

May 2010

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 Mary Ann Osborne - mary.ann.osborne@gmail.com
Secretary Carol Moczygemba - carolmoczygemba@sbcglobal.net
Historian _vacant_
Neighborhood Council Liaison - Linda Guerrero
--
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. -
Kelly.Lahood@ci.austin.tx.us 974-5833
--

JOIN THE NEIGHBORHOOD E-MAIL GROUP

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

HNA SPECIAL MEETING – PERRY ESTATE

by Carol Moczygemba

HNA SPECIAL MEETING – Perry Estate

The Hancock Neighborhood Association held a special meeting April 7, 2010 to learn about the prospective purchase and proposal for development of the Commodore Perry estate, 10 acres on the corner of Red River and 41st St, and to vote on a motion to direct the HNA zoning committee to explore the prospective buyer's request for a zoning change to allow building a hotel complex on the site. The meeting convened in the chapel on the grounds of the Perry Estate with a standing-room-only crowd of about 100 neighbors and other interested parties.

HNA president, Carolyn Palaima, called the meeting to order and outlined the evening's agenda of presentations from parties seeking a zoning change followed by a question and answer period, and a vote on a motion (attached) directing activities of the HNA zoning committee relevant to the proposed zoning change.

A presentation by Pattye Henderson, director of Sri Atmananda School--which is currently located on the property--explained her family's 20-year relationship with the property and her wishes to preserve the historic integrity of the mansion and its presence in the neighborhood. Clark Lyda then addressed the audience about his plans for development of a high end hotel on the estate. "This property is a big part of Austin's history, and has significance for many in this town. I have a commitment to be a good steward for it, and that's why I'm buying it - to keep it intact for future generations and current generations," he said. "It's not been sustainable in the past."

Lyda talked about his image for the property—a very small, very private hotel, an urban oasis heavily landscaped that “turns inward” and makes use of many private, outdoor spaces, as well as public spaces. He said he would restore the buildings and bring the gardens to a functional level with regional plants.

He added that he intends to create a use for the property that preserves its essential character and is economically sustainable, “a project of lasting beauty that is accessible to the community and a source of pride.”

Lyda emphasized that he wanted to minimize and mitigate any negative effects of the project and wanted to work with the neighborhood to create a project harmonious with the community.

During a question-and-answer period, neighbors expressed

concerns as well as support for the proposed development. Neighbors with property immediately adjacent to the estate were particularly concerned about specific issues including noise, light pollution, parking, traffic and effects on property values if the zoning is changed to allow commercial development.

At the conclusion of the Q&A, Bart Whatley, chair of the HNA zoning committee, presented a report from the committee. He stated that HNA officers and the zoning committee had been contacted in early March by Lyda, at the same time Lyda notified Park Blvd neighbors of the plans for development of the Perry Estate.

Whatley said the proposal is complex and deserving of a thoughtful and careful process. He introduced the motion to be voted on by members:

That the Hancock Neighborhood Association (HNA) commit the HNA Zoning Committee to meet with the developer to evaluate and explore zoning categories, development regulations and alternative options that would address concerns of the neighborhood association.

Development regulation discussion is not to be binding and is not to indicate endorsement of the proposed development.

The HNA Zoning Committee is to convene a general membership neighborhood meeting, to be held in approximately 1 month, to report progress, make more detailed recommendations, and seek resident input.

An amendment from the floor was approved and added to the motion: Additionally, the developer shall be asked to commit in writing not to press forward with a zoning application to the city of Austin before the neighborhood has a chance to convene a next general membership meeting. President Palaima called for the vote on the amended motion.

By a count of hands, the motion was adopted with 44 in favor and 13 opposed.

Palaima asked that concerns be sent to the zoning committee, which will bring the concerns before the developers. The next HNA general membership meeting will be the first Wednesday in May. Notices will be sent.



NOW OPEN SEVEN NIGHTS
Come enjoy a delicious entree!

Lunch • Dinner • Catering

NEWORLDDELI
41st & Guadalupe, Austin, TX, 78751 • 512-451-7170 • NewWorldDeli.com

Full Bar! Happy Hour 4-6pm
Enjoy a Delirita from the Deli Lama!

