



Cherrywood Neighborhood General Meeting

Agenda items include:

- City of Austin's plans for Willowbrook Reach (see insert)
- Meet CNA's new APD District Representative Chris Davis
- Discussion of City of Austin code enforcement
- General neighborhood updates

All Cherrywood neighbors are welcome and encouraged to attend!

**Wednesday
May 19
6:30–8:00pm
MAPLEWOOD
ELEMENTARY**

BEING A MEMBER OF THE CHERRYWOOD NEIGHBORHOOD ASSOCIATION

by Jeremy B. Mazur, CNA Steering Committee Chair

A frequent question I hear regarding the Cherrywood Neighborhood Association is what does it take to be a member? The answer is simple: if you live in the Cherrywood Neighborhood, then you already are a member. Or, to put the answer in more obvious terms, if this edition of THE FLEA arrived on your front door step, then you are a part of the Cherrywood Neighborhood Association, or CNA for short.

Renters and homeowners alike are welcome to become involved in the CNA. Membership is free, and our meetings are open to all neighborhood residents. The CNA is not a homeowners' association. This means that we don't regulate the aesthetics of yards and homes, charge dues or levy fines, or foreclose on homes. These are things that a homeowners' association may do.

A neighborhood association like ours is different. For starters, we work with other neighborhoods through organizations such as the Austin Neighborhood Council and the Upper Boggy Creek Neighborhood Planning Team to provide input to city leaders on issues ranging from crime ordinances to local zoning changes. The CNA also provides feedback and input on zoning and land use proposals in Cherrywood.

For example, last month we appeared before the Austin City Council to support an ordinance allowing for vertical mixed use development on properties along our neighborhood's major corridors; i.e., Airport Blvd., Manor Road, and IH-35.

The CNA also works to build consensus for plans on how our neighborhood will grow. In February, after an extensive stakeholder input process that began last summer, the CNA adopted a neighborhood sidewalk plan. This plan identifies those streets where sidewalks are preferred, and those where they are not. The benefit of having this consensus-built plan is that it lets the City of Austin know our preferences with regard to actual sidewalk placement before it begins street reconstruction projects in our neighborhood.

Our Association's resume includes working with key Austin agencies on neighborhood concerns. We have been in contact with Capital Metro with regard to freight train traffic noise and rail crossing safety. Last year, we helped start a dialogue with the City of Austin and telecommunications service providers that led to the recent clearing of utility poles at the Cherrywood Green. In addition, we have worked on developing a relationship with the Austin Police Department to let them know of our on-going concerns about crime in our neighborhood.

Our next CNA general meeting will be on Wednesday, May 19 from 6:30-8:00 p.m. at Maplewood Elementary. This meeting will include a crime update from the Austin Police Department, as well as a presentation by City of Austin Code Enforcement officials on how a property can meet—or not meet—City code requirements. We'll also be discussing the City's plans for our greenbelt at Willowbrook Reach (see insert). As always, everyone living in the neighborhood is welcome and encouraged to attend.

Cherrywood Calendar of Events

Dates, times, and locations are subject to change. Please refer to the Google calendar on cherrywood.org for more information. Want to submit something for the online and/or THE FLEA calendars? Contact flea@cherrywood.org.

MAY 2010

- 5/3 Central East Commander's Forum (APD)..... 6:00-8:00 pm
- 5/9 Mueller Neighborhood Association Meeting 3:00-5:00 pm
- 5/11 ANC East Sector Meeting at Mi Madre's noon-1:00 pm
- 5/11 Mueller Commission Meeting 6:00 pm
- 5/18 UBC Planning Committee Meeting..... 7:00-8:30 pm
- 5/19 CNA Quarterly Meeting at Maplewood Elementary 6:30-8:00 pm
- 5/26 ANC General Meeting 7:00-9:00 pm
- 5/31 Large Brush Collection will begin place on curbside by 6:30 am

JUNE 2010

- 6/8 ANC East Sector Meeting at Mi Madre's noon-1:00 pm
- 6/9 CNA Steering Committee Meeting 6:30-8:00 pm
- 6/13 Mueller Neighborhood Association Meeting 3:00-5:00 pm
- 6/15 UBC Planning Committee Meeting..... 7:00-8:30 pm
- 6/21 Large Bulk Collection will begin place on curbside by 6:30 am
- 6/23 ANC General Meeting 7:00-9:00 pm

