



THE Flea

AUG 2012 | VOLUME 18 | NUMBER 3

Newsletter of the Cherrywood Neighborhood Association

CHERRYWOOD.ORG

Cherrywood Neighborhood Quarterly Meeting

Agenda items include:

- Cherrywood Resolution on Hancock Golf Course (for action)
- Presentation of Plans for the Patterson Park Community Gardens (for potential action)
- Planning and Zoning Update
- Schieffer/Willowbrook Neighborhood Boundary Realignment (for action)

**Wednesday
Aug 15
6:30–8:00pm
MAPLEWOOD
ELEMENTARY**

MAKE YOUR VOICE HEARD ON THE BOUNDARY CHANGE AT THE MEETING.

SCHIEFFER/WILLOWBROOK NEIGHBORS VOTE TO LEAVE CNA

UPCOMING CHERRYWOOD VOTE TO DETERMINE IF CNA SHOULD CHANGE BOUNDARIES

In late June, owners and residents of the Schieffer/Willowbrook area of Cherrywood voted by ballot 75 to 63 to separate from the Cherrywood Neighborhood Association and join the Wilshire Wood/Delwood 1 Neighborhood Association. Distributed to every home and some non-resident owners in the Schieffer/Willowbrook area, the ballot was drawn up by neighbors on both sides of a debate that has played out over months of spirited discussion at neighborhood meetings and on NeighborNet posts (see message archives at cherrywood.org). Bo McCarver, chair of the Blackland Community Development Corporation, served as an impartial overseer of the voting process.

The vote came a month after Schieffer/Willowbrook neighbors voted 26 to 15 at a public meeting to reactivate the dormant Schieffer Neighborhood Association, which has been regis-

tered with the City of Austin as the Schieffer/Willowbrook, Crescent and Brookview Neighborhood Association.

Overlapping Boundaries

As they proceed with their requests to leave CNA and join WW/D1, supporters of the exit from Cherrywood can now claim a majority opinion and boundary lines established by their own neighborhood association. However, the area still falls within Cherrywood's domain until the neighborhood votes to redraw its boundaries. Since Cherrywood's boundaries are defined in its bylaws, the vote needs a 2/3 majority to pass. Austin's neighborhood registry allows boundary overlaps, so if Cherrywood does not approve the realignment, the Schieffer/Willowbrook, Crescent and Brookview Neighborhood Association would continue to exist within the borders of CNA.

OP-EDS: TO STAY OR GO

OP-ED: THE ARGUMENT FOR LEAVING

Why Schieffer/Willowbrook Should Leave CNA and Join WW/D1

By Schieffer/Willowbrook Neighbors David Boston, Margaret Mills, Brian and Robin Graham-Moore, Patti Everitt, Lumi Richard, Ryan Steglich

The majority of households in the Schieffer/Willowbrook (S/W) neighborhood have voted to leave the Cherrywood Neighborhood Association (CNA) and request membership in the Wilshire Wood/Delwood 1 Neighborhood Association (WW/D1). Voter turnout

CONTINUED ON PAGE 8

To inform readers before the possible vote on a CNA boundary change at the Aug. 15 Cherrywood Neighborhood Meeting, *The Flea* invited Schieffer/Willowbrook neighbors on either side of the issue to make their case for leaving or staying. The writers were not shown each other's editorials prior to publication.

The Language of the Ballot

"Should the Schieffer/Willowbrook neighborhood request a boundary change for the Cherrywood Neighborhood Association that will realign Schieffer/Willowbrook neighbors into the Wilshire Wood/Delwood 1 Neighborhood Association; by approving this, we also request that this realignment be voted on at the Aug. 15, 2012 general meeting of the CNA, which will be the deciding vote on this issue."

OP-ED: THE ARGUMENT FOR STAYING

Why Schieffer/Willowbrook Should Stick with CNA

By Schieffer/Willowbrook Neighbor David Greene

Please vote against this proposed boundary change. Certainly some people feel sincerely angry with CNA, but why? CNA agrees with everyone that green space is valuable, and neighbors' interests are important. CNA is not perfect and is only as good as the volunteer force supporting it, but its intentions are to do what is

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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 FLEA calendars? Contact flea@cherrywood.org.

