

June 2010

## HANCOCK NEIGHBORHOOD ASSOCIATION NEWSLETTER

The Hancock Neighborhood extends from 32<sup>nd</sup> to 45<sup>th</sup> 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 41<sup>st</sup>. Street just west of Red River.



### OFFICERS

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Treasurer Mary Ann Osborne - mary.ann.osborne@gmail.com  
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Historian \_ vacant \_  
Neighborhood Council Liaison - Linda Guerrero

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### CITY TO UPGRADE 32<sup>nd</sup> STREET

Construction crews have begun preliminary work on 32<sup>nd</sup> St. between Duval and Red River, in preparation for putting in new water, wastewater, and storm water lines, and replacing the sidewalk on the south side of the street. Improvements also will include bicycle lanes in each direction, and full depth reconstruction of the roadway, including repair or replacement of damaged or missing curbs, gutters, and driveways within the City right-of-way. The City is adding a new storm water line on Red River near the intersection with 32<sup>nd</sup>. Additional storm water line capacity will improve drainage in the area, and a new, larger water supply line and replacement of fire hydrants will provide increased fire protection. Construction is scheduled to begin in August and should be complete in approximately 12 months. If you want to receive updates on the progress of the project, send an email with contact information to jrichey@cdandp.com with the subject 32<sup>nd</sup> Street Reconstruction Updates. A project webpage with detailed information will be available soon.

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### ROSEMARY'S GREEN LINE

Hi, I'm Rosemary with a new Green Line column. I have always loved gardening. I learned to love gardening from my grandmother who grew up when times were really tough. She liked beautiful plants that were both native and hardy and preferably passed along for free. Now that I am retired I garden and work part time at Barton Springs Nursery (BSN).

I love walking around the neighborhood and enjoying neighbors' gardens. I like the friendliness of the neighbors and their willingness to help others.

My gardening path has led through a variety of twists and turns, many of which resulted in plants that died. I hope in sharing my experiences to encourage those you who have similar setbacks to keep trying.

I have approached gardening emotionally by buying plants that seemed interesting or had just the color I was seeking. I usually purchased a single plant as a hedge against loss. I have learned that I am better served by buying plants recommended for the area as native or native adapted. I have also learned that buying three or more 4-inch or gallon-sized plants is a better way to display the particular elements of a plant in a garden. Any good nursery can provide information about such or you can pick up a free copy of the City of Austin and Grow Green guide. The guide has photos of each plant along with relevant information about ultimate size, water needs and sun

requirements. The guide is a joint effort of the City of Austin and the Agri-LIFE Extension office.

Here are some of my favorite plants and garden strategies. I am fond of planting poppies and larkspur in the fall for spring blooming and then filling-in the bare spots with cosmos, datura, and sunflowers after the poppies and larkspur go to seed. I save seeds for the following year.

I have a basic skeleton of perennials that when grown-out to full size will limit my use of annuals such as the poppies, larkspurs, and cosmos. For perennials, I have catnip for my cats (behinds a fence to protect it from over-predation), a lime tree, a peach tree, and an anacacho orchid tree. I have salvias, coralberry, quince, Mexican feather grass, milkweed, a Martha Gonzales rose, cannas, chile pequin, copper canyon daisy, bearded iris, lantana, Mexican oregano, Missouri primrose, purple coneflower, Texas betony, and pink skullcap. For shade, I use a variety of gingers, purple hears, rice paper plant, and spiderwort. I am sure I have forgotten some, but these have worked well for me. I intersperse herbs and vegetables within the plantings. This year I am trying watermelons.

Let me know your questions. I am eager to help anyway I can. E-mail:  
vaurosemary@yahoo.com

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**DELL CHILDREN'S HOSPITAL 3<sup>rd</sup>  
ANNIVERSARY**

Come Celebrate Dell Children's Hospital 3rd Anniversary. You are invited to celebrate the Dell Children's Hospital 3rd birthday party on Saturday, June 26 from 10 a.m. to 2 p.m. at Dell Children's Healing Garden. Entertainment includes a performance by Austin singer Sara Hickman, refreshments, kids entertainment, arts and crafts and lots of other activities.



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**11:15AM – weave**  
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**12:45PM – earthbound**  
combining Nature-based & Christian elements

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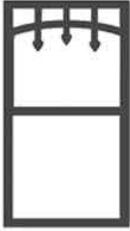


**Austin Vet Hospital**

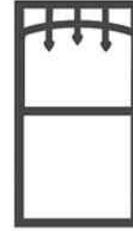
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## LEE ELEMENTARY ANNOUNCEMENTS

Robert E. Lee Elementary's School-Wide Meet the Teacher day will occur on Friday, August 20th. All students and all parents are invited to meet and greet the teachers at 11:30 am to 12:30 pm.

