER NEIGHBORHOOD MEETING

1. Guest Speaker: Carol Gibbs, Neighborhood Advisor of the Neighborhood Assistance Center to discuss neighborhood planning areas and zoning cases.
 2. Nominations/elections of officers
 3. Committee Reports
 4. Other announcements
- Street

August 2009 State of the Market for the Hancock Area Single- Family Residential*

Dear Hancock Neighbor,

Here are latest sales figures for Areas 4 and UT-a large area of Central Austin of which the Hancock neighborhood is a part. Below is a brief explanation for the average sales price, number of days a typical home is on the market from list date to sale date, and the current absorption rate –the month's supply of properties.

AREA UT-South of 38th Street *(Includes condos)

Year	# Sold	Avg Sale Price	Days on Market
2009	24	255,142	126
2008	33	240,070	84

(2009 Absorption Rate- 9.2 months of inventory)

Although there were 9 fewer units sold in 2009 than 2008 and the typical property is 42 days longer on the market, the average sales price is 10.20% higher than 2008. The average absorption rate for a balanced market is six months.

AREA 4 – North of 38th Street *(Includes condos)

Year	# Sold	Avg Sale Price	Days on Market
2009	16	381,348	109
2008	30	345,962	82

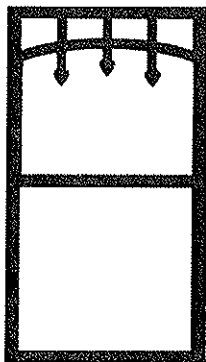
(2009 Absorption Rate- 9.9 months of inventory)

There were 14 fewer units sold in 2009 than 2008 and the typical property took 27 days longer on the market. The average sales price is 6.30% higher.

For more specific information, ask your Realtor® or go to www.realtoranderson.com.

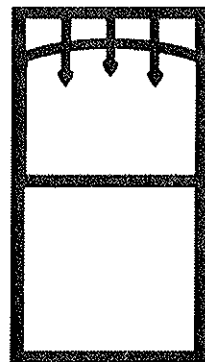
Submitted by,
Sharon Anderson, CRB
Certified Real Estate Brokerage, Mgr.

ITS ALL IN THE DETAILS! ***VINATGE SCREENS, DOORS, & WINDOWS***



Wood screens can be fitted over new or original windows and can add tremendous curb appeal!

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Red River Restorations

John Hindman ■ 512.751.4075 ■ johnhindman2005@gmail.com

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Hyde Park Resident & Neighborhood REALTOR®



Address: 4102 Peck Avenue

Listed For: \$399,000

PENDING

www.Hancockview.com

Stylish remodel across from Hancock Golf Course. Features include NEW electrical and plumbing/roof/siding with insulated exterior and most interior walls/energy efficient low-E Pella windows/slab granite counters in kitchen and baths/wood floors throughout/stainless appliances/HVAC system.



Address: 1200 Norwood Road

Listed For: \$219,000

FOR SALE

1200Norwood.com

Cute 2/1 home (1426 sf) on a huge tree-covered .28 acre lot. Just north of Airport Blvd and adjoining the Mueller development hike and bike trail. (trail actually enters neighborhood via an easement on the west edge of the property) Close to everything, great investment potential, and at a bargain price.



Address: 506 Texas Avenue

Listed For: \$650,000

SOLD

www.506TexasAve.com

One of the great historic homes in Austin is now available. This 1914 grand estate features a .37 acre lot, 3252 sf main house and 482 sf guest house. Original stained wood trim, high open ceilings, period detailing & hardware, amazing wood flooring, & a classic front porch overlooking one of the best streets in Austin.



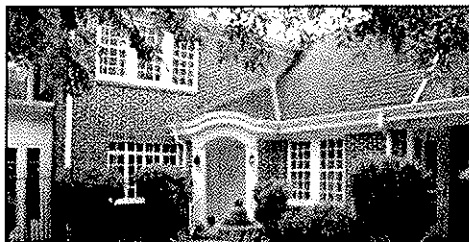
Address: 113 West 33rd Street

Listed For: \$775,000

SOLD

www.33StClassic.com

Classic Aldridge Place estate. 3081sf 4 or 5 bedroom/3 bath main house and 236 sf garage apt. Traditional brick construction, slate roof, original long leaf pine wood trim, beautiful hardwoods, amazing period tile work, stunning master bath, and antique lighting.



Address: 4701 Evans Avenue

Listed For: \$295,000

SOLD

www.4701Evans.com

Great house on a great lot. Outstanding location- just a few blocks from all the Hyde Park shops and restaurants. Enormous 75'X135' / 10,125sf corner lot. Bright open floor plan with huge windows and hardwood flooring. Large hip kitchen, versatile utility room, formal dining room, and a study with french doors overlooking the huge private back yard.



