

The Hancock Neighborhood extends 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.



JOIN THE NEIGHBORHOOD E-MAIL GROUP

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

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PERRY ESTATE UPDATE

The zoning committee was originally slated to present a recommendation at the September 15 neighborhood meeting on a request by Clark Lyda regarding

development plans for the Perry Estate. However, the committee agreed additional time is needed to address neighborhood concerns and questions outlined in Lyda's message below:

Update/Followup Message to Hancock Neighborhood Association Members, September 1, 2010

We have learned a lot in the last nine months about the Perry property, the neighborhood and its concerns, and the local and national real estate economy. Words cannot express our gratitude for the time, energy, and input that so many residents and members of the Hancock Neighborhood Association have brought to bear to the proposed development of the Perry property. Some of the concerns we have heard from neighborhood residents about the proposed project have focused on our level of experience as hotel developers and the economic viability/possible risk of failure of the hotel. We have understood these concerns from the beginning of our project planning and have been actively looking for people who could effectively address these concerns through their depth of expertise and experience. We were very fortunate this summer to meet a group of people who share our vision for the property and who collectively have many years of experience in developing and operating luxury hotels in Texas and beyond. We are even more fortunate that these same people have agreed to join our Perry Estate development team.

Our first task with our new team members over coming weeks will be to review with them the architectural and business program currently proposed for the site with a focus on functional adequacy and efficiency and economic viability. We want to ensure that the conceptual project we have designed and asked the neighborhood to consider for approval is the best and most likely to succeed project that we are capable of designing. We also want to ensure that we are building the best project possible for the neighborhood, the city, and our investors.

<continued on page 4>

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NEIGHBORHOOD OFFICERS

President Carolyn Palaima- c.palaima@austin.utexas.edu
Vice Pres. Rafi Anuar - rafi.anuar@gmail.com
Treasurer Mary Ann Osborne- mary.ann.osborne@gmail.com
Secretary Carol Moczygemba-
carolmoczygemba@sbcglobal.net

Historian _ vacant _

Neighborhood Council Liaison - Linda Guerrero

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CANPAC Reps – Justin Clemens, Bart Whatley, Mike Hirsch

Newsletter Editor – Carol Moczygemba

Advertising - Kathleen Strong - kstrong@wt.net

Webmaster – George Wilson – george@wilson.name

Austin Police Neighborhood Liaison. –

Will Harvey 974-8123 william.harvey@ci.austin.tx.us

Joshua Metteauer 974-8124 joshua.mettauer@ci.austin.tx.us

NEIGHBORHOOD DUES

To be a voting member of the Hancock Neighborhood Association requires a yearly membership fee of \$5 per household.

Dues checks are made payable to Hancock Neighborhood Association and may be mailed to: Mary Ann Osborne, 512 E. 39th Street Austin, TX 78751. Include your name and street address along with your dues payment. Thanks!

NEIGHBORHOOD WEBSITE

Go to www.main.org/hna/ for events, officers, a history of the neighborhood, links, and information about joining Hancock Neighborhood Association.

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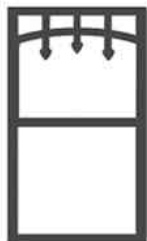
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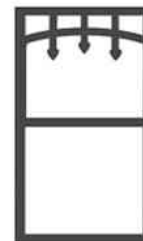
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<from page 1> *Finally, we want to ensure that what we ultimately ask HNA members to consider for approval is what we actually need to move forward so that we aren't constantly coming back to the neighborhood asking for its consent to changes in our plan (resulting in corresponding additional demands on the resources of HNA members).*

Further review by our project team will take some time, but we believe it will be time well spent given the long-term nature of this project and the investment required to make it happen – we are committed to building the best project that we are capable of. We will remain in touch with HNA key membership regularly to keep them advised of our progress, and will submit the project for consideration by HNA members once we are confident it is in its best possible form.

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THWARTING BURGLARS


The following advice comes from a neighbor who was burglarized last year. He shares this information at a time when the neighborhood listserv has been particularly active with burglary reports.

1. It's critical that the strike plate for your deadbolt lock use 3" ZINC screws that go through the door jamb and into the structure of your home. Unless you modified it yourself, the screws are likely only 3/4" and don't go into the structure of your home. My door was kicked in very easily because I didn't have long screws. It's also important to use zinc screws because they flex and bend under stress rather than break, which regular screws will do.

