

Z-News

Austin, Texas

The Newsletter of the Zilker Neighborhood Association

July 2001

A Message from the ZNA President

Jeff Jack

Celebrating Over 20 Years of Service to Our Community!



In the on-going debate over the impact of growth on Austin's quality of life, there is one thing that seems to have widespread agreement: When it comes to defining the key elements of "Austin", our older neighborhoods are recognized as a major asset. Eclectic,

diverse, beautiful, friendly, historic, "the heart and soul of Austin" are words used to describe our neighborhoods.

With all this praise it would seem that preserving and enhancing our neighborhoods would be of utmost importance. Unfortunately, great neighborhoods don't just happen. Nor do they just naturally get better with age. In fact, it takes a lot of work to build strong neighborhoods and keep them viable. Often the foundation for a neighborhood's success is having committed neighbors who work together to form a neighborhood association and keep it going strong.

For over twenty years, your Zilker Neighborhood Association has been working for all of its residents and businesses to make Zilker a truly great place to live. Over the years, we have benefited from literally hundreds of volunteers who have donated their time and energy for the good of our community. There are too many to mention by name, but the ZNA executive committee wants to thank all the former ZNA officers and volunteers for all that they have done for our neighborhood. Thanks for making Zilker a better place!

Continued on page 2

Zilker Neighborhood Association

Monday, July 30 6:30 pm

**Kinney Ave. Baptist Church Fellowship Hall
1801 Kinney Avenue**

AGENDA

- 6:30 - 7:00 Meet & Greet Social
- 7:00 - 7:05 Call to Order
Introductions & Announcements
- 7:05 - 7:20 Treasurer's Report/Membership Campaign
- 7:20 - 7:40 Issue Updates
 1. Traffic Calming
 2. Barton Springs Baptist Church
 3. Barton Springs Road Construction
 4. Austin Metro Area Transportation Plan
 5. ZNA Executive Committee Election
- 7:40 - 8:00 City Charter Revisions
Proposed Instant Runoff Voting (IRV)
Clint Smith, Austin Gray Panthers
- 8:00 - 8:30 City Sidewalks: How Does Austin Get Its Fair Share of Funding?
Linda DuPriest, Austin Sidewalk Coordinator
- 8:30 - 8:45 National Night Out 2001 Program
Getting Zilker Organized for the Future!
- 8:45 - 9:00 New Business
- 9:00 Adjourn

Count me in! I want to be part of Z-Action!

ZNA annual dues are only \$7.00 per person.

Total # of Members Joining: _____ x \$ 7.00 = _____

Name(s) of Family Members Joining:

1. _____
2. _____
3. _____

Address: _____

Home Phone: _____

E-Mail: _____

Special Project Contributions

- Zilker Elementary School Learning Center Picnic Table _____
(Goal: \$300.00)
- Zilker Elementary School Families Holiday Fund _____
(Goal: \$500.00 for 4 families)
- Historic Preservation of Barton Springs Baptist Church _____
(Goal: \$400.00 for fencing for cemetery)

Total Contribution \$ _____

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

**Zilker Neighborhood Association
P. O. Box 33546
Austin, Texas 78764-0546**

Message...Continued from page 1

Summer Membership Campaign

One of the important contributions that the ZNA makes to the neighborhood is in publishing *Z-News*. The purpose of our neighborhood newsletter is to keep you informed about important issues facing the area, provide interesting pieces on the people and special places in Zilker, and give local businesses the opportunity to make themselves known throughout the hood. Over the last two years, we have also given readers information that will be helpful during our neighborhood planning process. As the neighborhood has grown so has our circulation. The ZNA is now printing 2,500 newsletters that are hand delivered to homeowners, apartment dwellers and businesses before each of our general meetings.

The ZNA meetings are also an important service that the association provides. From our "Meet & Greet" Social that gives neighbors a chance to chat before the meeting, to the guest speakers and candidate forums, our association meetings help build the "neighborliness" of Zilker.

