

Z-News

Austin, Texas

The Newsletter of the Zilker Neighborhood Association

May 2001

Message from the ZNA President

by Jeff Jack

Last week I received my "Notice of Appraised Property Value for Year 2001." Even though I had heard appraisals were going up, I was unprepared for the huge increase in valuation I received. Did I say *huge*? It is unbelievable! While the value of my house only went up a "modest" 10%, the value of the land went up 100%! Let me repeat that--100%. This results in an overall increase of 47% for one year.

After reading the notice a few more times just to make sure my eyes weren't going bad, I decided to go for a walk to regain my composure. Strolling through the neighborhood, I made the mistake of picking up a flyer advertising a house that was for sale. Reading the flyer, I felt I was in the "twilight zone" and had been mysteriously transported to Tarrytown in West Austin. The asking price was pushing \$500,000! A half a million dollars for a house that was on the market a few years ago for a little over \$100,000. This was as bizarre as my tax notice--and directly connected!



Four years ago, Austin was one of the most affordable cities in Texas. Most of us could still enjoy living here--even if we weren't rich. Now, after years of "Smart Growth", Austin is the least affordable city in Texas. Our traffic congestion is worse than ever, our schools are underfunded, our downtown is a mess, and we continue to give big corporations millions of dollars to move here! Even with a low unemployment rate, the disparity between the rich and the poor has grown considerably. Very few of us have seen increases in our wages to match the ever-increasing cost of living. What has happened?

In simple terms, our city is being "gentrified" by the new high tech driven economy--an economy that is subsidized by your tax dollars, and then can turn around and pay \$500,000 for a Zilker bungalow! When that house sells, the Appraisal District will use it as "comparable" next year, and the valuations of surrounding homes will continue to go up. This may be fine if you're the seller. However, for the family living next door, this may mean more pressure to sell out and move on. It is small comfort to know the actual tax bite for a homestead can only go up 10% a year. However, with these high appraisals, we are faced with a 10% increase per year for many years to come. What can we do?

Protest Your Appraised Property Value!

The most important thing we can do right now is to protest these exorbitant valuation increases! If we are to fight gentrification, and help keep our neighbors and friends in our community, then we must start by drawing a line here. I suspect that many folks have already decided to protest. But even if you can afford a substantial tax increase, we ask you to join with your neighbors to protest your valuations as well. Individuals can get some relief. But by working together, we can ensure that the *entire* neighborhood is treated fairly with reasonable and responsible taxation.

Zilker Neighborhood Association

Monday, May 21 6:30 pm

Kinney Ave. Baptist Church Fellowship Hall
1801 Kinney Avenue

AGENDA

- 6:30 - 7:00 MEET & GREET SOCIAL
Come meet your neighbors!
- 7:00 - 7:10 Call to Order
Introductions & Announcements
- 7:10 - 7:30 Issue Updates
 1. Traffic Calming
 2. Town Lake Park
 3. Lost Canyon & Kinney Ave. Sidewalks
 4. TxDOT Loop 1/183 Study & Zilker Park
 5. Barton Springs Baptist Church
 6. Current Zoning Codes
 7. Tree Trimming
- 7:30 - 7:45 Naming of the Pedestrian & Bike Bridge
Presentation by John Nyfeler on proposal to name the bridge for James Pfluger
- 7:45 - 8:00 Proposed Charter revision to allow Instant Runoff Voting (IRV)
Presentation by Clint Smith, Gray Panthers
- 8:00 - 8:30 Notice of Appraised Property Values & Taxes
- 8:30 - 8:50 Big Box retail coming to South Lamar?
- 8:50 - 9:00 Old Business
Treasurer's Report
- 9:00 - 9:15 New Business
- 9:15 Adjourn

On the back of each appraisal notice is the protest form. It is a simple form to fill out, and the Appraisal District will set a time to hear your appeal. This certainly can be done individually, but other neighborhoods have been very successful by bundling all the protests together and presenting them to the Appraisal District as a mass protest. The other neighborhoods in the South Central Coalition are taking this approach and have begun to organize this effort. If you would like to add your protest, call Chris Hyatt of the Bouldin Creek Neighborhood Association at 447-5402. All protests must be received by **May 31, 2001**. Please take a few minutes to help yourself and your neighbors. Protest your valuation!