AUGUST 2012

- 8/1 CNA Land Use and Transportation Committee Mtg..... 8–9:30 pm
- 8/5 Patterson Park Mosaic Unveiling..... 6:30–8:30 pm
- 8/8 CNA Steering Committee Meeting7:30–9 pm
- 8/12 Mueller Neighborhood Association Meeting3–5 pm
- 8/14 Austin Neighborhood Council East Sector Meeting..... noon–1 pm
- 8/15 Cherrywood Neighborhood Quarterly Meeting 6:30–8 pm
- 8/22 Austin Neighborhoods Council General Meeting.....7–9 pm
- 8/27 Upper Boggy Creek Neighborhood Planning Team Mtg7–8:30 pm

SEPTEMBER 2012

- 9/3 APD Central East Commander’s Forum.....6–8 pm
- 9/5 CNA Land Use and Transportation Committee Mtg..... 8–9:30 pm
- 9/9 Mueller Neighborhood Association Meeting3–5 pm
- 9/11 Austin Neighborhood Council East Sector Meeting..... noon–1 pm
- 9/12 CNA Steering Committee Meeting7:30–9 pm
- 9/24 Upper Boggy Creek Neighborhood Planning Team Mtg7–8:30 pm
- 9/26 Austin Neighborhoods Council General Meeting.....7–9 pm

OCTOBER 2012

- 10/3 CNA Land Use and Transportation Committee Mtg..... 8–9:30 pm
- 10/9 Austin Neighborhood Council East Sector Meeting..... noon–1 pm
- 10/10 CNA Steering Committee Meeting7:30–9 pm
- 10/13 Cherrywood Plant and Book Swap9 am–noon
- 10/14 Mueller Neighborhood Association Meeting3–5 pm
- 10/22 Upper Boggy Creek Neighborhood Planning Team Mtg7–8:30 pm
- 10/24 Austin Neighborhoods Council General Meeting.....7–9 pm

Like us on facebook!

178+ of your neighbors do
www.facebook.com/cna.austin



CHERRYWOOD MAKES THE PAGES OF **TRIBEZA** MAGAZINE

The July issue of **Tribeza** magazine, “The Neighborhoods Issue,” includes a write-up on the Cherrywood Plant and Book Swap (coming up on Oct. 13 at Cherrywood Green). The article quotes swap hosts Erika Albright and Jack Darby, and gives a shout-out to the kickin’ jams of the Maplewood Elementary ukulele choir.



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

CHERRYWOOD NEIGHBORHOOD ASSOCIATION STEERING COMMITTEE

Chair Aaron Choate
 Treasurer Rebecca Kohout
 Members: Lia Davis, Justin Irving, Girard Kinney, Jeremy Mazur, Jack Josey Newman, Jennifer Potter-Miller, and Mark Schiff

If you have any questions or comments for the Steering Committee, please contact Aaron Choate at 796-0395 or email steering@cherrywood.org.

LISTSERVS | www.cherrywood.org
 NeighborNet David Greene
 Duplex Nation Net..... Wendy Morgan
 Stuccoville..... Jack Darby



AROUND THE HOOD

CHERRYWOOD HISTORIC PRESERVATION

Announcing the Austin Historical Survey



The Austin Historical Survey Wiki is a new interactive tool from the City of Austin that lets Austinites tell the history of their city. The wiki, which launched in June, lets users find and contribute information about homes, historic

buildings, sites and landscapes of the past and present. It's a living survey database where information from previous historical surveys can be accessed and new information can be contributed by every user. With over 3,500 places, 3,800 images, 900 documents and 200 users, the wiki is well on its way to becoming a great resource for sharing Austin's history and planning its future.

Since most homes in Cherrywood are more than 50 years old, this neighborhood qualifies as historic, and it's important to save our stories. If you have old photos, documents, abstracts or other information on your home, that information is priceless! Please contact me at 512-415-9876 about any materials you have for the neighborhood archive I'm building, and submit the story of your home at beta.austinhistoricalsurvey.org.

—Rebecca Kohout

CHULA LEAGUE

Cherrywood Art Fair Gears Up for 2012

When: Dec. 8–9, 2012 from 10 a.m. to 5 p.m. both days

Where: Maplewood Elementary

Featuring: silent auction, live music stage, food trailers, kid's art activities and more!

- 100 artist booth spaces available
- Three entrances
- Fully accessible for disabled visitors and senior citizens



Booth sizes and pricing

- 6' x 8' inside (hallway): \$175
- 4' x 12' inside (hallway and gym): \$155
- 10' x 10' inside (gym): \$250
- 10' x 10' outside: \$150

Art Fair Goes Pro this Year

For many years, Cherrywood Art Fair has operated on the blood, sweat, and tears of many dedicated volunteers. This year, Chula League has hired professional help to make Austin's home-grown, nonprofit art fair even better.