Orientation for new students and new parents is from 12:30 pm to 1:15 pm in the school cafeteria. This is the day before school begins on Monday, August 23rd. Take this opportunity to meet your child's grade teacher and fellow parents before school starts.

Lee Elementary is also using Raptor, the district-wide security system for visitors to AISD campuses. Anyone entering the campus, once the doors are locked for the day, will have to provide the office with a driver's license or state-issued identification card to obtain an official visitor's pass. It may take 5 to 10 minutes for a pass to be processed so please plan accordingly. Passes are not district-wide but campus specific so you will have to obtain a pass even if you have already entered your information at another AISD school.

Check to see if your child is current with his/her immunizations,  
[http://www.austinisd.org/schools/docs/health\\_imms\\_requirements\\_2010\\_11.pdf](http://www.austinisd.org/schools/docs/health_imms_requirements_2010_11.pdf)

You can go to any of these locations during summer to get the required shots,  
[http://www.austinisd.org/schools/docs/health\\_imms\\_clinics.pdf](http://www.austinisd.org/schools/docs/health_imms_clinics.pdf)

For parents who were unable to attend Kindergarten Round-up at Lee Elementary or just moved into the neighborhood, do remember to complete the following immunization form before school starts,  
[http://www.austinisd.org/schools/docs/health\\_imms\\_Forms.pdf](http://www.austinisd.org/schools/docs/health_imms_Forms.pdf) or call the office at 512.414.2098 for more information."



## LEE ELEMENTARY OLYMPICS

Everybody was a winner at the Olympics games at Lee Elementary held on April 9. 432 happy kids ran, tugged, hula'd, tossed, hopped and sprinted their hearts out on - and all went home as victors.

The day started with Opening Ceremonies during which all the athletes (aka: the kids!) processed around the track carrying their hand-painted grade-level flags. "Let the Games Begin," announced Coach Huff, and with that, came events like the Bean Bag Throw, the Hula Hoop, Jump Rope, Tug-of-War, 50-yard Dash, Three-Legged Race, the Potato Sack and the Distance Run. Confident cheers from friends and parents and teachers filled the air.

Don't miss next spring's games.



## HNA MEETING NOTES - May 19, 2010

HNA President Carolyn Palaima convened the regular meeting of the Hancock Neighborhood Association at 7:10 p.m., May 19, 2010, at the Hancock Recreation Center. She read the agenda that had been previously distributed on the neighborhood list-serve and was posted on the HNA website.

## AGENDA

Presentation by Developer Clark Lyda on responses to neighborhood questions resulting from HNA special meeting held April 7, 2010.

Brief Q&A

Presentation by Chair of HNA Zoning Committee, Bart Whatley on process to bind use of property.

Vote on approval to move forward on formal zoning negotiations for proposed preservation and development of the Commodore Perry Estate.

Two pertinent documents were circulated by HNA email attachment and posted to the HNA website prior to the meeting:

- Developers' answers to questions raised at the April 7 meeting and in email correspondence following the meeting;
- A Summary of Development Standards.

Clark Lyda was first to address the audience of about 75 neighbors and other interested parties. He introduced the team members of Overland Partners who were present to help explain details of the proposed plans for development of the Perry Estate property. Lyda and the Overland team repeated much of the presentation originally covered at the April 7 special HNA meeting, and elaborated on points that had drawn the most criticism from neighbors.

Lyda reiterated that his interest in the property dates back to 1975 when he was a high school student in a private school housed on the grounds. He said he has since been concerned with finding a sustaining use for the estate. He described the estate's location, bordered by Red River and 41<sup>st</sup> St. with single family houses along Park Blvd. and Peck. Waller Creek cuts north and south through the portion of the property in a flood plain. The original buildings, including the mansion, were built in 1928. The Perrys moved out in 1944.

Subsequently, a series of private schools have occupied the grounds. Currently, Sri Atmananda, a KPM school, and the Griffin School are in operation. However, Lyda said, the KPM Institute is unable to afford the high cost of maintaining the property, which has been deteriorating for the last several years. For that reason, the estate was put on the market. Lyda explained that the main house is still in good condition, but the plumbing, electrical and roof are all original and are failing.