THANKS, NEIGHBORS!

What a beautiful--and wonderful-- neighborhood we have! There is so much about Zilker we all love. The tree-lined streets, the front yard gardens, the service organizations and businesses that are within walking distance for many of us, Zilker Elementary School, Umlauf Sculpture Gardens, Barton Springs Pool, Zilker Park...well, we could go on and on. But what makes our neighborhood really great is the people who live here. In Zilker, where everyone is a neighbor, we are very blessed to have so many folks who are willing to give their time, talent, and money to the Zilker Neighborhood Association and our very special neighborhood. Here are just a few of the folks the ZNA executive committee would like to thank for their assistance and support in 2000.

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Did we forget to put your name on this list? If so, please accept our apologies for the oversight. The ZNA truly appreciates the service our volunteers give, and you--the unacknowledged ones--also receive our deepest thanks!





Caution!
Barton Springs
Road
Under
Construction

"If your main route out of our neighborhood is to take Barton Springs Road, this really would be a good time to find an alternative way to get to and from work," says Lorraine Atherton, ZNA vice president. "Because Phase I of the Barton Springs Road reconstruction project is now underway."

This roadwork includes the full asphalt reconstruction of Barton Springs Road between Robert E. Lee Road and Jessie Street, new sidewalks, bike lanes, a landscaped median, and improved drainage. According to Lucia Stan, the project manager, the roadwork is expected to be completed in late 2002.

Phase I is the replacement of approximately 1,600 feet of storm sewers between Town Lake and the north side of Barton Springs Road, crossing Toomey Road. It should take several months to lay these storm sewers. The City of Austin Public Works Department states that this first phase only should affect those who live near this area. However, those who use the 'Dillo on Toomey Road or need to visit any of the businesses north of Barton Springs Road should be aware that access along Sterzing and Jessie is likely to be a problem during the later phases.

Once Phase I is finished, the road reconstruction--or Phase II--begins. While Barton Springs Road is under reconstruction, motorists should expect driving delays during peak traffic hours. The north side of Barton Springs Road will be completed first. During this phase, traffic will shift to three lanes on the south side of the road with one lane in each direction, and a turning lane. New sidewalks, curbs, a gutter, and a bike lane will be installed during Phase II.



The final phase of the project will be the construction of the raised median down the center of Barton Springs Road between Robert E. Lee Road and Jessie Street. Landscaping of the median and street lighting will be included in this phase.

One westbound lane of Barton Springs Road is expected to close during off-peak hours for several weeks due to utility work. Southern Union Gas will be working between Kinney Avenue and Sterzing Street from 9:00 am to 4:00 p.m. This work is in preparation for reconstruction of Barton Springs Road from Jessie Street to Robert E. Lee Road. Various utility companies will be relocating or repairing lines in the right of way before reconstruction of the roadway starts in June.

For information about the reconstruction of Barton Springs Road, call Lucia Stan, Project Manager in the City of Austin Public Works Department at 499-7120; Celeste Cromack, Downtown Traffic Jam Campaign Coordinator at 499-3099; or Garry Silagi, Traffic Control Supervisor at 499-7024. You can also check out the City of Austin's Downtown Jam website at <http://www.downtown.com>.

Remember, folks, "peak traffic hours" on Barton Springs Road now include *any* sunny weekend. Leave your car at home for those trips to Zilker Park and Barton Springs Pool. However, if and when you *do* drive down Barton Springs Road, please drive carefully!



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Z-Neighbor Next Door

Making the Web Work for Zilker

Yes, sometimes a man's gotta do what a man's gotta do.

In this case, that man is Kevin Bice. What he did was set up a web site for the Zilker neighborhood.

Kevin, a University of Texas systems analyst and Zilker resident for 15 years, started Zilker Neighbors last October. "After two years of thinking about setting up the site, I told myself that I just needed to quit talking about it and do it."

Zilker Neighbors offers residents news and information about the neighborhood and is also for those outside the 'hood who want to learn more about our neighborhood activities. To introduce viewers to the site, three colorful pictures feature familiar Zilker landmarks in the banner.

Zilker Neighbors has a section highlighting general news and information specifically about the neighborhood and Zilker Park. The classified section allows Zilker residents to advertise goods and services on the website. The Good and Bad section is available for those who want to comment on the neighborhood or ask questions. This is a place where people can share their good news, vent feelings, or announce activities (good or bad) that are going on in the neighborhood. Kevin says that those interested in posting messages will have to sign on, but not much is required and all information will be treated confidentially.