Another activity of the ZNA is the work we do with Zilker Elementary School. This ranges from providing financial assistance to purchase benches for the school's new outdoor learning center to supporting needy families during the holidays. And, of course, there is the Zilker Zestival! Entering its third year of fun and frolic, Zestival just keeps getting better. This day-long event is a fundraiser for the ZNA, but also gives neighborhood artists, craftspeople and entertainers the opportunity to show off their talents--and make some money to boot! Finally, there are those special projects the ZNA takes on, such as working to preserve the historic Barton Springs Baptist Church, and hosting the celebration of our local fire station's 50th anniversary which was in 1999.

To make all this happen, the ZNA has to rely on two sources of income: the annual neighborhood association dues and the *Z-News* advertising. Our *Z-News* editor, Barbara Cossie, has done an outstanding job in not only publishing the newsletter, but in also drumming up advertising to pay for it. However, we have been falling behind in our association membership and dues. So, during the month of July, the ZNA is kicking off its Summer Membership Campaign.

If you get this newsletter and enjoy it, if you come to the quarterly meetings to get information and to voice your concerns regarding our neighborhood, if you appreciate the ZNA executive committee standing up for the neighborhood at the City Council meetings to protect our interests, then it is time to either renew your membership, or begin your membership with the ZNA. On the front page, you will find the membership application form. Please fill out this form and return it with your \$7.00 check. How about getting everyone in your family to join, or visiting the neighbors on your block where you live to ask them to sign on as members?

On the membership form you also will see that you can

contribute to any of the ZNA's special projects that are now underway. Every dollar counts, every penny will help, and any amount you can give will be appreciated.

Whatever you do, please don't take the quality of life you enjoy in Zilker for granted. Your Zilker Neighborhood Association works hard for you and this community. Your membership and financial support are needed help us continue in our efforts to keep Zilker a great place to live. Be a good neighbor. Send in your membership pledge today!

Your neighbor--

Jeff



KINNEY AVENUE BAPTIST CHURCH

Gordon R. Bergstrom, Pastor

1801 Kinney Avenue
Austin, Texas
442-6719

Sunday Worship Services
9:45 am, 11:00 am & 6:30 pm
Wednesday Prayer Meetings
6:45 pm



**Hey, Kids!
It's Time for
Vacation Bible School!**

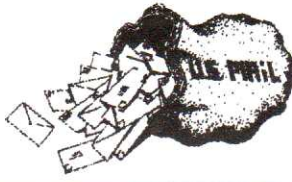
**Kinney Avenue Baptist Church
invites all our Zilker girls & boys
ages 4 to 12 years to a morning
of games, stories & other activities!**

**Saturday, July 28
9:00 a.m. - 1:00 p.m.
1801 Kinney Avenue**

**Lunch, cold beverages
& snacks will be served!**



**Space is limited.
Call 442-6719 for more information
or to register your children.**



A Letter from the Editor

Dear Zilker Friends,

In October of 1999, I became the editor of *Z-News*. Little did I know then how much I would learn. I started the job (*Job?* Gosh, it sounds like I was getting paid!) with a wee bit of knowledge and some big ideas. My first issue of *Z-News* (February, 2000) was done on "a wing and prayer"-- and a Mac that was on its last legs.

I had no idea what I was getting into when I signed on as the editor of our little neighborhood newspaper, but I knew I wanted to do two things: 1) get enough advertising to pay for the newsletter and 2) make *Z-News* informative and interesting for you, the readers.

The first goal--which is about getting money-- is always a challenge, but has paid off. With the support from local businesses who take out ads in *Z-News*, the printing bill gets paid. It costs us over \$4,000 a year to keep four issues of *Z-News* landing on your doorstep. Thanks to our advertisers for making that possible!

By changing the format, increasing the size of the newsletter, and adding color, I hope my second goal--to make *Z-News* interesting to you--was accomplished.

