

News **from** Northwood

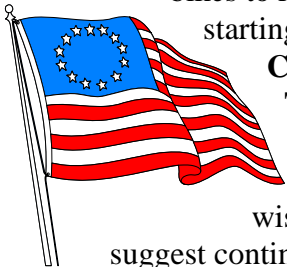
www.main.org/northwood

May/June 2009

Upcoming Events

July 4 parade

Bring flags to wave and decorated wagons and bikes to ride for the annual July 4 parade starting at 9:00 AM. **Meet at Oak Creek Cove (just west of Timberside). From there the route is Oak Creek to Manhasset.** Anyone who wishes a longer parade route, we suggest continuing to Council Bluff, turning left and going up Tamarack to Manhasset.



At Manhasset we will end the parade and have some refreshments. Everyone is invited to stop and meet neighbors in the shade (or continue with a longer parade if you prefer). If you have questions, call Cheryl at 244-4638 . See you at 9:00 on July 4! ☺

Neighborhood Notes

Vice President Position Open

The Vice President position on the Neighborhood Association board is open. The main duties are to assist the president and to work with all officers to keep Northwood the great neighborhood which we all enjoy. If you are

interested, contact one of the officers listed on the back page. ☺

New green city ordinance affects home sales

This article and all the links is on our web site Phil Nassaux, Realtor who lives in Northwood attended a panel discussion with the City of Austin regarding a new ordinance that will take effect June 1st.

After June 1st a new city ordinance takes effect that impacts the sale of your home.

Austin's new Energy Conservation Audit and Disclosure (ECAD) ordinance will most likely concern you. It applies to all homes over ten years old, within the city limits of Austin and receiving electric service from Austin Energy. **This description fits practically every home in Northwood.**

The city's stated overall goal is to:

- *Reduce greenhouse emissions and respond to global climate change*
- *Offset 700 MW of peak demand by 2020*
- *Meet 30% of generation needs by 2020 from renewable energy*

Oak Wilt Alert: Do not trim oak trees until it stays *really* hot for awhile. Then remember to prune and *immediately* paint! Do not trim between February and June if possible.



It becomes mandatory after June 1, 2009, must be completed before a house is sold and there are only a few exceptions.

So, what does this audit entail?

It's intended to evaluate your home's energy efficiency, must be performed by a registered Austin Energy Auditor and will cost approximately \$300 for most Northwood home owners who sell a home after June 1st. Failing to have an audit completed prior to selling the home could incur a fine of up to \$2,000.

The audit takes about 2 hours to perform and will evaluate attic insulation depth, test the ac duct system and assess its condition and adequacy, examine the HAVC equipment and heating and cooling efficiency, inspect weather stripping around doors and windows, inspect for air leaks around plumbing and ceiling vents, inspect window ratings for all windows with more than one hour of direct sunlight.

Although you must have the audit performed before selling your home AND you must make a copy available to any potential buyers, you do not have to make the changes it recommends.

Of course there are no statistics yet on how this will affect sale prices of Austin homes, but it would stand to reason that buyers will request that at least some, if not all, audit recommendations be remedied by the sellers and sellers would likely adjust the sale price accordingly. Time will tell but, results would likely mean an increase in home prices and increased tax revenues for the city. At the same time the city predicts this will help meet its energy reduction goals by 2020. While the city hopes the energy recommendations will be done voluntarily, they also stated that if Austin does not meet its goal of 25% reduction in

energy usage within two years the audit recommendations will likely become mandatory repairs and upgrades.


Again, there are exceptions to the rule. You do not need an audit if your home:

- was constructed no more than ten years before the time of sale.
- is a foreclosure sale, a trustee's sale, or a deed in lieu of foreclosure.
- is a pre-foreclosure sale where the seller has reached an agreement with the mortgage holder to sell the facility for an amount less than the amount owed on the mortgage title is transferring from one family member to another.
- is under a court order or probate proceedings.
- is under decree of legal separation or dissolution of marriage (divorce).
- participated in the Austin Energy Home Performance with Energy Star Program not more than ten years before the time of sale.
- participated in the Austin Energy Free Weatherization Program not more than ten years before the time of sale.
- buyer agrees to participate in the Austin Energy Free Weatherization Program.

Helpful websites for more info:

Official Site:
www.austinenergy.com – search for ECAD

Energy Rebate info:
<http://www.austinenergy.com/Energy%20Efficiency/resIndex.htm>
www.texasgasservice.com

This is a summary of the event and is not all inclusive. Visit the official website for more detailed information. 