With this new website, Kevin has given Zilker a great gift. However, he says he does not want to maintain the site by himself. He is willing to share the job with two or three committed people who would like to assist him. He promises that only two hours a



month would be required to administer the site. Of course, as the site becomes more and more successful, two hours might run into three. States Kevin, "I would like to see more news on the site and would like to begin archiving the past Zilker newsletters." He says he would also like to create a forum for neighborhood residents to be able to contact the executive committee through the site and create a discussion mail list.

Whew--this man has ambition! *And* he has his work cut out for him. If you are interested in working with Kevin on this project, please call him at 441-3577. He can give you more information.

Now what did we forget? Oh, yes! The website address. Write this down--or better yet--go to your computer right now, and type in <http://zilkerneighbors.net>. Open up Zilker Neighbors and see what you've been missing. See, too, what you can add to the site to make it grow. Let folks know your garage apartment is now built and ready to rent, find Fluffy a good home, or let your neighbors know what you think. Kevin assures us that this site is for *and* about the Zilker neighborhood. It's your input that will make it work.

Thanks, Kevin, for your hard work and expertise in making Zilker Neighbors a reality!

"Z-Neighbor Next Door" features stories about Zilker residents. If you have a neighbor you would like for us to interview, send us a letter and tell us about him or her. Be sure to include your name and home phone number in the letter, too.



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Keeping History Alive in Zilker:

The Barton Springs Baptist Church Preservation Project

In our February newsletter, we highlighted many of the interesting places in the neighborhood, including schools, parks, and churches. One of the churches listed was the Barton Springs Baptist Church and Cemetery. This is undoubtedly the oldest place of worship in the area and has significant historical meaning to many Austinites.

With the passing of time, however, most of the congregation has passed on or moved out of the area, and the church has not had an active service in many years. The remaining church members have worked hard to maintain the building and cemetery, but over time the property has seen its share of hardship. An apartment building was constructed along the side of the cemetery, and many people who know about the church feel the building has encroached on some of the graves. Few tombstones remain due to vandalism. Since the church has not been used for many years, some folks may have thought that the building was abandoned and, sadly, have used the lot as a dumping ground for old furniture, tires, and other trash.

Fortunately, a few family members of the former congregation still tend to the grounds around the church, trying to do as best they can to keep it mowed and the building maintained. It is a difficult job, but there seems to be some help arriving from the city. Last month, Council Member Danny Thomas sponsored a resolution directing the City Manager to see what assistance could be given to the church. As a result, the city's Historical Preservation Officer, Barbara Stocklin, has visited the site and a historic marker will soon be installed on the building. While this is good to acknowledge the historical importance of the Barton Springs Baptist Church, much more needs to be done.

Mr. Emmett Watters is the son of one of the founding members of the church and has provided hundreds of volunteer hours mowing, cleaning, and maintaining the church grounds for many years. He has asked the City of Austin for help in building a fence around the property and assistance in maintaining the building. Unfortunately, the city is facing a budget crunch, and funds may not be readily available for any site improvements. One other problem is that there is no accurate survey of the site, in particular there is no archeological survey of the existing graves.

As the Barton Springs Baptist Church is part of the neighborhood, the Zilker Neighborhood Association has offered its assistance with the preservation of the site, and has suggested that a comprehensive preservation plan be developed for the property. The first step will be to get the property surveyed. McGray and McGray Land Surveyors has volunteered to help search the county records for deed and survey information and to assist in the boundary survey for the site. The ZNA also needs volunteers from local archeological firms to survey the cemetery.

With this information, it is hoped that the Barton Springs Baptist Church, as an historical site, can be develop an improvement plan. This plan could include appropriate sidewalks, fencing, signage, and building maintenance items. With a construction cost estimate, it is hoped that some interested donors would step forward to fund these projects. All these improvements will take some time and effort, but it is certainly a worthwhile project for the neighborhood. If you are interested in helping with the Barton Springs Baptist Church Preservation Project, please call Kaye Trybus, ZNA vice president, at 447-4437 for more information.