It goes without saying that I am very grateful to Robin Cravey who carried me through my first couple of issues with his expertise in newsletter publishing and his kindness and humor. I still look to Robin for advice, his computer knowledge--and a good printer with a scanner.



"Gee! She was right! Editing *Z-News* is fun!"

Dear friends, I am proud of my work as your editor, but I feel it's time that *Z-News* get some new blood and a fresh look. I feel like I've done all I can do as editor, so it is time for me to move on. As of the next election in October, I will be leaving my post. But, don't cry for me, Zilkerita. I will be moving to a different position on the executive committee. (That is, *if* they will have me!)

Okay, now here's the pitch: To keep *Z-News* going, the ZNA needs someone who is willing to take on the task as editor, as well as serve on the executive committee beginning November 1, 2001. The next issue of *Z-News* is not due until February, 2002, so there is enough time to get over the shock of "I'm-the-editor-of-what?".

Need a job description? Of course, you do! Here are the things I do as editor, but someone new could always do more!

- solicit advertising for the newsletter
- receive payments for the ads
- layout, edit and write articles for the newsletter

Continued on page 11

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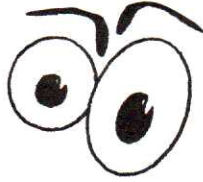
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maquette@swbell.net

fax 512.448.0828

ZILKER'S EYE ON CRIME

As reported by
APD Officer Keith Hamblin



We've seen them all over the neighborhood. They come hand-printed in large black letters, on brightly colored paper that catches the eye, or sometimes accompanied by a cute picture.

*Lost dog!
Blind, only has 3 legs.
Recently neutered.
Goes by the name of
"Lucky"*

*Make \$5,000 a week!!
Work at home
on your own computer!!
Call today!!
1-800-GET REAL!!*

It's those doggone signs nailed to utility poles that cluttering up the neighborhood. We're so used to seeing them that sometimes we think they are just part of the landscape. But, did you know that posting those signs is illegal?

City Ordinance 10-25 specifically prohibits the posting of any sign or placard on city property or city right-of-way. The violation is a Class C misdemeanor which means a citation could be issued to anyone caught placing a sign on any utility pole or stop sign. The fine could be up to \$200 per sign.

The reason behind this law is to prevent damage to utility poles caused by nails, screws or staples. These items allow moisture and insects to get into the interior of the pole causing it to deteriorate much more rapidly. Because nails in the pole deflect the shoe spikes, a worker who might be climbing the pole can fall, or he may be cut by protruding sharp objects. Let's not forget the litter factor, too. Many times these signs are left up so long that they begin to rot, or they fall off and blow around the street.

Sign clutter on poles, along with cars being left unattended on the street for weeks or months at a time, is considered urban decay. Once decay permeates a neighborhood, crime quickly overtakes the area, because residents demonstrate less "ownership" in their neighborhood. Please, folks, remember that posting signs on utility poles and stop signs is against the law--and it is just plain UGLY!

An Ounce of Prevention

I take it personally when a crime is committed in my neighborhood, because I was unable to prevent it. Most of the time, however, a crime occurs because someone provided the opportunity. Leaving a garage door open, a bicycle lying in the front yard, or a cell phone sitting in the front seat of an unlocked car provides the opportunity for criminals to steal your property. Don't give criminals a chance! Lock up your property. Remember--crime prevention starts with you.

Law Office of Robin Theobald Cravey

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Property Taxes: After the Appraisal Process, What's Next?

The shock wave of the Notice of Appraised Value we all received last April has settled. However, those who chose to file protests are now in the process of having their appraisals reviewed--and that brings on a new anxiety.