"We started talking with the owner in June 2009 after they were marketing the property," Lyda said. "We spent 6 months working out a way to allow the school to stay on the estate and restore the original buildings." He said he and the owner finally reached an agreement in December 2009. Lyda then enlisted Overland Partners from San Antonio to design a high end, environmentally responsible, architecturally harmonious hotel complex with native landscaping and the atmosphere of an urban oasis.



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Representatives from Overland reviewed details of the proposed development, including restoration of the original buildings and creation of new ones consistent with original architecture, "an island of quiet and peace as a destination for people from all over the country." There would be water features and trees to drown out the noise from I-35 and Red River, and new rooms in small groups oriented around courtyards. Each room would have a private patio. The goal is to create one of 10 or 15 special places across the country. The following proposed features were noted:

- An amphitheatre on the creek would be a possible destination for weddings. There would only be small weddings, speaking events, no amplified sound
- The mansion will be the star, what we add will not compete –
- Parking lots would be grass-crete – pervious cover
- 110 parking spaces will be on site
- Valet parking to an offsite location would be provided with large events
- The chapel and old formal garden and area around a new pool would be used for events

It was further stated that nothing that generates noise would occur on the property, that trees and vegetation will absorb sound, that there will be twice the amount of landscape needed. Lyda said, "Our objective is when you're on the property, you don't see out and when you're outside the property you don't see in." He said the development would

be modeled after the Bel-Air in Los Angeles.

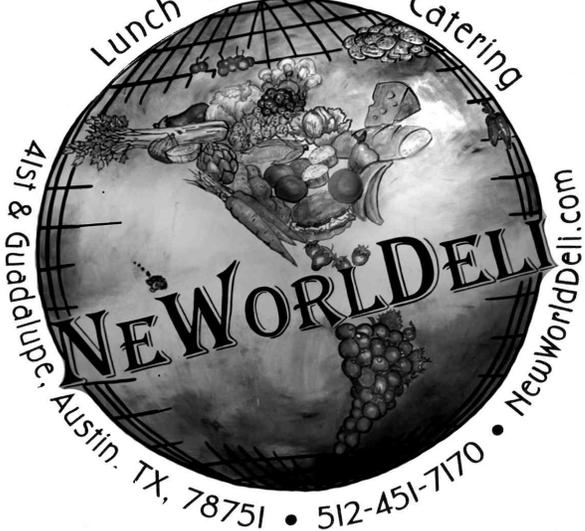
Other points in the proposal were stated:

- Waller Creek would be restored to support aquatic life
- Buildings would be less than 30 ft high with the exception of some existing buildings
- The eastern end of the property would be rezoned historic with the City of Austin, which would result in protecting the original buildings and mansion as well as the formal garden—
- Two of the 1948 buildings and the 1964 building would be demolished. The 1964 glass building would be replaced by a new glass structure.
- There would be no structures within 25 ft of single-family home property lines
- The sound and privacy screen would include features such as fencing (up to 8 ft high), berm and vegetation
- Refuse receptacles and highly reflective surfaces will not be allowed in the open
- Intensive recreational activities will be no closer than 50 ft from neighboring property lines
- There will be no parking within 25 ft of neighboring property lines
- There will be 70 to 90 hotel rooms contained in 45 two-story casitas
- Parking will comply with city requirements
- onsite for onsite uses, and offsite for larger events
- Maximum attendees at events not to exceed 4 x number of onsite parking spaces
- Subterranean parking possible
- Traffic and noise – no amplified sound in amphitheatre
- No outdoor events except front garden and pool areas
- Tented enclosures – city limits sound to 10:30 pm Sunday thru Wednesday
- Construction noise – not before 7 am and after 10:30 pm
- Existing walls of historic structures will be restored and preserved
- No above ground parking structure would be built

Lyda was asked about investors in the project. He said the project would be funded mainly with equity dollars to limit debt pressure. He said Overland is an equity investor as well as a number of other private investors, all from Texas, making this a long-term return on investment commitment. “We are not building it to sell,” Lyda said. He said he is looking at traffic and parking concerns and would work with the city and the parks department to add sidewalks, curbs, and parallel parking along 41<sup>st</sup> Street. He said he would work to build public/private partnerships to encourage lengthier sidewalks and a raised median on Red River, and would seek a license agreement to install landscaping on 41<sup>st</sup> and Red River. Lyda said the city’s rezoning ordinance would restrict every use other than this particular project.