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The Zilker Neighborhood: Where Home Is Where the Heart Is

The character of any neighborhood is a mixture of many elements. One of the most important is the diversity of housing types in the area. Whether it is the traditional single-family home on a large lot or the large apartment complex, the Zilker neighborhood has almost every housing type that can be found in the city. This variety affords the opportunity to accommodate many different income levels and lifestyles, all of which make Zilker one of the most eclectic and friendly neighborhoods in Austin.

The one outstanding problem we have in Austin is traffic congestion, most of which is a result of folks having to drive more miles between where they live and work. Having a good balance between the job opportunities in an area and the amount of housing that is available is key when we look to solving Austin's traffic problems. While we can never dictate where people will live, it is clear that if adequate housing is not near to where people work, then they will have to drive further to get home. This is a waste of their time and increases road congestion. In Austin, the population has doubled in the last 20 years, but the amount of miles driven by an individual has actually grown much faster.

In response to the increase in suburban sprawl and the related traffic problems, the City of Austin is encouraging more urban in-fill housing during the neighborhood planning process. To encourage "densification," the city has passed the "granny flat" ordinance to add additional units to single-family zoned lots and has also been supportive of zoning changes to allow multi-family zoning for large apartment complexes. While there are certainly some opportunities within each neighborhood to add some residential units, we must be very careful to keep the balance between single family, duplex, and apartment housing types that is consistent with the character of our neighborhood.

So what is the balance that we now have in Zilker? The following list of multi-family housing projects, four-plexes or larger, their location, and the number of units in each complex gives a good sense of the larger apartment complexes in the area. We hope we haven't missed any, but if we have please let us know. Also, this survey does not include duplex units in the neighborhood. It is a good bet, however, that Zilker has as many duplex units as any other type of multi-family housing. We hope to get information about the duplexes in the area from the 2000 Census data to address this housing type in a future newsletter.

One last note: While this survey gives some information on housing types, it does not indicate if these units are rental or owner-occupied. Many of the multi-family units listed may in fact be condominiums or owner-occupied, with the remainder being rented. The 2000 Census data may also provide information regarding what proportion of owner occupied to rental units are in the neighborhood.

1. Skyway Circle 10 four-plexes	NK	40 units	16. Chateaux Apartments 900 South Lamar Blvd	708-9530	25 units
2. Barton Village and West Hill 13 four-plexes	NK	52 units	17. Barton Springs Apartments 1725 Toomey Road	482-8883	40 units
3. Barton Mills Apartments 2121 Dickson Drive	447-7223	136 units	18. Ashton Green 1307 Kinney Avenue	469-0925	60 units
4. Chimney Park Apartments 2406 Bluebonnet Lane	708-9530	31 units	19. Cloisters West 1507 Kinney Avenue	444-0016	NK
5. Bluebonnet Apartments 2301 Bluebonnet Lane	499-0097	13 units	20. Barton Ridge Apartments 1501 Kinney Avenue	794-8172	42 units
6. Goodrich Apartments 2115 Goodrich Avenue	345-6599	13 units	21. 1601-1603 Kinney Avenue	345-6797	8 units
7. Goodrich Townhouses 2114 Goodrich Avenue	NK	10 units	22. Austin/Travis Co. MHMR 1703 Kinney Avenue	447-4141	9 units
8. Zilker Apartments 2021 Bluebonnet Lane	281-0020	22 units	23. Zilker Place Condos 1904 Goodrich Avenue	476-1976	24 units
9. Summertone Apartments 2017 Bluebonnet Lane	428-9840	23 units	24. 1903-1905 Anita Street	695-8398	11 units
10. La Casa Apartments 2020 Goodrich Avenue	444-0016	20 units	25. 1907-1909 Anita Street	NK	8 units
11. 2115-2119 Oxford	442-8448	NK	26. Gardner Avenue Apartments 1107 Gardner Avenue	448-4242	12 units
12. Bouldin Creek Apartments 1329 West Mary Street	444-0687	46 units	27. Talisman 1501 Barton Springs Rd.	451-6602	63 units
13. 1709-1805 Evergreen Street	NK	5 units	28. Stoneridge Apartments 1301-1308 Cinco Street	447-5980	141 units
14. Townhollow Apartments 1200 Treadwell Street	441-9841	NK	29. 612 Cliff Street 4 four-plexes	NK	16 units
15. Lamar Plaza Apartments 1505 Treadwell Street	451-1036	12 units			
Total Multi-Family Units (Excluding Duplexes)					882
NK = Not Known at this time					

ZILKER MULTIFAMILY HOUSING



ZILKER NEIGHBORHOOD ASSOC.