Dark clothes outside after dark = danger

Recently a neighbor reported a near tragedy. She was driving home just after sunset. On Silver Creek she encountered several teenage skateboarders who were wearing all black. One of them skated in front of her car and she nearly hit him – because he was wearing all black (as they all were), he was very difficult to see.

She explained to them how dangerous it was to be on the street in dark clothing at or after dusk and encouraged them to wear something white. They said they would. She has again seen them...dressed completely in black.

Parents, if your children are outside after dark be sure they are wearing something visible - even flashing lights on shoes helps. And all adults should do the same –other drivers have nearly hit dark-clad adults who are walking or jogging in the street after dark. This type of tragedy is easily avoided. ☞

Oak Wilt Alert!

We are nearing the end of oak wilt season. The tiny nitidulid “sap” beetles visit infected trees and get the spores on them and then land on a recently-cut healthy oak tree and infect it. **Avoid pruning or injuring oaks from February to June, and immediately paint wounds on oak trees year-round.**



If you have oak trees and they do not appear to be healthy, contact one of the Association officers; we will ask the Forester check your tree. For details on oak wilt, visit texasoakwilt.org. ☞

Continuing Business

Neighborhood email alerts

If you want to receive occasional email alerts about issues of interest to all residents, subscribe to the Yahoo mailing list for the Association: send a blank email to NorthwoodNbrhdAssn-subscribe@yahoogroups.com ☞



Police Contact

The officer assigned to Northwood is Joe Maciel. Contact him at 974-4289 or email at joe.maciel@ci.austin.tx.us. If you have any non-emergency questions for the police, you may contact him. ☞



Police report

The APD web site with crime reports is located at www.cityofaustin.org/police.

If you see a person or vehicle that doesn't seem to belong, get as detailed a description as possible (especially a license number for a vehicle, if you feel comfortable doing so) and notify the police. To just file a report, call 311. We need to all watch out for our neighbors.

One neighbor reported the following to the editor: in early April he and several friends were outside late at night when they observed someone drive into a driveway. That person, who was apparently inebriated, then walked to where the others were, and became belligerent with them. They called the police.

In a separate late night April incident, another neighbor saw that a police car had pulled over an apparently intoxicated man. He was handcuffed and driven away; a tow truck removed his vehicle.



In early May another neighbor emailed the discussion group that someone popped the gas door open on both of their cars, which were parked in their driveway.

And in late April, one neighbor's house was burglarized. Apparently the thief(s) accessed the garage door opener, which was in a car parked in the driveway. Besides stealing a laptop, they drove the car a couple of hundred miles and returned it – the owners smelled smoke in the car and found the child seat thrown out. The owners suspect this was done by teenagers ☹

	Location	Time
<i>March</i>		
Harassment	Palfrey	753
Burglary Of Veh	Oak Creek	835
Burglary Of Veh	Silver Creek	938
Burglary Of Veh	Oak Creek	1013
Burglary Of Veh	Oak Creek	830
Public Intoxication	Northfield	643
Burglary Of Residence	Northfield	1842
<i>April</i>		
Assault With Injury	Silver Creek	257
Liq Law	Northfield	1606
Violation/Other		
Terroristic Threat	Oak Creek	1849
Burglary Of Residence	Palfrey	2100
Burglary Of Residence	Silver Creek	1825
Auto Theft	Silver Creek	351
Auto Theft	Silver Creek	1523
<i>May</i>		
Burglary Of Residence	Silver Creek	1648
Assault W/Injury-	Timberside	2244
Fam/Date Viol		
Found Prop	Bridlewood	2049
Burglary Of Veh	Silver Creek	2213

2009 due\$ are due

The 2009 dues are due. They are \$10 and are for the calendar year 2009. The dues help pay for the newsletter and other projects we may undertake this year and may help pay for oak wilt treatment. To join the Northwood Neighborhood Association, just complete the

form at the end of this newsletter and mail a check to Nancy Grijalva, 4507 Tamarack, Austin, TX 78727. A Texas-size “thank you!” to everyone who has already paid dues. ☹

Unclassified

Kids K-5 are invited to come to a backyard Bible club July 13-17th. It will be held each evening from 7pm-8:15pm at 3606 Tamarack Trail (home of Rikki and Hank Spear). Kids will play games, learn stories, and have refreshments. Contact Loretta Mach (coordinator) for more information. 310-1498. ☹

Calendar

July	4	Parade
October	10	Fall garage sale
December		Christmas yard of the month contest

<i>Officers:</i>		
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