Chula League would like to give a warm welcome to our new event chair, Rick Hernandez, former executive director of Texas Commission on the Arts. With more than two decades of leadership experience at TCA, Rick will guide our fundraising and sponsorship efforts. We have also hired event specialist Craftbox Agency and PR firm Wyatt Brand to further this year's initiatives.

We would also like to welcome Deanna Deoloz as our artist coordinator, Alan de Anda as music coordinator, Patricia Shampton as food truck coordinator, Rick Behal on logistics, and Maddie Boyer Kadas as the artist lounge coordinator. Our website has a fresh new look as well, designed by Southern Combustion Creative and engineered by Leslie Lawson Design & Development.

The efforts of these professionals will complement the hard work put in by such veteran volunteers as Chula League board members Jane Walton as fair administrator, Sherri Whitmarsh as graphics coordinator and silent auction chair, and Ed Arevalo, coordinator of volunteers.

These changes will allow us to better showcase our artists, reinforce our genuine Austin vibe, and strengthen our dedication to benefiting the arts and art education in East Austin. You can count on proceeds we raise going to worthy projects like Chula League's Little Artist BIG ARTIST program www.littleartistbigartist.org.

Applications available at www.cherrywoodartfair.org

Fun Has No Boundaries at 4th of July Parade



Dozens of neighbors marched down French Place for the July 4 parade in a patriotic display of flags and costumes. The group wound their way down to Cherrywood Green for refreshments and a tour of the newly completed stairs down to the creek. Thanks to Dick Eppler, Bob Arbuckle, Dolly Ensey and Servant Church members for bringing and serving refreshments, handling decorations, and helping things run smoothly.

See more photos:

facebook.com/cna.austin | flickr.com/groups/cherrywood

URBAN FARM UPDATE



Happy Birthday, Urban Patchwork

Urban Patchwork recently celebrated its third birthday with an event at the Sustain Center that featured exhibits, organic dishes, local vodka and live music. The three-year milestone was welcomed as a sign of long-term health for the organization, with Cherrywood doing its part for nearly a third of that time.

Cherrywood farm members have been receiving eggs in their shares regularly, thanks to an arrangement with local egg producer Morehart Farms. We now have our own flock,

with chicken chief Cara Choate getting production up to speed. Check the progress at their website cherrywoodchickens.com.

Join for the Fall

The fall season begins late August, with first distribution on Sept. 22. If you're interested in becoming a member, please contact Terry Dyke at tdyke@bga.com.

More info: www.urbanpatchwork.org.

Photo courtesy of Marilyn Fenn

FRIENDS OF THE GREEN

Steps Substantially Completed at Green

It's been one step forward and one step back at Cherrywood Green the past few months as we've finished the treads and landings at the steps going down to Upper Boggy Creek! The stairs had their grand opening in late June, and Cherrywood Rd., when a Cherrywood Rd. resident and her dog became the first official stair climbers.

The stairs open up a huge natural area of the Green with its own different persona. Feel free to use this area—but use with care since we still have to install a handrail and concrete lower landing. Also, we ask that people help keep this area clean and pick up the excess trash that collects after a rain, which pushes paper, cans, and bottles downstream.

Beyond the handrail and landing, future plans include stepping stones to cross the creek when the water is higher. Thanks to Austin Parks Foundation for the grant to help us build this addition to the park!

Water Fountain Removed for Maintenance

The water fountain has not worked well in the past few months and, on removing it, we've found a fair amount of rust damage on the interior mechanisms. We hope to return the fountain to reliable working order soon. We also plan to repair the herb garden irrigation system by this fall.

Volunteers Wanted

Please consider volunteering and/or donating material or money to the Green—it is maintained solely by neighborhood volunteers! We are always looking for help with any and all projects at the Green, which has become a focal point many neighborhood events.

More FROG info: Mike Damal (799-0287 or michael.damal@gmail.com)

FRIENDS AND LOVERS OF WILLOWBROOK REACH

Farewell to Joe Pearce



Longtime neighbor Joe Pearce passed away last fall. The Pearce's were original inhabitants of the Willowbrook section, having moved into their newly built house in the 1950s. Joe was a fixture on the street, and any passersby knew that they could stop, chat and get an earful. FLWR planted a large oak tree in the Reach in Joe's honor across from his former home. The tree was donated by Home Depot. The new owners of the Pearce manse graciously donated Joe's old address sign, which now adorns the tree.