Traffic Calming Is Becoming a Reality

by Bobby Rigney

Traffic Calming Working Group Member

Last year, the Zilker Traffic Calming Working Group met, studied, pondered, planned, discussed, questioned, debated, listed, and addressed the problem areas. Then group sent their recommendations about the plan to the neighborhood; the neighborhood voted and the plan was approved. So where are we now?

After the necessary bid process was completed early this year, construction should begin by mid-May. This could take up to 60 days to install the full-width speed humps and other devices. The Kinney Avenue and Rabb/Rae Dell parts of the plan will receive speed "cushions" that emergency vehicles can straddle. Another adjustment to the plan concerns the raised intersection at Hether Street and Goodrich Avenue. Due to the expense, the raised intersection will be exchanged for two new speed humps on Hether, one on either side of that intersection. Also, the Robert E. Lee Road portion of the plan is being reviewed for a more comprehensive input process.

One of the nicest features of our plan addresses the four major entries into our neighborhood. Landscaped medians will remind all drivers they are entering our Zilker neighborhood, and to respect our streets with appropriate driving habits. Viewing these landscaped medians as I drive into the neighborhood will remind me that I am home--even before I pull into my own driveway.



Best Voting Neighborhood Bragging Rights

Last year the South Austin Culture Club sponsored a voter turnout challenge to all the south shore neighborhoods for the November municipal election. Jack Speers, of the Bouldin Creek Neighborhood Association and ring leader of the SACC, recently announced the winner of the prestigious "Bubba Hub Cap Award" at the Austin Neighborhoods Council meeting in March. The judging was based on the highest percentage of registered voters who went to the polls in November. Not to be outdone by the national voting controversy down in Florida, we had to have our own vote recount. In the February issue of *Z-News*, it was reported that the "dangling chads" were still in dispute. While there was no doubt that Precinct 332 was the best voting precinct with a 63.32% turnout, our neighborhood boundaries also included Precinct 462 and a portion of Precinct 325. Thus, the combined weighted average resulted in an overall 58% turnout for Zilker--not a bad showing when the citywide turnout was only 44.7%. But, alas, it was not quite good enough.

While Barton Hills' best voting precinct was 342 with a 61.8% turnout, when the portion of Precinct 325 in their area was figured in, their overall combined percentage dropped to just over 60%. So Barton Hills won by a technicality! (Shades of the presidential election?)

Congratulations, Barton Hills. But, remember Zilker will reign again. Zilker neighbors, put those "Remember to Vote" stickers back on your refrigerator doors, and get those yard signs ready. We're comin' back to liberate that decorated Chevy hub cap from our BMW neighbors!

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CAMPO 2025 YEAR ROADWAY PLAN

The City Council is proposing to set a public hearing on May 24 to hear comments on the CAMPO 2025 Year Roadway Plan. CAMPO, the Capital Area Metropolitan Planning Organization, is the federally appointed body that determines which road projects are funded. The city will be making their recommendations to CAMPO, and this hearing will give the community an opportunity to tell the city council where the road dollars should go.

South Lamar Blvd.

Of particular importance to the Zilker neighborhood are the CAMPO staff recommendations for South Lamar Blvd. and MoPac through Zilker Park. The current CAMPO plan recommends that the designation of South Lamar Blvd. be changed from the existing four lanes with a center turn lane configuration to what is called a MAD-6, a Major Arterial Divided 6. South Lamar Blvd. then would be six lanes, three each way, with a center median or turn lane. This would result in a significant widening of South Lamar Blvd., the removal of many buildings, and loss of a large number of existing businesses.

The City of Austin Planning Commission has reviewed CAMPO's plan and has recommended to the city council that the current configuration, called a MAD-4, be retained. This will ensure the protection of the businesses along South Lamar Blvd. and our neighborhood.