--

SENIOR CITIZENS FREE EXERCISE AT 24 HOUR FITNESS

24Hour Fitness in the Hancock shopping center offers SilverSneakers classes each week (M/W 12:15) - "SilverSneakers is a benefit offered to members of many Medicare plans across the U.S. If you are part of a Medicare health plan or if you are a group retiree you may already have the SilverSneakers benefit. It is a fun, energizing program that helps older adults take greater control of their health by encouraging physical activity and offering social events".

You don't have to be a member of 24Hour Fitness to take these classes - you just have to sign up for the SilverSneakers program. For more info. visit the SilverSneakers website and the 24Hour Fitness website/class schedule:

www.silversneakers.com - you can get the answers to any questions/workout locations/etc.;

www.24hourfitness.com - you can find a gym/check class schedules and call to see what you need to bring for ID.



MAJOR LEAGUE SERVICE.

From backyards to big leagues, count on me to be there.
I can help you get the coverage you need and the discounts you deserve.



Steve Vinklerek, Agent
Bus: 512-452-0214
steve@steveinsures.com
www.steveinsures.com



State Farm[™]

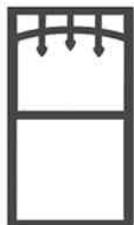


P090130

State Farm • Home Office, Bloomington, IL

Your Wood Windows Can Work Like New!

We Restore Original Wood Windows (The Ones With The Ropes!!)



Are your windows painted
shut, hard to open and drafty?
Or are the ropes broken?



We can make them function
smoothly and weather strip them
to help with comfort and energy bills!

Red River Restorations

John Hindman 512.751.4075

john@redriverrestorations.com

www.redriverrestorations.com

~Fine Wood Working, Custom Doors, Wood Windows and Wood Screens~

~Historic Restorations, Building and Consulting~

Major Credit Cards Accepted

GRACCHUS PROPOSAL REJECTED BY NEIGHBORHOOD

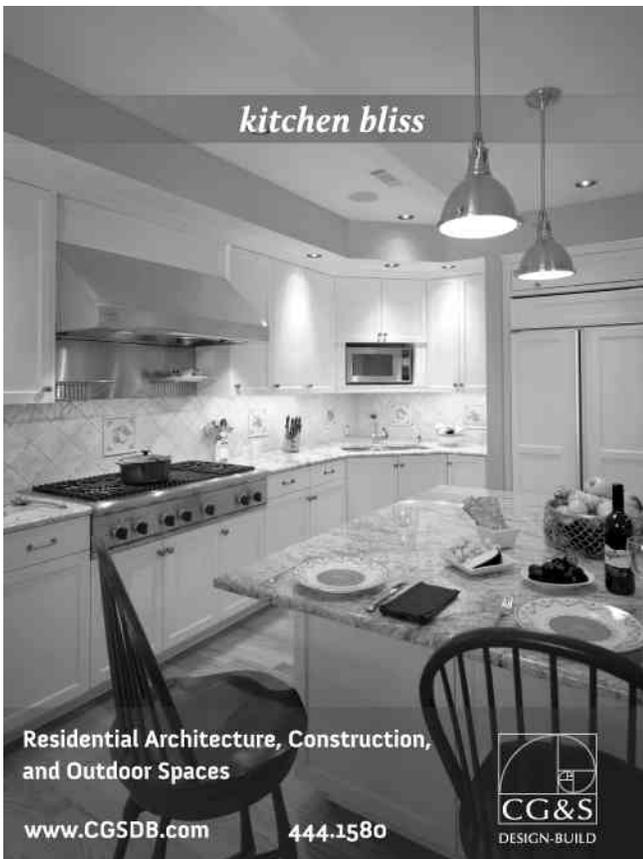
by Carol Moczygemba

The HNA convened in a special meeting on April 21 to vote on the Gracchus Capital proposal to alter setbacks on parcel 8A, 1002 Concordia Ave.

Gracchus principles Michael Ecklund and Chris Colato asked for neighborhood approval of setbacks significantly smaller than specified in the PUD.

After the Gracchus presentation, HNA zoning committee chair Bart Whatley outlined the committee's report and said there is no positive benefit to the Gracchus proposal. "the zoning committee position is that the neighborhood should stand firm on the original agreement."

A motion was made to reject the Gracchus proposal. Following a discussion and question and answer period, the motion was rejected with 26 HNA members in favor of the zoning committee recommendation. The adopted motion reads: That the Hancock Neighborhood Association reject the February 25, 2010 proposal from Gracchus and support the current PUD zoning entitlements for Parcel 8A. Gracchus will present their proposal before the city Planning and Zoning Commission.