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The question was raised: If the property goes to someone else, could there be a zoning rollback? Answer: the city doesn't do that

Lyda addressed neighbors' concerns on the following topics:

- Light pollution: "Our interests are aligned – the ambience for project will dictate that no pole lighting, no service lights that project on adjacent property will be installed
- Conditional overlays and restrictive covenants: We're willing to set in writing the scale and massing –
- Green bldg standards: Overland helped develop standards now used in national realm - LEED professionals are part of the firm's team –Plans to Capture rainwater, build green roofs.

The Q & A portion of the meeting included the following exchanges:

Q School uses are currently allowed – why is it necessary to change the zoning of the portion of the site to be used as school

A (Whatley) that portion where the school is to be located may not need to be changed and can retain it's neighborhood plan designation of "civic."

Q has equity been raised?

A (Lyda) Before we start, money will be in escrow – I am committing a substantial amount myself – we are looking at an investment of up to \$42 million for the project – the goal is to close before the end of this year and start stabilizing the mansion –

Q Is the restaurant going to have a full bar and how late will it be open?

A (Lyda) The hours have not been discussed. We are willing to limit the hours – it will not be a late night establishment-

Q – How many people would have to be there to make it a sustainable?

A (Lyda) Assuming there are 75 rooms, we would need about 45 percent occupancy to break even – We would make money at 70 percent -- average daily room rate would be in excess of \$400

Q Have you conducted market research? Will the market support this?

A (Lyda) We haven't had a market feasibility study – there are hotels in Austin now successfully selling at that rate and the key is building a destination hotel to draw from a nationwide market and betting the economy will improve in the 3 years it will take to open – We're using our own money - the cost of restoring this property is more than \$25 million – we have to get those room rates and have to be confident we can sell high end weddings, expensive meals, etc

Q If the zoning is changed and you become legal owner,

you can do whatever you want with the property

A (Lyda) We'll be subject to restrictions that will be at such a level – we'll want to negotiate an extensive set of covenants public and private, so when zoning is granted, all you can ever build is what we propose – We want to build this hotel as we are describing – we won't be able to build anything except what we've described - We want it to have a mission that will perpetuate it

Bart Whatley then gave a report from the HNA zoning committee. He said the committee got good input from the neighborhood and compiled those concerns. Noise and parking were particular concerns, he said, noting that the developers are offering possible solutions to those potential problems.

Whatley said the history of the Perry estate has great value to the community, and the current zoning would not protect it from being developed as 40 home sites, with each being large enough to support a duplex. He said the zoning committee believes Lyda's proposal has merit worth exploring and they believe the developer is willing to work to negotiate neighborhood concerns. "We think the proposal is worth exploring further to see if we can make more progress with developer."

Whatley then read the motion before the HNA members present:

Motion: That the HNA gives approval to the HNA Zoning Committee to begin formal zoning negotiations for the preservation and development of the Commodore Perry Estate proposed by Clark Lyda, developer, and in doing so gives approval to the project contingent on satisfactory agreement and safeguards on land use based on concerns and requirements identified by HNA members. Final approval to be voted on by membership at a future meeting.

Two alternate motions were presented and voted down.

A question on the original motion was raised:

That the HNA gives approval to the HNA Zoning Committee to begin formal zoning negotiations for the preservation and development of the Perry Estate proposed by Clark Lyda, developer, and in doing so gives approval to the project contingent on satisfactory agreement and safeguards on land use based on concerns and requirements identified by HNA members. Final approval to be voted on by membership in a future meeting.

The votes were tallied: 40 in favor and 24 opposed.

The motion was approved.

The meeting was adjourned at 8:45 pm.

*Vintage Properties Available*



**508 Texas Ave** - One-owner family! This 1935 storybook Tudor style brick house has two bedrooms, one bath, wood floors under carpets, all with the charm of grandmother's house, at the corner of Texas and Liberty Streets. Four blocks to Lee Elementary, 10 to UT. **\$429,000**



**4311 Avenue F** - Vintage 1922 bungalow with 3 bedrooms, 2 baths, new foundation, updated electrical and plumbing, updated kitchen, formal living and dining, large master (could be family room); rear deck and storage building that is potential studio. Near Shipe Park, Hyde Park amenities. **\$439,000**



**400 West 37<sup>th</sup>** - This 1912 classic bungalow has original wood floors, high ceilings, trim and hardware; 2 bedrooms, 2 baths, formal living and dining, utility/office, attic with potential, alley access, recent roof, yard and sprinklers. Lazan Pargaman 750-5599 **\$359,900**