Photo and article courtesy of Lee Clippard

Lafayette Ave. Duplex Put on Hold

LAND USE

4020 AIRPORT BLVD.

This controversial case has been an LUT agenda item for every LUT meeting for a year. Refer to separate articles in this Flea issue on pgs. 6 and 7.

3305 LAFAYETTE AVE.

This case represents a series of unfortunate occurrences, resulting a difficult situation for both the owners of the property and CNA.

- The current owners purchased the property last November with the goal of building a duplex.
- They engaged a recent architectural graduate to design the house and prepare permitting and construction documents, as well as an architect whose seal appears on the plans. Application for a permit was made earlier this year without contacting CNA and apparently without the designers knowing important aspects of the Land Development Code.
- The City plan reviewer, who could (and should) have informed the applicant of the UBC plan and even provided the contact person for CNA, did not do so.
- Learning of the project from a nearby resident, CNA discovered it had been denied a permit several times. We placed numerous calls to the city reviewer but didn't get a return call until after the permit had been issued. Construction began without us having an opportunity to review the plans.
- It was only through the very helpful assistance of Carol Gibbs, our Neighborhood Liaison at the City, that we finally got the plans a day or so after the concrete foundation had been poured. We found several code violations resulting in too much front yard impervious cover and "snout" garages that prevent entryways or porches to address the street. Our neighborhood was instrumental in creating city ordinances to prevent snout garages.
- When we pointed out these violations to the City, they stopped construction and informed the owner that the project would have to either be modified to

meet code or go to the Board of Adjustment. Only then was the applicant finally given our contact information.

- After meeting with the owners and their architect, we informally determined that if the applicant takes the project as designed to the Board of Adjustment, our position will likely be to oppose it.
- Subsequently we have also determined that the driveway appears to be too steep.
- A report on this issue will be made at the General Meeting in August.

3013 FRENCH PLACE

- The owners of this house have requested support for a minor variance at the Board of Adjustment to the Land Development Code to allow an addition to their kitchen that will infringe slightly into the allowable setback at the corner.
- Their designer presented their case to the last LUT meeting and we voted to support the requested variance pending receipt of the forms signed by the neighbors as required by our Design Guidelines. So far, five of six neighbors have approved, and by the time *The Flea* is published the CNA Steering Committee may have taken action on this case.
- We wish to thank the owners, Liz Mueller and Michael Oden and their designer, for bringing this case to the LUT *before* filing for a variance. This case exemplifies how our process can work for everyone.

NEW LUT CHAIR NEEDED

Jennifer Potter-Miller continues to serve as interim Chair of the LUT; we need an LUT member to step forward and chair the committee. Girard Kinney, chair for about 13 years, has agreed to offer his experience and assistance to a new chair. LUT meets the first Wednesday of every month at 8 p.m.

If you would like to join the LUT committee or have questions, please contact Jennifer Potter-Miller at 680-0405 or email her at jpottermiller@gmail.com.

Friends of Patterson Park Pool Building Mosaic Celebration!

When: Sunday, August 5, 6:30 to 8:30 p.m.

Come meet artist Stefanie Distafano and see the fabulous new art in the park. We will be serving up hot dogs and burgers (veggie and otherwise) at the pavilion, but bring your own side dishes and liquid refreshments.



THE 4020 AIRPORT BLVD. AGREEMENT

With a possible boundary vote in the offing, it's pertinent to look at how the CNA leadership and the Schieffer/Willowbrook leadership approached the 4020 Airport Blvd. issue. The Flea invited leaders from both sides to write about the effort from their perspectives. They were not shown each other's articles prior to publication.

OP-ED: THE SCHIEFFER/WILLOWBROOK PERSPECTIVE

Schieffer/Willowbrook Coalition Achieves City Council Approved Agreement on 4020 Airport

On June 28, the City Council approved a final agreement on the 4020 Airport Blvd. tract. This agreement, the best possible, was the result of a long, arduous, yet inclusive process led by the Schieffer/Willowbrook neighbors, with the participation of adjacent neighbors, CNA committees, the owner, Planning Commissioners and individual City Council members. 4020 Airport became an issue when the owner, in an effort to sell for the highest price, requested a zoning change from LO (light office) to GR (widest commercial) plus removal of all protective restrictions, even though the tract is positioned in a residential area and directly impacts **75 or more** homes, and is contiguous to Patterson Park. Of special concern to neighbors were building height, privacy, traffic, and flooding. We acknowledge and are grateful for all of the effort and time that everyone put into this difficult issue with its opposing viewpoints, needs and desires. Most importantly, it was necessary to have the confidence of the adjacent neighbors, to enable them to rescind their legal valid petition to the City, which opposed any and all changes to the zoning and restrictions. If this had not been accomplished it is possible that no compromise could have been achieved at City Council.