JULY 2010

- 7/4 Fourth of July Enjoy All Day!
- 7/5 Central East Commander's Forum (APD)..... 6:00-8:00 pm
- 7/11 Mueller Neighborhood Association Meeting 3:00-5:00 pm
- 7/13 ANC East Sector Meeting at Mi Madre's noon-1:00 pm
- 7/14 CNA Steering Committee Meeting 6:30-8:00 pm
- 7/16 Deadline for articles and ads for the August FLEAby midnight
- 7/20 UBC Planning Committee Meeting..... 7:00-8:30 pm
- 7/28 ANC General Meeting 7:00-9:00 pm

CITY OF AUSTIN PUBLIC MEETINGS / E-NEWSLETTER

For a list of upcoming Austin City Council and City of Austin Board & Commission meetings, visit www.ci.austin.tx.us. You may also sign up to receive the City of Austin's e-newsletters at www.ci.austin.tx.us/news/notes/index.cfm.

MAKE A SPLASH!

Neighborhood pools open to the public:

PATTERSON PARK
June 7 thru August 15
12:30-7:00 p.m.

**ELLA WOOTEN PARK
@ MUELLER**
May 29 thru September 3
1:00-7:00 p.m.

Note: Pool is cleaned on Mondays

Participant Volunteers Needed for a Paid Research Study on How People Talk

Cherrywood neighbor and doctoral student at the UT School of Journalism, Sebastian Valenzuela, is conducting a paid communication research study on how people talk. Participants will be compensated up to \$75. You must be older than 18 years of age to participate.

If you are interested in filling out the questionnaire, contact Sebastian Valenzuela at sebastianvalenzuela@mail.utexas.edu.

THE FLEA

THE FLEA is published by the Cherrywood Neighborhood Association, P.O. Box 4631, Austin, TX 78765-4010 on a quarterly basis in February, May, August, and November. ©2010. All rights reserved.

Editor Deb Freeman
Designers..... Sherri Whitmarsh
Deb Freeman
Advertising..... Rebecca Kohout
Distribution Cara Fealy

If you have any questions or comments about THE FLEA, contact flea@cherrywood.org.

CHERRYWOOD NEIGHBORHOOD ASSOCIATION STEERING COMMITTEE

Chair Jeremy Mazur
Vice Chair..... Aaron Choate
Secretary Robin Peeples
Treasurer Rebecca Kohout
Members: Eric Boucheron, Tymothy Bryce, Deb Freeman, Justin Irving, Girard Kinney, Jack Josey Newman, Don Pettigrew, Eve Richter, and Mark Schiff

If you have any questions or comments for the Steering Committee, contact Jeremy Mazur at 789-9862, Aaron Choate at 796-0395, or e-mail steering@cherrywood.org.

LISTSERVS | www.cherrywood.org

NeighborNet David Greene
Duplex Nation Net..... Wendy Morgan



PROPOSED UPDATE TO CNA BYLAWS

Several proposals have surfaced that involve potential modifications to the bylaws of the Cherrywood Neighborhood Association, which are available on the CNA Web site at www.cherrywood.org (see "About the CNA"). Among several relatively minor changes, the question of official local business participation in our neighborhood affairs has been raised. This has many implications and has been a somewhat contentious issue in the past.

In order to more fully explore these issues, the CNA Steering Committee asked that Vice-Chair Aaron Choate chair a task force to discuss and propose any modifications that need to be made. The task force had its initial meeting on March 31 and has made the following recommendations:

- Recommend changing General Meeting frequency from "quarterly" to "at least quarterly."
- Explore the idea of having the UHaul property, currently in the Cherrywood boundary, and the old Academy property, currently in the Wilshire Wood boundary, be within both neighborhood boundaries; i.e., for us to overlap at those properties like we do with Patterson Park. Since there is a likelihood someday that a train station—either on the east or west side of IH-35 where the track crosses—and in either case these two properties will then be in a Transit Oriented Development district, we will have much more clout in dealing with this to the benefit of both neighborhoods if we work together. The suggestion was to contact Leslie Lawson, Chair of the Wilshire Wood Neighborhood Association, and ask that we have a joint task force between the two neighborhoods to explore this idea.
- Recommend changing the minimum age for membership from 18 years to 16 years of age.
- Recommend conducting an online survey to gauge CNA members' stance on the subject of an additional business membership category. CNA Steering Committee members Jack Newman and Girard Kinney will develop the two positions (pros and cons) as carefully as possible and then ask in the poll whether we should investigate the idea further or just leave it as it is at least for now.
- Recommend that the specifics about when and where public notice is provided be moved to a separate policy and referenced in the bylaws.