So how does a property owner justify a lower appraisal value based on the particulars of a single piece of property, when the overriding rationale for the huge jump in evaluations is simply based on an inflated market? If you are protesting your appraisal, here are a few tips that may help:

1. Since the biggest increases were due to the land value alone, focus on differences in the particulars of the lot. First, make sure the comparables used for your evaluation are given to you, and note in detail any differences between those properties and yours. Is the comparable on a larger lot? Does the comparable have several large beautiful trees while yours doesn't? Is the comparable on a quieter street, or does it have a different, more intense zoning? Is your lot next to, or close to, an intrusive use, such as backing up to an auto repair shop? *Document and/or photograph as many differences as you can that sets your property apart from the comparable used.*
2. Focus on the property itself. Look again at the comparables for differences in the particulars of each. This could be the age of the house, or any addition put on your property. What is the condition of the building? Is there a cracked driveway? How old are the fixed appliances (water heater, furnace, air conditioning unit)? What is the square footage of the usable areas, and the mix of bedrooms and other living spaces? *Again, document and take photographs of anything that may make the market value less, if you were to put your house on the market today.*
3. Finally, since the valuation is supposed to be on the fair "market" value, and the idea of market value is based on what a willing seller and a willing buyer agree to, it assumes that willing buyers are out there just waiting to purchase your property when you decide to sell. *The underlying assumption is that, because a house down the street sold for so much more money than expected, there is someone else standing ready to pay an equally high amount for your house.* Unfortunately, this is flawed logic. While the high tech boom has bid up prices, the downturn that is now occurring is not reflected in these appraisals, and the impact of all the dot.com layoffs should be factored in as well.

The protest movement also seems prevalent all over town. The inflated real estate market of the past two years has resulted in a significant increase in the number of protests filed with the Travis Central Appraisal District (TCAD). For 1998 and 1999, there were 65,997 filed protests. In 2000 and 2001, there were 89,568 protests filed--which is an 35.71% increase within two

years. Although TCAD had a May 31 deadline for filing, protests are still being accepted.

The first implication of the large number of protests being filed is that it requires more time to process. With the appraisal district having to complete the review process and certify the total tax roll by July 25, TCAD will be processing the protests quicker, and hopefully, with a slant toward being more reasonable. The second effect of a large number of protests being sent in is to send a message to the taxing authorities that their constituents are not happy with the prospect of higher tax bills.

Each jurisdiction sets its own effective tax rate which is then multiplied by the appraised value to determine the actual tax owed. Last year, the effective tax rates, based on \$100 of valuation were: AISD, 1.5486; City of Austin, .5034; Travis County, .4988; ACC, .0500. There are two major exceptions to this formula. First, there are the approved exemptions for homesteads: for those over 65, the disabled and disabled veterans. The second is the 10% per year cap on actual tax increases for homesteads that the state has mandated. This means, that even if your appraisal went up 100% and the effective tax rate rose as well, the actual tax increases you would pay would be 10% over last year's taxes. While this keeps property owners from having a huge jump in one year, it would still have a 10% increase on many successive years that would have the effect of doubling your taxes after only eight years.

Continued on page 11

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The Amiss Group
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email: Tom@TomAmis.com

Our Sidewalk Survey: What We Have, What We Need, How You Can Help

Over the past two years each issue of Z-News has contained background information to our readers concerning the neighborhood that will be helpful to Zilker's future neighborhood planning effort. These articles have included data on zoning, city services such as water and sewer, community and social service providers that are in the area, and a survey of apartment dwellings that are in the neighborhood. Now it is time to get some information from you!

The City Council has recently earmarked over a million dollars of the Capital Metro funds allocated to the city for pedestrian and bike improvements. This coupled with already approved capital improvement funds means that for the first time in many years we are likely to see some real improvement to city sidewalks. To make sure Zilker gets its fair share of the funds, the Zilker Neighborhood Association needs to provide the city a list of sidewalks, repairs or improvements needed, and a request for new sidewalks for our neighborhood.