4020 Airport Final Agreement Strongest Possible for a Difficult Issue

In a pro-development climate, the final Schieffer/Willowbrook immediate neighbors' agreement is the strongest possible result of the combined work of everyone involved. The most significant factor reached by the S/W neighbors is the addition of a **strong private restrictive covenant**. Now all the **general restrictions** such as zoning (saved from GR/general retail to the more protective LR/limited retail)

This agreement better represented neighbor concerns for protection of property values, privacy and aesthetics of the neighborhood.

—Margaret Mills and David Boston

are in a **public conditional overlay**, which requires a majority vote of the City Council to change. The new **specific protections** are in the form of a private restrictive covenant, which only the residents of Schieffer/Willowbrook can modify by a vote. The new agreement limits building height from 40 feet/3 stories to 32 feet/2 stories, another major concern voiced by the majority of neighbors. This helps to reduce negative financial and esthetic impact to the neighborhood. A clearer buffer and setback were defined. The agreement does not allow drive-through businesses or payday loan establishments and restricts many other uses.

Critical concessions were carried over from the earlier version, most importantly the prohibition of access on Schieffer Rd. All in all the neighbors felt these final gains were of higher priority than the compromise they gave for longer business hours (7 a.m.–9 p.m. rather than 7 a.m.–7 p.m.). They felt this agreement better represented their concerns for protection of property values, privacy and aesthetics of the neighborhood.

Once again we thank everyone whose efforts resulted in this best of possible agreements for a difficult and sensitive issue impacting a large portion of the Schieffer/Willowbrook neighborhood.

—Margaret Mills and David Boston

Schieffer/Willowbrook Coalition Mishandles 4020 Airport Agreement

When the CNA Steering Committee rejected the attempts by the owner of 4020 to zone the property from LO (light office) to GR (widest commercial) and to lift protective restrictions, it appointed a task force of six voting members (four of whom live in the quadrant in which 4020 is located). The task force met four times and made a recommendation incorporating most of the immediate neighbors' recommendations, which was then refined slightly by the CNA LUT and Steering Committee. The immediate neighbors opposed to this recommendation attracted a large turnout and defeated it at the Cherrywood General Meeting in May, leaving CNA without a position, even though the applicant had agreed to the CNA Steering Committee's recommendation.

Simultaneously, the immediate neighbors met many times (without notification or invitation to residents outside their membership) and developed a new set of recommendations that was unanimously rejected by the Planning Commission in June. In fact, the Planning Commission's final recommendation lacked virtually any of the controls recommended by the immediate neighbors (or the CNA Steering Committee, for that matter), including prohibitions desired by both parties and an incentive for "live-work" units (office/retail) at ground floor with residential at the second and third floors. Despite a great and well-rehearsed PowerPoint presentation, the immediate neighbors simply had not understood that the Planning Commission is largely responsible for the Commercial Design Standards that encourage and require pedestrian-friendly, transit-oriented, mixed-use projects along Core Transit Corridors such as Airport Blvd. CNA's position, on the other hand, antici-

Had the immediate neighbors been willing to work within the CNA processes, a much better outcome would have been achieved for all.

—Girard Kinney

pated the Planning Commission's role in the formation of our codes, and would have undoubtedly been supported had it been the official position of UBC.

A Weakened Agreement

When the proposal went to City Council, a few of the prohibitions and other features desired by both groups were reinstated, but the final ordinance limited the height to 32 feet and two stories, virtually guaranteeing that there will be no residential uses on the property, and will probably simply be an automobile-oriented strip shopping center. It is pretty clear that the monumental effort to defeat the SC recommendation caused a final outcome that is far from what the immediate neighbors wanted. It allows uses they opposed, including medical offices, restaurants, consumer services, drive-through uses and it lacks protections they desired, such as 24-hour surveillance and limitations to the size of an individual use (intended to encourage small local businesses). Although closer to the CNA Steering Committee recommendation, the final version lacks an essential incentive to provide "live-work" opportunities (40 feet of height if a building contained at least 50 percent residential).

It is clear that had the immediate neighbors been willing to work within the CNA processes, a much better outcome would have been achieved for all.