If you have any questions about the CNA Bylaws, please contact Aaron Choate, CNA Steering Committee Vice-Chair, at 796-0395 or achoate@gmail.com.



Photos provided by Mike "Sully" Sullivan

Cherrywood Plant & Book Swap

Thank you to everyone who attended the 11th installment of the Cherrywood Plant & Book Swap in April. This was the most attended and the most fun event we have had. Special thanks to Maplewood Elementary's Yukelele Choir (and Wilson Marks, music director), AgriLife Master Gardeners, Lindsay and the Garden Posse, Erika Allbright, Libby Malone / Grande Communications, and Dolly and Dave.

Our next event is tentatively scheduled for October 1, 2010. For more information, please contact Jack Darby at jdlink@yahoo.com.



MUELLER UPDATE

Submitted by Rick Krivoniak

On April 6, more than 100 people turned out for the Mueller Market District town hall meeting. Jim Adams of ROMA Design presented a brief history and listed things wanted by both Mueller and potential grocers. Attendees broke into small groups to give feedback on the grocery store, on the District's site plan, and on circulation and connectivity. While many felt they weren't needed, the fuel pumps wanted by the grocer seem certain, but the pump's design and location was a hot topic and seemed to be well received by Catellus and ROMA.

Catellus hopes to announce the grocer sometime this year, and to break ground on the Market District by early next year. That will include the extension of Berkman Drive into Mueller, which will connect with the Berkman portion already in place off of Manor Road.

The March traffic counts done by the City at 38 locations in and around Mueller are still being evaluated. City staff will present the collected data at the May Mueller Commission meeting, though this count was primarily to establish a baseline for future counts taken while Mueller is developed. Interestingly, these counts are unlikely to result in traffic signals being installed at busy intersections. State law designates traffic levels required before signal installation, and the City typically waits till complaint calls alert them to a problem.

Pedestrian, bike and auto traffic patterns at Mueller will evolve as the site is built-out over the next several years. Now lacking in several places, once completed, most major streets in Mueller will have bike lanes or on-street bike routes, with Barbara Jordan Blvd. being an exception. A roughly seven-mile pedestrian trail will encircle Mueller. ROMA defines "trail" to include a wide sidewalk along 51st Street, already in place by Home Depot and on the UT block.



CHULA: Springing Forward with New Board Member and Projects

Submitted by Priscilla Boston, CHULA Board Member

CHULA (Cherrywood Urban Landscape and Arts League) held its annual membership meeting in February, where members in attendance elected the Board of Directors, received an update on finances and current projects, and recommended projects for 2010. Re-elected to the Board are Priscilla Boston, Jane Walton, and Mary Evelyn Daughety. Newly elected to the Board are Mark Schiff and Maddie Kadas. CHULA thanks departing Board members Kathleen McTee, Erika Albright, and Kay McManus for their years of enthusiastic service!

At the meeting, Melanie Chasteen provided an update on the status of the traffic island landscaping on East 38th½. The City of Austin is requiring that CHULA submit an Adopt-a-Park application before proceeding. Look for progress and a call for volunteers coming soon.

The CHULA Board met again in March to elect officers and decide to focus on the following projects this year by:

- partnering with FRoG to hold a garage sale fundraiser benefitting the Friends of the Green, which was a success (see page 5);
- creating a talent database on the CHULA Web site for CHULA Triangle-based artists and landscape talents;
- creating a gardening project in possible partnership with either Mueller and/or the Maplewood PTA;
- partnering with the Vortex Theater to support a common space for neighborhood artists during the East Austin Studio Tour;
- exploring a public art project along the train tracks on Clarkson Avenue; and
- gearing up for the 2010 Cherrywood Art Fair and on-going Little Artist/Big Artist project. CHULA needs volunteers to help coordinate the following Cherrywood Art Fair positions: Food Management, Demo/School Art, Volunteer Recruitment, Setup/Breakdown. We are also in dire need of someone to help Jane Walton manage the Little Artist/Big Artist program next fall. Come be a part of a great team!