TRINITY

United Methodist Church
Welcoming LGBT folks and everyone else, too!

Inclusive, Nature-affirming, Liberal

SUNDAY CELEBRATIONS

9:15AM – *imprints*
progressive Christian worship

11:15AM – *weave*
blending traditional & alternative

12:45PM – *earthbound*
combining Nature-based & Christian elements

ADULT SUNDAY SCHOOL AND CHILDREN'S ACTIVITIES AVAILABLE.

600 E. 50th St. / Austin, TX 78751
(512) 459-5835 www.tumc.org



Austin Vet Hospital

Caring for the dogs and cats of central Austin for nearly 40 years.
Located at 30th and I-35, by St. Davids
AustinVetHospital.com 476-9191

STOP THE BLOB

The Austin Water Utility (AWU) is asking for your help to stop the Grease Blob from invading and clogging drains and sewer pipes. The Grease Blob results from cooking oil and grease being poured down the sink. Because grease and oil stick to the inside of sewer pipes, over time it can turn into a monster of a clog that can block the entire pipe. This can cause sewer back ups in homes and offices or sewage spills in parks and streets.

Customers can bag and toss cooking oil and grease into the trash or take it to the City's Household Hazardous Waste (HHW) Facility for recycling instead of pouring it down the drain.

www.cityofaustin.org/water/grease.htm

DIVORCE WORKSHOP

The Third Thursday of each month
Beginning in May (May 20, 2010)
6:00 p.m. to 8:00 p.m.

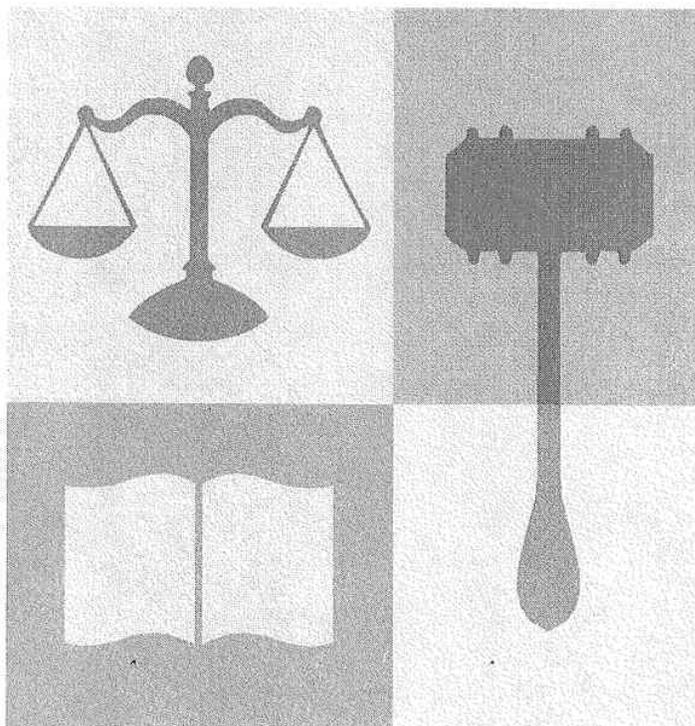
Are you or someone you know thinking about divorce?

Are you or someone you know seeking information about or exploring alternatives within the divorce process?

Do you have questions about how a divorce may impact your children or your financial situation?

The Divorce Workshop is a seminar aimed at educating people about the divorce options available and to provide expertise to address separately the legal, financial and child-related aspects of the divorce process to allow participants to make an informed decision. Experienced speakers will include a family law attorney, a financial professional and a mental health professional.

There is no cost to sign up, but space is limited to a first-come, first-serve basis.