Address: 4812 Caswell Avenue

Listed For: \$269,900

SOLD

Perfect owner occupy - let side B be pay for ± 100K of your mortgage. Expansion possibilities - adding bedrooms at \$500-\$600/month per bedroom could make this a huge money maker. These units are super tasteful, rock solid and in an amazing location.



Jeff Baker 619-7421

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T'AI CHI CHIH IN THE PARK

Join your neighbors in Eastwoods Park for T'ai Chi Chih classes every Saturday at 8 AM and 9 AM.

T'ai Chi Chih consists of 19 elegant but simple, easy-to-learn movements and one pose, originated for Americans by an American, T'ai Chi Ch'uan master, Justin Stone. No previous experience or special clothes, shoes, or mats are required.

Benefits for seniors include:

Improved balance, movement, and bone density; Improved immune system, especially (supported by clinical studies) against shingles and flu; promotes post-operative recovery, and joint and back pain relief; enhances memory and reflexes; helps manage weight and sleep; aids in regulating heart rate, blood pressure, and digestion; and leaves one with a calm, joyful, disposition.

Benefits for children over 10, young adults, and working adults to middle age: stress reduction; management of weight, diabetes, and appetite; improved immune system, circulation, and nervous system; enhanced posture and poise; aids recovery from depression, injury, and surgery; and brings harmony to mind and body.

Classes are \$40 a month. For information, contact Richard Cutler richard.cutler@gmail.com or Patricia Fernós patricia.fernós@gmail.com



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SAVE THE DATE- COMPREHENSIVE PLAN

WHAT Comprehensive Plan Open House

WHEN Monday, October 12

3:00 PM to 8:00 PM

WHERE Austin Convention Center, Ballroom B

Cesar Chavez and Red River Streets

WHY Ask, Answer, Have Fun

Kick-off Austin's new Comprehensive Plan and celebrate our future!

Join us to find out about the Comprehensive Plan and help shape Austin's future. Starting October 12, Austin begins work on a new plan to guide the city's growth and development over the next 10, 20, 25 years and beyond. The open house will allow citizens to ask questions, answer questions, meet the consultants, and have a good time. Children are welcome and there will even be an activity for them.

For more information visit

www.cityofaustin.org/compplan

Question? Contact Mark Walters, 974-7695,

Mark.Walters@ci.austin.tx.us

GREEN HOME UPGRADES

Upgrades to old homes can present challenges. Costs versus payback, home value, and historic integrity are all issues to consider. One must really take a holistic look, or whole building approach, to the house before planning upgrades, as some seemingly harmless upgrades can have unintended consequences. Adding insulation into old house walls that take on moisture in rain will invite mold that was never a problem before.

There are a lot of high tech and effective solutions out there, but I suggest a keep it simple approach. Grab the low hanging fruit first. I would shade windows from the summer sun and have an efficient air conditioning system before investing in solar panels. Good weatherstripping is important. Also there are low flow water fixtures and energy efficient lighting and appliances that can be easy to install.

Rebates and tax credits are available for many upgrades. For more green upgrade information: www.greenhomeguide.org/features/45_ways_to_green_the_not_so_new_house.html

-Bart Whatley, Architect

--

INSURANCE TIPS BY STEVE VINKLAREK

Auto Discounts / Savings:

- Combine all of your autos on one policy for a Multi-Car Discount.
- Combine your auto & home policies with the same company for a Multiple Line Discount (MLD) on your auto insurance.
- You may be able to increase your MLD with additional fire policies (i.e. – personal liability umbrella policy).
- You may receive a Renewal Discount, the longer you remain with a particular company.
- Many companies have Safe Driver Discount programs in lieu of renewal discounts for young and/or new policyholders.
- You may receive an Academic Achievement Discount for students with good grades, age limits may apply.
- Anytime you are able, take defensive driving (DD). DD can remove a ticket from your driving record to keep your rates down.
- Whether you take DD to remove a ticket or for safety reasons, many companies offer Defensive Driving Discounts.