**3911 Duval Street** - Updated 1917 bungalow has 3 bedrooms, 2 baths, high ceilings, wood floors, modern kitchen with skylight; 1549 sf house, and detached 245sf studio; 7500sf lot has room for garage apt. Walk to Hyde Park amenities, bike or bus to UT. **\$399,000**



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## HARVESTING THE STREET

By Mike Hirsch

I was raised with a strong environmental ethic. I was a grade-schooler during the first Earth Day. Growing up in industrial Milwaukee I was shocked to learn as a grade-schooler that Lake Erie was declared dead and that our lake, Lake Michigan, was projected to die if we didn't change our ways. I wanted to be part of keeping Lake Michigan alive.

I became an avid recycler after learning that the reuse of material created less pollution than the creation of finished goods produced from raw materials. We collected paper, recycled cans, and even cleaned old wire to take to the scrap yard.

When I moved to Austin in 2003, I continued to pick up recycling while walking or running. However, it was not until I started walking daily to rehabilitate a post-surgery knee that I began the systematic process of what I think of as harvesting the streets.

For the last five years I start each day by walking my dogs through the neighborhood. In addition to carrying poo bags, I also carry a bag for recyclables. I pick up most of the metals I come across, most of the plastic bottles, and some of the glass. Once home I sort the

harvest into metal specific containers: one for aluminum cans, one for brass, another for copper, one for lead, buckets for steel, stainless steel, non-can aluminum and one for miscellaneous metal. As containers fill I take the contents to the scrap yard.

These dog walks have yielded more than 6,200 pounds of metal in five and a half years and over \$2,500 for the recycled scrap. I have picked up thousands of nails, screws and bolts (hopefully reducing the number of flat tires), nearly 400 lbs of lead (primarily weights used to balance tires) and over 1,600 pounds of aluminum cans. While friends who know of my recycling endeavors sometimes donate metal to me (and we recycle the metal waste we generate at home) most of the metal scrapped over the past several years has come from our neighborhood streets.

Though I'm sometimes mistaken for a homeless man by folks who don't know me, be assured the next time you see a man walking dogs and picking up recycling, that it's just me on one of my recycling walks and that I'm just harvesting the bounty of our streets.



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## WHAT TEXANS SHOULD KNOW ABOUT PROVIDING THEIR SOCIAL SECURITY NUMBER

By Texas Attorney General Greg Abbott

According to the Federal Trade Commission, Texas ranks second in the nation for identity theft complaints. In 2008, nearly 32,000 Texans were identity theft victims and, as a result, lost thousands of dollars and hours of time attempting to correct their credit ratings and personal financial history. Identity theft occurs when a criminal illegally uses someone else's personal information – a name, address, driver's license number, credit or debit card account number or Social Security number – to commit fraud or other crimes. Fortunately, increased identity theft awareness has made Texans much more cautious about freely providing their personal information. One particularly sensitive part of a person's identity is his or her Social Security number (SSN). Many Texans call the Office of the Attorney General (OAG) to ask when and where they are required to give out their SSN. One of our most commonly received questions on this subject is, "Can a private business ask for my Social Security number?" Generally, the answer is yes. The law does not prohibit a business from asking for a person's SSN; however, the customer has options and does not have to provide that information. Texans are not legally required to provide their SSN to private businesses unless the transaction is one which triggers mandatory Internal Revenue Service notification. Texans should be aware, though, that businesses can refuse to provide products or services to customers who fail to provide their SSN. If a business insists that customers provide their SSN and customers feel this is not justified, customers may want to ask for a supervisor or manager to discuss the situation. If the company is unwilling to budge, Texans may want to consider taking their business elsewhere. Be aware that while federal law does not forbid a business from asking for a person's SSN, it does

mandate that the business protect any numbers it collects. People who provide their SSN to a private business should familiarize themselves with the company's privacy policy. Texas law also requires that businesses safeguard their clients' sensitive personal information, including names, addresses, financial information and SSN. The OAG has charged several commercial vendors with unlawfully failing to protect such information. Many Texans also inquire about government agencies and whether they have the right to ask for a person's SSN. Federal law does compel government agencies to ask for a SSN in certain instances. For example, certain government agencies, including taxing authorities, human resource offices and departments of motor vehicles, can require a SSN as mandated by federal law. Federal law does provide protections when citizens are required to divulge their SSN. The Privacy Act of 1974 requires that all government agencies that request Social Security numbers provide a disclosure statement on the form. The statement explains whether citizens are required to provide their SSN or if it is optional. Additionally, the document details how a person's SSN will be used. The Office of Information and Regulatory Affairs in the U. S. Office of Management and Budget provides guidance and oversight regarding the Privacy Act of 1974. Interested Texans may read the Act on the U.S. Department of Justice Web site at [www.usdoj.gov](http://www.usdoj.gov). The Privacy Act also provides that citizens cannot be denied government benefits or services if they refuse to disclose their SSN – if the disclosure is not required by federal law or if the disclosure is to an agency which has been using Social Security numbers prior to January 1975. Texans who are asked to give their SSN to a government agency but do not receive a disclosure statement may want to cite the Privacy Act and contact their U.S. congressmen or senators.