LOCATION:

Law Office of Tim Whitten
812 San Antonio St.,
Ste. 401
Austin, Texas 78701

Space is limited
Please RSVP to:
Phone (512) 478-1011
Email:
divorceworkshop@whitten-law.com

TAKE CHARGE! A Personal Finance Discussion Group

When: Saturdays, June 5, 12, 19 and 26 from 10 a.m. to noon
Where: Hancock Recreation Center @ 811 East 41st Street
Host: Mary Ann Osborne, MBA
Cost: 1st session free, \$10/session thereafter



- **Budgeting/Organizing**
- **Retirement Plans**
- **Taxes**
- **Investing**
- **Mortgages**
- **Money and Marriage**
- **Expert guests will be included**

For information or registration, contact Mary Ann at 366-5946 or mary.ann.osborne@gmail.com

IDENTITY THEFT

Texas Attorney General Greg Abbott

If you become a victim of ID theft, it's important that you act quickly. Visit our identity theft Website, texasfightsidtheft.gov to find a wealth of helpful information including our Identity Theft Kit. Information at texasfightsidtheft.gov will help you stop a perpetrator from continuing to use your identity and help you recover from the effects. Information on the site includes: how to report the crime, work with businesses, close fraudulent accounts, and place a security alert and/or freeze on your credit report. Also visit the Federal Trade Commission and Texas Department of Public Safety's Identity Theft pages for more information.

If another person is arrested and falsely uses your name or other personal information, Texas law allows you to have this information expunged from the arrest record. Contact the Crime Records Service at the Texas Department of Public Safety (DPS) for more information on the expunction process.

You can report ID theft to the Federal Trade Commission's Dallas office at (877) 438-4338 Their Dallas office covers all of Texas. To report online, go

to www.ftc.gov/bcp/edu/microsites/idtheft/.

You can also file a complaint with our office. For a consumer complaint form call our Consumer Protection Division at (800) 621-0508 or file on line. For more information from the Attorney General's office, click on the Consumer Protection tab on the home page, then select ID theft from the topics on the left.

—

RED RIVER CONSTRUCTION

This project will connect to a 24" diameter reclaimed water main at the intersection of 51st Street and I-35. After crossing I-35 the main will head westward along 50th Street and cross under Airport Boulevard near the Ridgetop Elementary School. Here it will turn south in Clarkson and jog onto Red River. The main will follow Red River to Martin Luther King (MLK). There will be three spurs in the UT area, one in MLK, one in Dean Keaton and the last on Duncan Lane.

For more information see:

<http://www.ci.austin.tx.us/water/utdescriptionreclaime/ewatermain.htm>



HybridRealtor@Stanberry.com

Hancock Home Owner and Neighborhood REALTOR®



Address: **4509 Avenue D**
Listed For: **\$289,000**

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



In partnership with solesforsouls, I will be donating 200 pairs of shoes for those in need with each real estate transaction. Check out solesforsouls.org to see how you can get involved! I will be having an art show/ silent auction of my paintings at Quacks during July with 100% of the proceeds going to solesforsouls.

Address: **1200 Norwood Road**
Listed For: **\$199,000**

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: **3512 Clarkson Ave**
Listed For: **\$183,000**

FOR SALE

CENTRAL AUSTIN AT A BARGAIN PRICE, Cute 2/1 home on private tree covered lot that backs to a creek. Close to downtown, UT, the new Mueller district with it's extensive hike and bike trail system and new retail development, and an amazing collection of local restaurants. Well maintained and updated and features hardwood flooring and central heat and air conditioning.



WANTED:

I have a client looking for an spectacular arts and crafts home. He is interested in homes priced up to \$1,000,000, and the more original the condition, the better. Please call Jeff Baker at 619.7421 if you have been thinking of selling your home.

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.



Jeff Baker 619-7421

ABOR, REALTOR®, Former State Licensed Appraiser
Also check out JeffBakerArt.biz

Stanberry & Associates
REALTORS®

A SIGN OF THE TIMES

By Mary Ann Osborne

The joys of getting older! As I sit down with my morning coffee and check my email, I am greeted by my AARP Bulletin Today. As a former stock broker and current personal finance consultant, I am drawn to the financial news first. Some of the headlines I have recently encountered include: "A Recession Survival Kit," "10 Ways to Trick Yourself into Saving," "Save for College OR Retirement," "Ways to Rein in a Spendthrift Spouse." There are limitless articles about spending, credit and debt. An article about the vast number of elderly who will become homeless was enough to prompt the end my surfing session and begin my work day!

The abundance of those types of articles confirms that our financial lives have been challenging in recent years, partly due to circumstances beyond our control. However, there are things our parents and grandparents did to manage their personal finances that are still valid today. Jane Bryant Quinn wrote an article for AARP listing numerous steps for making sure our assets last for life. Among them were getting rid of debt, creating a budget, saving, learning more about investing and understanding social security and retirement plans. As I read her words, I could picture my Father and the sound personal financial advice he relayed in his words and deeds. Yes, we may have to learn to delay gratification when we cannot afford that coveted electronic device, car or other special item. But what we earn during our working years also has to pay for our nonworking years, which could be a very long time!