The City of Austin's Environmental Board has reviewed the plan and is concerned that the increased impervious cover will result in additional flooding in the West Bouldin Creek area. There is also concern about the added air pollution that will result from more vehicles being driven into town. The Environmental Board has suggested that the city council not support the MAD-6 plan. Members of the Urban Transportation Commission have also expressed concern that the widening of South Lamar Blvd. will only encourage more sprawl in southwest Travis County, and that any increase in traffic capacity will be quickly absorbed by even more vehicles on the road.



MoPac

The issues with fixing MoPac are similar to the problems with South Lamar Blvd. The Texas Department of Transportation's study of Loop 1/Highway 183 (MoPac and Research Blvd.) has resulted in three different possible scenarios to increase traffic capacity along MoPac from Highway 290 in the south to Highway 183 on the north. All of the proposed options, from intersection improvement to High Occupancy Vehicle (HOV) lanes, have very negative consequences for neighborhoods north of the river. Such "improvements" could result in the loss of up to 166 homes in Central Austin and worsening "cut through" traffic. South of the river, instead of losing homes, we may be faced with losing additional land from Zilker Park and the widening of the road over our environmentally sensitive aquifer recharge areas, which would unfortunately encourage additional sprawl in Southwest Austin. Again, this is a no-win situation.

The ZNA executive committee encourages all Zilker neighbors to attend the ZNA general meeting on **Monday, May 21** to learn

more about the CAMPO 2025 Year Roadway Plan and how it will affect South Lamar Blvd. and our neighborhood specifically. The CAMPO 2025 Year Roadway Plan will also be discussed at the Austin City Council meeting on **Thursday, May 24**. The City Council meets at the LCRA Hancock Headquarters building at 3700 Lake Austin Blvd. If you cannot attend, please call or e-mail the city council members.

As an Austin citizen, your voice has a right to be heard. Please plan to attend these important meetings to learn more about the CAMPO 2025 Year Roadway Plan, and state your concerns on a decision that will have a great impact on our environment, neighborhoods, and local businesses for generations to come.



How Can I Contact My City Council Members?

Kirk Watson, Mayor

Telephone: 499-2250 Fax: 499-2337
E-mail: kirk.watson@ci.austin.tx.us

Daryl Slusher, Place 1

Telephone: 499-2260 Fax: 499-3212
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Raul Alvarez, Place 2

Telephone: 499-2264 Fax: 499-1887
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Jackie Goodman, Place 3

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Beverly Griffith, Place 4

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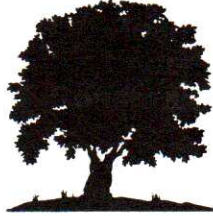


**Today's mighty oak is yesterday's nut
that just held its ground.**

TREE TRIMMING?

IT'S NOT JUST FOR CHRISTMAS ANYMORE!

Ah, the early morning sound of a buzzing chain saw as it slices and dices the branches and limbs off our lovely live oak, pecan, and elm trees. It's enough to make a person scream, "Enough already!" While we certainly support a dependable power supply, we cannot help but wonder if those tree trimmers have ever stopped to consider how easily they can butcher something so wonderful as a stately, sturdy oak that has been providing shade for people and wildlife for over 50 years just to save moving \$50 worth of electrical lines?



Remember that old philosophical question: If a tree falls in the forest and no one is around to hear it, does the tree make a sound when it falls? Well, city staff may not be hearing any trees or limbs falling around them, but Austin Energy certainly has been hearing the complaints of many outraged citizens concerning the current round of tree trimming that Austin Energy has been doing. And thankfully, those complaints are being taken seriously.

Last week the City Council approved a new tree trimming contract for Austin Energy. But not before some hard--and vitally important--questions were asked. Council Member Beverly Griffith grilled the city staff regarding the many complaints her office has received and the changes to Austin Energy's tree trimming policy.

While the city staff indicated that trees are trimmed only where needed and according to good horticulture standards, it was also disclosed that all the communication companies franchised by the City of Austin can cut back limbs and branches. However, none of the city staff members seemed to know if the tree trimmers hired by these companies are being held to any professional standards. Discussed also was the issue concerning the spreading of oak wilt disease and the proper notification that should be given to homeowners in advance of any tree trimming. Before the contract was approved, Austin Energy agreed to Council Member Beverly Griffith's suggestion that a Tree Trimming Focus Group be formed as soon as possible to address citizen complaints and to review current policies.