Linda DuPriest, the Sidewalk Coordinator from the City of Austin, has been invited to attend our next ZNA general meeting on Monday, July 30 to discuss the process for selecting sidewalk projects, and the amount of funds that will be available. Here's how you can help with this project by giving the ZNA valuable information for the neighborhood. Before you begin, get a red pen, a blue pen and a black pen. Carefully tear out the map on page 7. Now follow the instructions below:

1. With your red pen, mark the existing sidewalks, if any, on your block. Be specific. Add descriptive notes like, "Concrete--4 foot wide sidewalk on north side of the street only, no sidewalks on the south side."
2. With your blue pen, mark where you believe the neighborhood needs a sidewalk. Again, please be specific by adding any descriptive notes. For example, "Add sidewalk to fill in gap between 1709 and 1713 (*street name here*) on the south side."
3. With the black pen, add any comments about repairs or additions you feel is needed to improve the sidewalks. For example, "We need a handicapped curb cut on the end of the existing sidewalk on the north side of (*street name here*) and (*street name here*)."
4. Put your name, address and home phone number on the map.
5. Bring your map to our ZNA general meeting on **Monday, July 30**.
6. If you cannot attend the ZNA general meeting, mail your completed map to:

**Zilker Neighborhood Association
P. O. Box 33546
Austin, Texas 78764-0546**

Although we don't expect everyone to map the entire neighborhood, if we could get each Z-News reader to survey her or his own block, we will have a good representation of our needs to show Ms. DuPriest and the support we have for this project. Please don't wait. Complete your map today, and come to our general meeting or send in your map as soon as possible. On Monday, July 30, let's put our requests for a safer, more walkable neighborhood right in the hands of Ms. DuPriest!



Oh, the things you can do on a sidewalk!

ZILKER SIDEWALK SURVEY

WHAT WE HAVE AND WHAT WE NEED



NAME _____
 ADDRESS _____
 PHONE NO. _____

ZILKER NEIGHBORHOOD ASSOC.

National Night Out 2001 : Turn On Your Lights and Turn Away Crime



Creating and keeping a neighborhood safe and crime-free is important to every community. One important way to build neighborhood cohesiveness is by getting to know your neighbors, local police officers and fire fighters. Why? Because statistics have shown that crime goes down and stays down in communities where neighbors know each other by sight and name, make connections, and show a solid interest in making their neighborhoods safe.

In support of keeping our neighborhoods safer for all, on **Tuesday, August 7 from 7:00 to 9:00 p.m.**, residents in Austin and across the nation are asked to participate in the Neighborhood National Night Out campaign. The idea is very simple. Because the purpose of National Night Out 2001 is to reach out and learn who your neighbors are, during those two hours, you are asked to turn on your front porch light, lock your doors and spend the evening outside with your neighbors. You can do this as casually as just taking a stroll around the block. Or, you can host a block party with a kid's parade, or invite your neighbors over for a potluck dinner on your front lawn.

The Zilker Neighborhood Association would like to encourage anyone who would like to be a "block captain" to organize a Neighborhood Night Out activity for your block to attend the ZNA general meeting on Monday, July 30. An officer from the Austin Police Department will be there to discuss the program. If you have any questions about Neighborhood National Night Out, contact Laura Albrecht, Community Affairs Specialist at the ADP and the social co-chairperson for the ZNA. Her number is 445-5469.

On Tuesday, August 7, let's make Zilker's National Night Out the biggest neighborhood party in town!



We don't want to blow our own horn...but Zilker has its own neighborhood website!

Want to know what's really going on in the 'hood?

Visit us at
<http://zilkerneighbors.net>

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Abierto Todos Los Dias
de 6:00 am a 10:00 pm



ZILKER ZESTIVAL IS GEARING UP FOR ANOTHER YEAR OF FUN!

After the many hot, humid days we have had this summer, we thought we would throw you this little bone to help you feel somewhat cooler: The Zilker Zestival

is just around the corner! And, since Zestival is usually held in the fall, that means cooler weather is on the way! A fundraiser for the Zilker Neighborhood Association, this is the third year of the Zilker Zestival, our neighborhood outdoor festival. And, what surprises we will have in store!