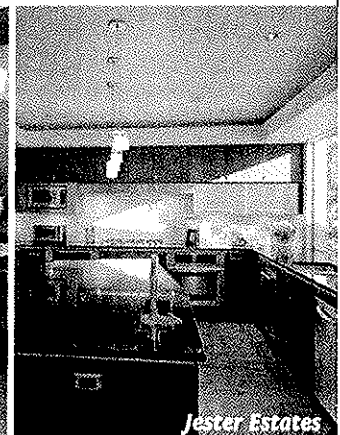
Homeowners – Renters – Condo Discounts / Savings:

- Combine your auto & home policies with the same company for a Multiple Line Discount (MLD) on your home insurance.
- If you have a monitored alarm system, you may receive an Alarm Discount on your home insurance.
- If you improve or replace your wiring, plumbing, HVAC and water heater on an older home, you may receive a lower rate.
- Do you have an All-Risk or Named Peril (Limited Coverage) Home Insurance Policy for your dwelling?
- Is your home insured for Replacement Cost or Actual Cash Value?
- Do you have Sudden and Accidental Water Damage Coverage on your home? Is there a limit on the policy?
- Do you have a Water Seepage Endorsement, extending water coverage to include unnoticed long term leaks?
- Do you have a Foundation / Slab Endorsement? There are limits, but some coverage is better than none.
- Does your agent contact you to review all of your policies every couple of years? A good agent / agency will do this.
- Do you have an agent? There can be benefits to having a relationship with an agent rather than internet or 800 #'s.

CG&S DESIGN-BUILD has two homes on the upcoming 7th Annual Austin NARI Tour of Remodeled Homes, offering dual insights into full-house transformations.

October 24 and 25, 2009

Tickets and information can be found at www.AUSTINNARI.org



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HANDY WEBSITES

City of Austin Development

<http://www.ci.austin.tx.us/development/default.htm>

City of Austin Green Garden Project

<http://www.cityofaustin.org/greengarden/>

City of Austin Neighborhood Planning

<http://www.ci.austin.tx.us/zoning/default.htm>

Central Austin Combined Neighborhood Planning Area

http://www.ci.austin.tx.us/zoning/central_austin.htm

Hancock Recreation Center

<http://coawebparks.ci.austin.tx.us/registrationmain.sdi>

<http://coawebparks.ci.austin.tx.us/registrationmain.sdi>

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John Kerr - Local Neighborhood Leader & Loyal Grande Customer

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Neighborhood Dues:

January is the month that the neighborhood association collects dues. Dues are not required unless you are a regular member and wish to vote. Dues are appreciated and are only \$5.00. Some of the items that dues help fund include The Summer Watermelon Social, events like the Pet Parade, membership in groups such as the Austin Neighborhood Council, Trail of Lights donation, and donations to the Hancock Recreation Center. The neighborhood can also meet to discuss using dues for other neighborhood promotion/preservation and charitable events. Thanks!

HNA Membership yearly dues \$5 to HNA. Mail to HNA Treasurer Mark Burch, 510 E. 39th, Austin, TX 78751.

Name _____ Phone _____

Address _____ Zip _____

Email _____

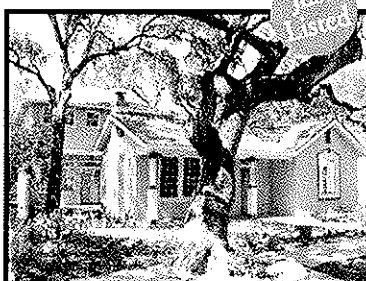
THANKS!

GALLERY OF HOMES



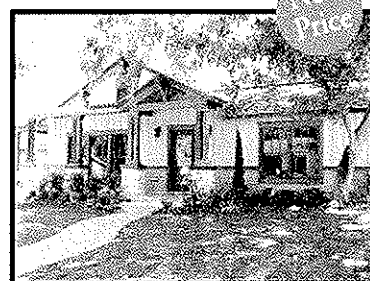
3910 Avenue H

Arts & Crafts bungalow plus guest house in historic district
4BR, 3BA, 2Liv and 2Din
Listed at \$699,000



1206 West 22½ Street

Quality renovation with period detailing and stained glass
4BR, 3BA, 2Liv and 2Din
Listed at \$925,000



608 East 48th Street

One-story modern Craftsman with open floor plan, large yard
3BR, 2.5BA and 2Liv
Listed at \$499,000



804 East 45½ Street

New "Green" Craftsman by David Weekley Homes
4BR, 4BA, 3Liv and 2Din
Listed at \$799,990



4605 Eilers Avenue

Renovated Hyde Park bungalow with master addition
3BR, 2BA, 2Liv and carport
Listed at \$519,000



4507 Avenue D

Updated kitchen and baths
Large screened porch
2BA, 2BA and carport
Listed at \$385,000

Your Neighborhood Real Estate Expert

Call Suzanne today for a free market analysis on your home or investment property. Suzanne has over 15 years' experience in marketing and selling Central Austin.



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