For detailed financial statements, minutes from meetings, and a preview of the Cherrywood Art Fair 2010 poster, visit CHULA online at www.chulaleague.org. You can also find the Cherrywood Art Fair on Facebook at www.facebook.com/cherrywoodartfair.

CHULA members include Girard Kinney, Mike "Sully" Sullivan, Kay McManus, Sherri Whitmarsh, Jessica Gass, Priscilla Boston, Mark Schiff, Mike Damal, Jane Walton and Melanie Chasteen. Photo by George Holcombe.



Girard Kinney, along with Amy and Ella Brotman, planting at the Green.
Photo submitted by Mike "Sully" Sullivan.



CHERRYWOOD GREEN: GREENER THAN EVER!

Great strides have occurred at Cherrywood Green in the past few months. Among them are:

- All of the power lines, telecommunication lines and poles are gone, rerouted and/or buried. After 65 years, the Green is finally rid of the visual pollution that these things represented!
- Three new red oak trees were planted along East 34th Street, which will someday provide needed definition and shade. A butterfly garden is envisioned in a strip between them and the curb.
- The herb garden has been replanted and is thriving. More herb donations are welcomed. Please help yourself to fresh herbs from our garden!
- We plan to reuse the removed utility pole to build steps down to the creek. This will be a summer project. We can use your help as volunteers.
- In preparation for our successful Green(backs) Garage Sale, we really spruced up the Green. It has been weeded, mowed, mulched and additional native plants have been started, Check it out!

FROG (FRiends Of the Green) membership has increased to more than 25 members and is open to all who want to help us maintain and improve the park. To learn how you can get involved, contact Mike Damal at 799-0287 or michael.damal@gmail.com or Girard Kinney at 478-5042 or girard@kinneyarchitects.com. Hop to it!

Submitted by Girard Kinney, FROG Co-Chair

GREEN(BACKS) GARAGE SALE

On Saturday, April 17, rain did not deter the FROGs from having their first fund-raising opportunity to help defray cost incurred to have the AT&T wires placed underground at the Cherrywood Green. More than \$1,500 was raised, thanks to the generous donations from the neighborhood as well as a corporate donation from Grande Communications. A special thanks to all the volunteers, including Girard Kinney, Mike Sullivan, Mark Schiff, Priscilla Boston, Courtenay Verret, Heidi Morales, Gwen Rice, Sam Marie Hermitte, Jane Walton, Bree Buchanan, and many others!

Submitted by Mike Damal, FROG Chair



Photos provided by Deb Freeman and George Holcombe

NEIGHBORHOOD WATCH: STAY ALERT!

While we all agree that Cherrywood is a great place to live year round, we occasionally get our share of crime from time to time. **The best way to prevent crime in our neighborhood is be alert and report any suspicious activity by calling 9-1-1.** In addition, take a moment to meet your neighbors and exchange telephone numbers and e-mail addresses. Keep your yard clean and shrubs cut low. Check out the 78722 map on Jack Darby's Krimelabb.com Web site to keep tabs on what is going on and report crime on the NeighborNet and Duplex Nation listservs. Finally, become involved in the CNA. Let's look out for each other!

Planning, Zoning & Transportation Update

by Girard Kinney, AIA
CNA PZ&T Committee Chair

Recently, Cherrywood’s Planning & Zoning and Transportation Committees merged to create the Planning, Zoning and Transportation (PZ&T) Committee. Members of both committees are automatically included in the newly formed committee. If you are interested in learning more about planning, zoning and transportation issues that affect our neighborhood, please consider joining the Committee. For more information, please contact Girard Kinney at 478-5042 or girard@kinneyarchitects.com.

Here is the status of items currently underway by the Committee:

VERTICAL MIXED USE (VMU)

All but a few properties in our neighborhood have received the final VMU designation, which City staff recommended and which both the CNA and Upper Boggy Creek Planning Team recommended several years ago and again last fall. A meeting about the property at 4020 Airport was originally scheduled for April 22, but has been postponed until May 13. If that property does receive the VMU designation at the May City Council meeting, the extensive deed restrictions on the property will still exist, and represent good leverage for the neighborhood to be consulted by any developer in order to ensure that any proposed development meets not only the developer’s goals but also addresses neighborhood concerns and provides neighborhood-oriented uses.