2. Write down serial numbers for every expensive item you own that may end up in a pawn shop. If the burglar brings your TV, computer, etc to a pawn shop, the pawn shop owner is required to check the serial number against a police database of reported stolen equipment. Also, if you see your TV on Craigslist, you'll have no way to prove it's your TV if you don't have the serial number. You can also etch your name on your TV. <continued on page 5>

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3. Mount your flat screen TV to the wall. There are also wall mounts that allow you to lock the TV to the wall. If your mount doesn't have a lock, take the regular Philips screw that most mounts use to Breed's hardware and change it for a screw that requires a special screwdriver - hope the burglar didn't pack the specialty bit in their toolbox.


4. Get a security system. There are inexpensive DIY systems that are wireless and relatively easy to install. Also, Logitech recently introduced a really nice security camera that is weatherproof, works in the dark, and only requires a power outlet:
<http://www.logitech.com/en-us/webcam-communications/video-security-systems/master-systems/devices/7252>

5. Don't store your valuables under your mattress or in your dresser - mine were ransacked.

ALWAYS REPORT SUSPICIOUS BEHAVIOR. CALL 911.

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Rosemary's Greenline Tip

Remember that newly planted trees need daily watering for a week, twice weekly for a week, weekly for a month, even when the weather is "good."



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MEASURING HANCOCK TRAIL LAPS

By Mike Hirsch

I recently started running again after a four year hiatus spurred by a knee injury. To minimize the wear and tear on my legs that could be caused by running on concrete or asphalt, I decided to use the softer path around the Hancock Golf Course for training. Its hills are good for strength training and there are adequate level stretches to work on speed. Endurance work can be accomplished running laps. Right now I'm working on endurance.

To determine the distance of the path I borrowed a mileage wheel from RunTex. Tracking time and mileage are helpful in any training regimen. I measured distance through the middle of the dirt and gravel paths and along the south edge of the 41st street from Red River until the gravel path picks up again just west of the bridge over Waller Creek.

From Peck along 38th to Red River, the path is 1,147 feet or .22 miles long. From Red River and 38th to Red River and 41st the path is 1,501 feet or .28 miles long (.5 miles total from the start). It is 1,212 feet (.23 miles) from Red River and 41st to Peck and 41st (.73miles total). The stretch from 41st to 38th along Peck is 1.206 feet (.23 miles). The lap around the golf course is 5,068 feet long, 212 feet (70.7 yards) or .04 miles short of a mile.

Persimmon Pudding Time

Persimmons are available for \$5 a basket each Wednesday from 4:00-8:00 at the Farmers Market in the Triangle. They come from Lightsey Farms in Mexia where the growers have an orchard with hundred of persimmon trees. (www.lightseyfarms.com)

Vintage Properties for Sale



3911 Duval Street

1917 Bungalow, 3 bed/ 2 bath, wood floors, high ceilings, modern kitchen w/skylight, detached studio. Near Hyde Park shops; bike or bus 13 blocks to UT.

MLS# 7554654

\$399,000



4311 Avenue F

1935 Bungalow with new foundation, updated kitchen and baths, high ceilings, fireplace, wood and Saltillo tile floors, deck, 3bed/2 bath. Near Shipe Park and many amenities.

MLS# 3162881

\$439,000



4313 Avenue C

1923 Classic Bungalow restored to perfection by architect owners. Now 2 bed/-1 bath, the structure is set for an upstairs master suite. In the heart of Hyde Park, near Shipe Park, shops and UT shuttle.

MLS# 8573698

\$365,000



4308 Avenue F

1910 Victorian that needs complete restoration. It has good bones and an excellent lot and location near Shipe Park so it is well worth more investment. Estimates of restoration costs are available.

No MLS # yet

\$359,000

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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>



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Address: **1407 Brentwood Street**

Listed For: **\$360,000**

FOR SALE

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Address: **4509 Avenue D**

Listed For: **\$259,000**

FOR SALE

Stylish bungalow in fabulous location. Features include recent paint and refinished floors and large heavily treed yard. Amazing location, just a block from Shipe Park, and just blocks from Hyde Park area shops and restaurants. Don't miss this bargain in highly desirable Lee Elementary.



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www.GreenRealEstateResource.com

Address: **1907A Jentsch Court**

Listed For: **\$249,000**

FOR SALE

1907dreamhome.com

Large 1 story floor-plan w/plenty of light and windows. Tile flooring, granite counters, pecan cabinets, stainless steel appliances, designer scheme and custom lighting and hardware. Low \$135/month HOA covers front yard lawn care & exterior insurance. Rare 2 car garage. Large private backyard.



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