Last year, several local entertainers performed throughout the day, as a parking lot full of booths displayed baskets, jewelry, planets, books, handmade greeting cards, photographs and hubcap art. Food and beverages were donated by Whole Foods Market and City Market. The kids area offered face painting by "The Fabulous Fontaine", car painting with Daniel Skolnick and other fun activities for the children. Hydro, the Austin Fire Department's safety pooch, was back by popular request for the kids, too.

"Zestival is just a wonderful event for anyone. I don't know who enjoys it more--the kids or the adults," said ZNA Vice President Kaye Trybus. "Some people will stay for hours just looking around, listening to the music and talking to their neighbors. From the beginning, we have had lots of support from the business community, too."

But, folks, Zestival doesn't create itself. The ZNA needs your help to make it happen. Are you an artist or crafts person who wants a place to display and sell your goods? Are you an entertainer? Can you sing, dance, juggle, tell jokes or twirl flaming batons? Do you have anything you want to sell, like plants, books, artwork?

"The Zilker Zestival is a great way to get an audience", says Carlene South, social chairperson of the ZNA. "Last year, I sold my handmade baskets, and had a great time. By October or November, people are beginning to think about the holidays, and Zestival gives them an opportunity to buy some unique and special gifts."

Volunteers are needed to put signs around the neighborhood announcing Zestival --but, *not* on utility poles--and are needed the day of Zestival to set up, clean up, help with the kid's corner, and staff the food and beverage booth. If you are interested in signing up as a vendor or volunteer at Zestival, call Carlene South at 442-7909. The booth space fee is reasonable, and all proceeds go to the Zilker Neighborhood Association.

The date of Zestival is tentatively scheduled for **Saturday, October 20** from 9:00 am - 3:00 pm., but we will have more details about the set time and place in the October issue of *Z-News*. Whatever the date, or where ever the place, we hope to see you at Zestival 2001--the Final Frontier of Festivals!

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John C. Stennfeld, Pastor



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Bible Study/Sunday School - 9:00 am

300 East Monroe Street Phone (512) 442-5844
(3 blocks east of South Congress)

Restaurant Row: Walk, Don't Run-- And, Don't Drive Either!



It's no news to the folks who live in the Zilker neighborhood that Barton Springs Road is a mess--and will be for an estimated 18 more months. However, think of Barton Springs Road like child-birth. Once you see the results, the past 18 months will just be a big blur--and then you'll want to do it all over again in a few years. (Just kidding, folks!) Actually, when Barton Springs Road is finished, Austin will have a street that will not only be a beautiful gateway into Zilker Park, but will be accessible to walkers and bicyclist.

In the meantime, with the construction and a torn up street, the businesses along what is affectionately known as "restaurant row" on Barton Springs Road are feeling the effects. Summer is always a popular time for these businesses. Stopping off at Maggie Moo's for ice cream after a long walk on the hike-and-bike trail, or taking visitors to the Green Mesquite, Henry's, Chuy's or Baby Acapulco's for a real taste of Texas barbecue or Tex-Mex is what summer is all about for most of us. Of course, we can't forget Romeo's or Pizza Nizza for some hardy Italian fare.

With the heavy construction along Barton Springs Road, some folks may find it discouraging to even try to get to these places. "Ah, honey, I hate trying to go there now. The traffic is so bad. Let's go north of the river to eat." To that, let's say no! Instead, let's *walk* to "restaurant row". These businesses are in our neighborhood. Let's help them stay around through the hard times of construction. Make it a point to walk to our fine eating establishments on "restaurant row" some time soon.

Eve'n Adam Would Fight to Keep These Ribs on South Lamar!



A big thank you goes out to Art Blondin and the crew at ArtZ Rib House for opening up their back room to the ZNA executive committee meeting in June.