STREET RECONSTRUCTION

The previously reported street reconstruction project, which involved rebuilding several streets in the boundaries of CNA, is in the early design phase. The neighborhood will most likely host a specially called meeting to receive a presentation when the project is at the 30 percent completion stage. A map of the proposed streets, which was previously published in the

November 2009 issue THE FLEA, is available online at cherrywood.org. We will also have presentations at the 60 percent and 90 percent points. Construction is planned to begin mid-2011.

SIDEWALK PLAN

The CNA gave final approval to the Cherrywood Neighborhood Sidewalk Philosophy and Master Sidewalk Plan at its last general meeting in February. The final version of both the Philosophy and the Plan is available online at cherrywood.org.

SIDEWALK IMPLEMENTATION

We have been assured by City of Austin officials that our Sidewalk Plan will guide the construction of sidewalks in our neighborhood, which includes those sidewalks built in conjunction with the streets contained in the Street Reconstruction Project. Since our plan actually saves the City well over \$2 million in the cost of sidewalks that would have been required in their original street reconstruction plan, the CNA has additionally requested that they consider building out most, if not all, of the sidewalks in our Sidewalk Master Plan. We are awaiting their decision about whether their project can be expanded to include additional streets for the purpose of building sidewalks and, if so, how much of our sidewalk plan could be implemented in the current project.

SIDEWALK PRIORITIES

In the likely event that not all of the sidewalks in our plan can be constructed, we communicated our sidewalk priorities to the City, which include, in this order: (1) filling in missing gaps and eliminating barriers to accessibility along our existing sidewalks, (2) sidewalks directly providing access to Maplewood Elementary School, (3) sidewalks that connect the sidewalks that will be built along the reconstructed streets with the Manor and East 38th½ corridors, and (4) all other sidewalks in our plan.

CLEAN SWEEPING

AT WILLOWBROOK REACH

Thanks to all the great volunteers who came out Saturday, April 10, to clean up Willowbrook Reach, your neighborhood greenbelt at Cherrywood and Sycamore. Nearly two dozen neighbors got down and dirty picking up litter at the annual Clean Sweep sponsored by Keep Austin Beautiful. A great time, and great snacks, were had by all as we hauled 10 bags of trash out of the creek, including one bag of recyclables. With new leaves on the trees and wildflowers popping, the greenbelt is now shined up and ready to put on its spring show. Pretty soon, if you wander by at dusk you might glimpse a heron or catch a firefly spectacular. Enjoy!

—Submitted by Dave Westenbarger



SUPPORT THE FLEA

by advertising your business
or favorite charity.

THE FLEA is distributed to more than 1,600 households and rates are very affordable.

For ad rates, please contact
Rebecca Kohout at 415-9876.

GORDONSLIST We Need Your Advice!

Take a moment to recommend a service
(yard work, handyman, babysitter, etc.)
for your neighbors by posting
recommendations on GordonsList
at cherrywood.org.

Open the door to LOWER HOMEOWNERS RATES...

I'M THERE

State Farm Lloyds has a deal for homeowners – new, lower rates on our homeowners insurance. It's open and shut...you've got the right coverage locked up at an even better price. It doesn't get much simpler than that!

Call me today for more information.

Steve Vinklarek, Agent

3700 N. IH 35
Austin, TX. 78705
Bus: 512-452-0214
www.steveinsures.com
steve@steveinsures.com



"Your Good Neighbor, Literally"



State Farm

pet friendly studio
Patty Mora Photography



512-420-0035
 www.pattymorphoto.com



Austin Vet Hospital

The Logo is new, but the great care for your pet hasn't changed
 Helping tails wag since 1971.
 D. Besch DVM
 S. Schaubert DVM
 T.J. Palvino DVM

Call 476-9191.
 Located in Cherrywood at the corner of 30th and I-35

PAW PAUSE
 Full Service Pet Staycations



Dolly Ensey
 Certified Treat Dispenser

Tail Wag Ratings Available
 512.494.9905 boscointex@yahoo.com



AUSTIN CANINE CENTRAL

Training. Grooming.
 Dog Day Care. Treats.

**5402 Middle Fiskville Road
 512.458.8800**

**Compression Sessions
 Massage Therapy**

Let's start applying the "Right Pressures" in Life!