Personally, I use Quicken to manage my finances. However, there are websites available to help. Intuit, the producers of Quicken, recently bought Mint which some of you might find useful, www.mint.com. For those who need to take those tried and true steps toward tightening that belt and fattening that savings account, I wish you great success!

If you have personal finance questions, please email me at mary.ann.osborne@gmail.com and I'll try to address those issues in this newsletter.



CITY CONSERVATION

Making Austin Homes Energy Efficient For 26 Years

RESIDENTIAL * COMMERCIAL

Your FULL SERVICE Provider for

*Air Conditioning *Heating *Attic Insulation
*Ductwork *Solar Screens

FREE HOME ENERGY AUDITS

Approved by Austin Energy & City of Austin
Participating in all Energy Rebate & Loan Programs

(512)467-2689

www.cityconservation.com
service@cityconservation.com



AIBA MEMBER

Locally Owned & Operated

625 Brentwood Street Austin TX 78752

Chris Martin Landscape

512-669-6043

austingreengardener@gmail.com

Landscape design and installation

Water features and Koi ponds

Butterfly gardens

Natural patios and walkways

Dry creek beds

Seasonal cleanup

www.greeneraustin.com

All great landscaping begins with precision line of sight

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>

HANCOCK NEIGHBORHOOD WEBSITE

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

--

TRIANGLE ACTIVITIES

The Triangle has the Farmer's Market every Wed. 4-8pm (3-7 Oct 29-Mar) and the "Music in the Park" series every Thurs 7-9pm at Triangle Park.



2009 WINNER



Austin
Chamber of Commerce

Greater Austin Business Awards
Customer Service

We're proud to say that we aren't the satellite company. We aren't the cable company.

We're GRANDE, winners of the 2009 Customer Service Award!

"Because Grande is supportive of my neighborhood, I feel strongly about being supportive in return. Great service, great price, great tech support and support of our neighborhood that is just humbling! I recommend Grande without hesitation!"

John Kerr - Local Neighborhood Leader & Loyal Grande Customer

Grande Communications
Your Choice for Better Service

Grande
COMMUNICATIONS®
INTERNET | PHONE | CABLE

Call Today! **220-4600** or visit us online at www.GrandeCom.com

Other restrictions and charges may apply. Service not available in all areas. Grande is a provider of low-income Linkup and Lifeline services. To find out if you qualify, contact the Public Utility Commission at www.puc.state.tx.us or at 1.888.782.8477. Actual speeds may vary. All rights reserved. ©2009 Grande Communications Networks, LLC. Grande won "Best Customer Service Award" by the Austin Chamber of Commerce in 2009.

NEIGHBORHOOD DUES, BYLAWS, EMAIL GROUP

To be a regular, active, voting member of the Hancock Neighborhood Association requires a yearly membership fee of \$5 per household. Dues must be paid every 12 months.

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.

The bylaws are posted the HNA website under "Links" (<http://www.main.org/hna/index.html>). Please note you can sign up to be on the HNA mailing list from the "Links" page as well. Meeting agendas are regularly posted to the site under the "Events" page along with the regular meetings schedule.

Thanks to volunteer Webmaster and neighbor, George Wilson, for creating and maintaining the site.

Vintage Properties Available



508 Texas Ave - Just listed: storybook Tudor style brick house with two bedrooms, one bath, 1433sf with the charm of grandmother's house, at the corner of Texas and Liberty Streets. Four blocks to Lee Elementary **\$429,000**



4311 Avenue F - Just listed, Vintage 1922 bungalow with 3 bedrooms, 2 baths, updated kitchen, formal living and dining, large master (could be family room); low-maintenance garden with tropical and native plants, rear deck and storage building that is potential studio. Near Shipe Park. **\$439,000**



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**



3911 Duval Street Updated bungalow with 3 bedrooms, 2 baths and detached studio. Wood floors, modern island kitchen, close to Hyde Park amenities. **Coming soon!**



Lin Team
Old Austin Realtor®
Helping people save old Austin,
one house at a time....
512-472-1930 lteam@austin.rr.com
www.TheKinneyCompany.com