Located at the corner of Bluebonnet Lane and South Lamar Boulevard, ArtZ Rib House is one of the 30 plus businesses that will be destroyed if South Lamar Boulevard is widened to seven lanes, or a "MAD-6" in road planning jargon.

A big ol' plate of ribs, brisket, chicken, coleslaw, potato salad and beans is a mighty powerful incentive to make sure MAD-6 doesn't happen on "The Boulevard". Hey! Did you know that ArtZ Rib House--home of fine barbecued meats--serves a veggie burger, too? No joke. We're not talkin' about one of those little wimpy veggie burgers either. When you eat this, you know you've got something! And don't get us started on the desserts! ArtZ has a good selection of down-home desserts that will make you wish you had room enough in your belly to order two. With good food and live music, ArtZ Rib House is worth a visit. Tell them Z-News sent you!



Prudential

Owens Realty

Dave Bair

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Austin, Texas 78704

(512) 423-0456

Call for a free market analysis of your home

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1132 South Lamar
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www.artzribhouse.citysearch.com
e-mail: artzribhouse@juno.com



Become part of the grassroots solution!

Help to build more united communities and to preserve the local ecology and economy of Austin. Have a hand in restoring integrity and accountability to local politics. Put your talents and your passion to work, and find your niche with the Travis County Green Party.

To find out how you can become part of the solution, visit
www.greens.org/texas/travis.

To get together with Green folks in the Zilker neighborhood, call Lorraine Atherton at 447-7681 (lolamm@ix.netcom.com).

Property Taxes...Continued from page 3

What Happens Next?

Once the taxing jurisdictions get the certified tax rolls, they begin their budget process, balancing the cost of providing services against the estimated taxable property values. The City of Austin will begin this process at the end of July when the city manager releases his draft policy budget. During the month of August, the City Council will review the budget. From September 10 through September 12, the City Council will hold public hearings for citizen input. At the end of the hearings, the City Council will set the effective tax rate that will be used by TCAD to calculate our tax bills. If the City Council wanted to keep the actual out of pocket tax bite the same this year as last year, with the increases in property evaluation expected, they would have to **lower the effective tax rate**. With the same higher valuations, and if the City Council kept the effective tax rate as is, **your out of pocket taxes would go up**. If the increased valuation were coupled with an increase in the effective tax rate, your out of pocket **tax payments could skyrocket** to the 10% cap.

An important message to send to *all* our taxing jurisdictions is that Austin has become one of the least affordable cities in Texas, and gentrification is a major problem not just for the poor, but for all of Austin's citizens. Let our elected officials know that we need to hold the line on *any* tax increase at this time. Instead of expensive giveaways and questionable boon-doggles, we need strong management that delivers basic services in a fiscally responsible manner that will make Austin an affordable community for all!

Letter from the Editor...Continued from page 3

- arrange for printing with Southside Printers
- assist with distribution
- send *Z-News* to the advertisers, city and county officials, and other interested parties

If you want this job, come October you can have it. (I'm not giving it up until then.) I will give you all my files I will give you my blessing. I will give you my first born, if I weren't...well, never mind.

I won't fool you. Being the editor of *Z-News* is work, but it's lots of fun, too. And, think of the power and glory. Well, you can *think* about it--but you won't get it. I've tried. But if you've ever wanted to try your hand at neighborhood newsletter editing, this is the job for you! So throw your hat in the ring for the October election. Call me at 326-1222, if you are interested. I'll be glad to answer any questions you might have.

Thanks, everyone, for allowing me to serve you over these past two years. I've had a wonderful time as editor. And, who knows? Like the mummy in that summer movie I never did get to see because I was so busy, I might return as the editor. Right now, I will continue to serve on the executive committee in another capacity, so you'll be hearing from me! God bless.

Your neighbor and *Z-News* editor--

Barbara

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.