If you are concerned with how your trees are being, or have been, trimmed in our neighborhood, and would like to participate in this focus group, plan to attend the ZNA general meeting on Monday, May 21. If you've had your trees butchered--ahem--"trimmed," bring the address of the tree's location and a good photograph--or several--if possible. The ZNA feels it is important to provide the Tree Trimming Focus Group with *specific* examples of the work being done in our neighborhood so that Austin Energy understands how we feel about our trees.

A shade tree with its branches spreading outward and stretching toward the sky is both a financial and practical asset to any home. It also adds interest and beauty to any neighborhood. Our urban forest is particularly important in our hot Texas summer sun. Trees keep our homes cooler, provide shade for our kids and pets, and just make living here in Austin a bit more bearable when the sweltering month of August rolls around. And, hey! Without the pecan trees that permeate our neighborhood, where would we get those fabulous pecan pies come autumn?

There is no reason Austin cannot have both reliable service and beautiful tree-lined streets. Let's work with Austin Energy to make sure this happens for the betterment of our community today and tomorrow!

John C. Stennfeld, Pastor



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HAVE YOU HEARD Z-NEWS?

We always seem to be a day late and a dollar short...

But we're still gonna wish **Jane Cravey** a very belated and hardy congratulations on obtaining her masters degree in business administration at Southwest Texas State University last December. Good work, Jane! Of course, the "Whew--Glad That's Over!" Award goes out to husband **Robin** and daughters **Emma** and **Molly** for keeping Jane on track.

Congratulations, too, go out to *all* our upcoming graduates in the Zilker neighborhood--especially **Mason** and **Celia**. They both live on Kerr Avenue, and will be graduating from high school in a few weeks with big plans ahead for travel and college. You made us proud, kids!



Good-bye to our Zilker neighbors

It seems like spring is the time for changes--like moving. So with that in mind, we want to wish **Milton Bucaleu** best wishes with his new job in Houston. We'll miss you and **Sam**, Milton!

A big good-bye goes out to **Susan** and **John** who are now living in their newly-built house on Lake Travis. Guess if you can't call Zilker your home, then having a house on the shore of Lake Travis would be the next great place to live!

We don't want to give away any secrets here, but...

Our ZNA executive member, **Bobby Rigney**, is celebrating his forty-*something* birthday on May 23. Happy birthday. Swamp Rabbit!



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WANT TO KEEP YOUR GREENBELT GREEN?



On May 24, the City of Austin is holding a neighborhood meeting to discuss erosion controls and gather feedback from citizens on suggested improvements to the greenbelt entrance on Barton Skyway. The meeting will be held at 6:00 pm in the cafeteria at Zilker Elementary School, 1900 Bluebonnet Lane. All interested neighbors are invited to attend this important meeting.

If you need further information about the project or the meeting, contact Crispin Ruiz at his web site at cr@groupsolutionsrjw.com.

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Send this completed form and your check (payable to Zilker Neighborhood Association) to:

Fontaine Maverick, Treasurer
Zilker Neighborhood Association
P. O. Box 33546
Austin, Texas 78764-0546

Which of *These* Costly Homeseller Mistakes Will You Make When You Sell Your Home?

Austin, Texas--A new report has just been released that reveals the seven costly mistakes most homeowners make when selling their homes and the 9-Step System that can help you sell your home fast -- *and* for the most amount of money.

This industry report clearly shows how the traditional ways of selling homes have become increasingly less and less effective in today's real estate market. The fact of the matter is that fully three-quarters of today's homesellers don't get what they want for their homes and become disillusioned and financially disadvantaged when they put their homes on the market.

As this report uncovers, these seven deadly mistakes home sellers make will cost them literally thousands of dollars when they go to sell their homes. The good news is each and every one of these mistakes is entirely preventable.

In answer to this issue, industry insiders have prepared a free special report entitled, "*The 9-Step System to Get Your Home Sold Fast and For Top Dollar.*"

To hear a brief recorded message about how to order your free copy of this report, call 1-800-278-5449 and enter ID #1086. You can call anytime 24 hours a day, 7 days a week.

Call NOW to find out how you can get the most money for your home.

This report is courtesy of Thom Lemon, Broker.
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Zilker Neighborhood Association (ZNA) general meetings are held four times each year in February, April, July, and October, and are held on the last Monday of these months. General membership meetings are open to all Zilker residents and others interested in the preservation of the Zilker neighborhood.