Your neighborhood massage hands centrally located across the street from Central Market
 911 W. 38th, Suite 202

A fusion of Reflexology, Shiatsu, & Swedish Deep Tissue

\$75- 1hr-1/2 extensive time on the full body
 \$45- 1hr is feet, hands, neck, back & shoulders
 \$25- 30min "Quick Fix" neck, back & shoulders



Anthony Alvarez
 (512) 810-2948
 anthonyalvarez007@gmail.com

20% off 1st appointment
 LMT 107462

**MICHAEL KRISCHKE,
 President**

**MIKE'S
 PRINT SHOP**

512.467.6655 fax 512.467.0334
 6448 Hwy 290 East, Ste. A-112 • Austin, Texas 78723
 www.mikesprintshop.net mike@mikesprintshop.net

please come see us
 at our new place!



(512) 474-8842
 817 W 12th St. 78701
 Dynamic Reprographics

kitchen bliss



Residential Architecture, Construction,
and Outdoor Spaces

www.CGSDb.com 444.1580



*Monarch
Food Mart*

Austin Chronicle's 2009 Best of Austin: Best Convenience Store

YOUR NEIGHBORHOOD STORE
WITH LOW PRICES!

Specializing in Domestic and
Imported Beer, Wine and
Cigarettes.
The store with unique friendly
service and taste.

1402 E. 38½ St. (512) 478-4492

CHERRYWOOD

COFFEEHOUSE

38 1/2 & Lafayette

512.538.1991

Mon-Fri
7:00AM-Midnight
Sat-Sun
8:00AM-Midnight

Breakfast Tacos Honest Sandwiches
Empanadas Cheeseburgers
Draft Beer Spectacular Coffee

Your Neighborhood Everything

Breakfast Lunch Dinner Beer

Locally Owned. Ryan and Jennifer have lived in Cherrywood for over a decade. Come meet us.



Tai Chi
Hyde Park
Downtown
Enfield
Allandale
Far West
S Lamar
Wm Cannon

AustinTaiChi.com 916-8919

THUNDERBIRD

COFFEE
2200 Manor Rd 512-472-9900

A gift to you from us:
One free house drink

Offer Expires
07/31/2010

FLORA
LANDSCAPE & MAINTENANCE

- Fair Price & Excellent Service
- Natural Organic Lawn Care
- Landscape Design
- Good ol' Eco-Friendly Folks

(512)628-1590

hi, we're in your hood



www.floraaustin.com

KINNEY & ASSOCIATES

GIRARD KINNEY, AIA
OFFICE: 512/472-5572
FAX: 512/476-9956
RESIDENCE: 512/478-5042
M: 512/657-1593

DELIVERIES: 1008 EAST SIXTH ST. /78702-3209/
MAIL: PO BOX 6456
AUSTIN, TEXAS 78762-6456

URBAN DESIGN
PLANNING
ARCHITECTURE

E-MAIL (TEXT): girard@kinneyarchitects.com
E-MAIL (FILES): kadwgs@kinneyarchitects.com

Local mom is thrilled to announce the opening of her new state-of-the-art clinic. Whole Family Chiropractors strive to provide genuinely meaningful health care for the athlete, the soccer mom, the kids and the couch potato.

smart. different. kid safe.

wholefamilychiropractors.com
4600 Mueller Blvd, Suite 1009
Austin, TX 78723
512-505-8500



 **Whole Family**
CHIROPRACTORS



Grande Communications

Your Choice for Better Service

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

John Kerr - Local Neighborhood Leader & Loyal Grande Customer

***Now offering up to
24.0Mbps download speeds
for High-Speed Internet!**



Call Today! **220-0429** or visit us online at www.GrandeCom.com

Other restrictions and charges may apply. Service not available in all areas. Grande is a provider of low-income Linkup and Lifeline services. To find out if you qualify, contact the Public Utility Commission at www.puc.state.tx.us or at 1.888.782.8477. Subscription to GForce 12.0 High-Speed Internet required for Bolt service. Actual speeds may vary. All rights reserved. ©2009 Grande Communications Networks, Inc.