#### SOCIAL SECURITY POINTS TO REMEMBER

- You do NOT have to give your SSN to a private business.
- If you do give your SSN to a business, get a copy of their privacy policy.
- If you are required to give your SSN to a government agency, you must be provided with a disclosure statement.
- NEVER give out your SSN or other personal information over the phone or by e-mail.
- Report ID theft to your local police department.
- File an ID theft complaint on FTC's website at [www.ftc.gov](http://www.ftc.gov) or call (877) ID THEFT.

For more information about this or other topics, visit our Web site at [www.texasattorneygeneral.gov](http://www.texasattorneygeneral.gov).

## CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN

The Central Austin Combined Neighborhood Plan was formed in 2004, and it can be found at: [http://www.ci.austin.tx.us/planning/neighborhood/central\\_austin.htm](http://www.ci.austin.tx.us/planning/neighborhood/central_austin.htm)

CANPAC is the Central Austin Neighborhood Planning Advisory Committee. CANPAC is recognized as the city as a Neighborhood Plan Contact Team for the Central Austin Neighborhood Plan. CANPAC is made up homeowners, renters, and business owners in the plan area. The Planning Area stretches from MLK to 45<sup>th</sup> and Lamar to I-35 and includes Original West University Neighborhood Association, University Area Partners, Shoalcrest NA, Heritage NA, North University NA, Eastwoods NA, and Hancock NA. CANPAC is made up of 2 representatives + 1 alternate from each member neighborhood association. The CANPAC website is [www.main.org/canpacAustin](http://www.main.org/canpacAustin)

CANPAC serves as the Steward of the Combined Central Austin Neighborhoods Plan by:

- Supporting the goals of the overall Plan and the goals of the individual neighborhoods within the Plan;
- Reviewing proposed changes to the Plan for the potential effects on the Plan area;
- Monitoring proposed City ordinances or changes to ordinances for their effects on the Plan area;
- Reviewing the Plan periodically for the purpose of recommending improvements or clearing up ambiguities in the Plan by the Plan Amendment process; and
- As needed and upon request from individual neighborhoods in the Plan area, serving as a resource when new projects are introduced into the Plan area that could change the overall Plan significantly.



## 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](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/](http://www.main.org/hna/) for upcoming events, current officers, a history of the neighborhood, links, and information about joining Hancock Neighborhood Association.

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## 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.



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*John Kerr - Local Neighborhood Leader & Loyal Grande Customer*

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## 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.



# HybridRealtor@Stanberry.com

Hancock Home Owner and Neighborhood REALTOR®



Address: **4509 Avenue D**

Listed For: **\$279,000**

**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](http://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: **1407 Brentwood Street**

Listed For: **\$399,000**

**FOR SALE**

Amazing Crestview Remodel. Over 2400sf 5 bedroom and 3 bathroom home. Beautiful hardwoods, fully remodeled kitchen, designer color scheme, recent carpet, and HVAC. All on an over-sized lot with towering trees and a private deck. Plenty of room for a large family AND a home office.



Address: **3512 Clarkson Ave**

Listed For: **\$179,000**

**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.



*Stanberry & Associates is committed to being the best available resource in Central Texas for Buyers, Sellers, and Investors looking to make more environmentally-friendly real estate choices. Education in matters of sustainable building, development, living and lending practices are a high priority to us in order that we can serve an increasingly green-minded community.*

[www.GreenRealEstateResource.com](http://www.GreenRealEstateResource.com)

Address: **1200 Norwood Road**

Listed For: **\$199,000**

**FOR SALE**

[1200Norwood.com](http://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.



## Jeff Baker 619-7421

ABOR, REALTOR®, Former State Licensed Appraiser

Also check out [JeffBakerArt.biz](http://JeffBakerArt.biz)

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