Byrd's Bicycle Landscaping
byrdsGARDENCARE.COM

1933 Littlefield St
Austin TX 78723

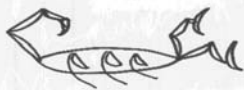
MUELLER
AREA

Robyn Cloughley
512.636.1472

ROBYN@BYRDSGARDENCARE.COM

Hi OR Lo-TECH - LOCAL, ORGANIC,
QUIET - NO-EMISSIONS - HI-QUALITY

SCORPION ECO-IRRIGATION



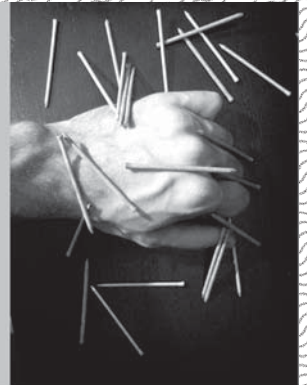
IRRIGATOR LICENSE #LI17243

Working Hands Construction

Contracting, Remodeling,
Decks and Repairs

Matthew Young
512.419.7650

www.dancingcarpenter.com



FOR RENT



Turn of the century to 1940's
vintage duplexes and houses
for lease in the Cherrywood
and UT area.

512.472.2123

BARKLEYHOUSES.COM

St. George's EPISCOPAL CHURCH

Little Church. Big Heart.

A diverse, lively, loving Christian community that
values open hearts and open minds. Join us to care
for one another and those in need.

Holy Eucharist 8 a.m. & 10:30 a.m. Sundays.
Childcare provided.

**Airport at I-35
454-2523
www.sgchurch.org**

Rebecca's

HOMEOWNER'S UPDATE

What's Hot and What's Not in the Cherrywood Neighborhood



May 2010

It's Property Tax Time Again

Spring in Austin is beautiful for its soft rains, greening landscapes and the fragrance of all things that bloom. But it's also property tax time and with that comes the opportunity for each of us to challenge our tax appraisal. The process can be intimidating and unsuccessful if you don't understand ins and outs when it comes to effectively convincing appraisal authorities to lower your property values. So I'd like to offer a few tips to help explain the four basic appraisal cycles.

1. This first cycle runs from the first of the year through May 31st. During this time, appraisal districts appraise the properties in their districts, give notice to property owners and receive protests.
2. The second phase is when the district schedules informal meetings and formal hearings on the protested properties.
3. The third phase begins about the end of July. During this period, taxing units set their tax rates for the next year and post notices of public hearings regarding these tax rates.
4. Finally, the tax assessor-collector calculates how much each taxpayer owes, prepares and sends bills, collects monies due from each taxpayer and disburses the fund to the appropriate taxing units.

We all understand that city, county and school services depend on our tax dollars and I'm sure everyone wants to pay their fair share. But we often find that the actual process of appraising properties is extremely challenging in neighborhoods such as Cherrywood, or any other inner city neighborhood. So if you think your taxes are not in line with those of your neighbor or the vicinity, you may want to file a formal protest. If you need assistance from a realtor, feel free to call or email me for my **FREE TAX CHALLENGE PACKET**. I can send you forms, market comparables and tips on how to fight the tax appraisal district and win!

A Cherrywood Resident Since 1972

If you're planning a move to a larger home, need to relocate, or know someone on the move - contact Rebecca at 415-9876 or rebecca@texperthomes.com

FOR THE BEST MOVE OF YOUR LIFE!

Rebecca Kohout, ABR, GR
Broker Associate
SKY Realty, Inc.
4501 Spicewood Springs Rd., 102
Cell: 512-415-9876
Fax: 512-477-9566
Email: rebecca@texperthomes.com
Website: <http://texperthomes.com>

Market Analysis for Cherrywood Neighborhood for the past 90 days

Average prices and values vary widely within our neighborhood boundaries. For a professional analysis of how your home fits into this market contact Rebecca for an appointment.

Average home in Cherrywood is 3 beds, 2 baths.
Average home size is about 1,402 sq. ft.
Average list price is \$266,758. (This is down \$23,000 from last quarter.)
Average home selling price is \$258,709.
Average price per square foot is \$224.73.
Average time on market is 91 days.

Featured Homes for Sale

3716 Hollywood: Great remodel with 3 beds /2 baths, open floor plan. Large bedrooms with hardwood floors, Cute kitchen remodel with formal dining room. Priced at \$309,000

3212 Larry Lane: Fully remodeled are ready to go! 2 beds /2 baths /2 living. Great kitchen with granite counters and island. Large master bath suite. Large lot with lots of trees. Priced at \$267,000

For a private showing for these or any other Central Austin Properties, Contact Rebecca at 415-9876

Neighbors, if you've been waiting for the right time to buy a house in this neighborhood....this is it! Interest rates are at a 45 year low and home prices are slightly dropping! You can't go wrong with these factors. So if you're considering investing the the area, call me and let me show what I can do for you!!!

<http://texperthomes.com>