—Girard Kinney, former chair of the Land Use and Transportation Committee

4020 Airport Blvd. Tract Final Zoning and Restrictions:

LR-V-MU-CO-NP

Neighborhood Commercial-Mixed Use-Vehicle Mixed Use Building-Conditional Overlay-Neighborhood Plan

LR base district requirements. Amended with Site development must comply to Limited Office (LO) zoning district limitations

Traffic must be limited to 2,000 trips per day.

Motor Vehicular access from Schieffer Avenue is restricted.

Restaurant must be a minimum of 500 sq. ft.

Development must not exceed 45,000 square feet of coverage.

Development of the property must not exceed 65% residential use.

Hours of operation are limited to 7:00 a.m. to 9:00 p.m.

Building height may not exceed 32 feet and a maximum of two stories.

The following uses are prohibited: Service Station • Off-site accessory parking • Pet services • Financial Services • Art Workshop • Printing and publishing

This ordinance is subject to the Upper Boggy Creek neighborhood plan combining district

Further restrictions placed in a private restrictive covenant.

There shall be a masonry privacy along the north, south and west sides of the property eight feet high.

Vegetative cover will be required on the exterior perimeter of the privacy wall.

The minimum setback for this wall from the property line will be 25 feet.

Vegetative cover includes native hardwood shade trees no more than thirty feet apart. Full credit will be given to all existing native hardwood trees for this requirement.

The height of any structure may not exceed thirty-two feet.

Subchapter E light restrictions apply with the added restriction no source of light will be visible to adjacent property owners.

Site signage must follow the Scenic Roadway Sign Ordinance

The opinions expressed in these op-eds are solely those of the authors and not necessarily those of The Flea.

OP-ED: THE ARGUMENT FOR LEAVING

We hope that CNA members will honor and respect the decision of the majority of households in Schieffer/Willowbrook and vote to change boundaries.

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was high, with 138 ballots returned from a total of 186 households (75 percent).

With the decision made to leave CNA, neighbors in S/W are moving forward in our request for membership in WW/D1. The remaining step in the CNA process is a vote at the CNA general meeting in August 2012 to change its boundaries to exclude S/W.

We have multiple reasons for supporting this change.

1. Wilshire Wood/Delwood 1 Better Represents S/W Values and Interests.

Beyond the visible geographical differences between most properties north and south of 381/2, a majority of S/W neighbors have philosophies, values and goals that are more focused on preserving residential character, which was the hallmark of our neighborhood development in the 1950s. Conversely, CNA has focused on alignment with the city's urban aims for density and orients its policies and positions to the larger city development goals rather than to individual residents' needs and desires. Quite simply, WW/D1 is closer to S/W both geographically and philosophically, and thus, its issues and positions are more aligned with our neighborhood.

For example, WW/D1 was successful in rerouting the extensive water pipeline project that was scheduled to sweep through the neighborhood, threatening to destroy dozens of heritage trees. WW/D1 was also the leader in the successful effort to block high volume cut-through traffic on Wilshire Blvd./Cherrywood Rd., leading to placement of the longhorn at Airport Blvd. and Wilshire Blvd.

OP-
TO STAY

2. WW/D1's Decision-Making Process Encourages Participation.

S/W residents express a preference for the less formal, more resident-oriented organizational format and procedures of WW/D1. This manageable, streamlined process encourages greater participation and ensures that more neighbors have a voice in decision-making. Repeatedly, S/W neighbors express concern that they don't have time to attend the extended and multiple committee meetings that CNA requires to resolve issues that might impact them personally.

3. Schieffer/Willowbrook Neighbors Delivered an Agreement on 4020 Airport.

The CNA process for reaching agreement on the 4020 Airport project illustrates the differences in values and approach that are the catalyst for our decision to change neighborhood associations. The S/W neighbors most affected by the project did not feel that their voices were heard in the CNA process or that their interests were being represented. As a result, although the CNA proposal laid important groundwork, it was rejected by a CNA general membership vote of 40 to 15. In the end, a S/W coalition engaged their neighbors directly in the process, garnered trust, and were able to "seal the deal", delivering an improved agreement that protects the values, privacy, and aesthetics of the neighborhood and has been signed by the neighbors and property owners and approved by City Council. (For more on this protective agreement, see page 6).

In closing, we hope that CNA members will honor and respect the decision of the majority of households in Schieffer/Willowbrook and vote to change boundaries at the August CNA general meeting. This will avoid potential confusion on neighborhood jurisdiction and allow us to work together in the future on issues of mutual concern.

EDS: OR GO?

OP-ED: THE ARGUMENT FOR STAYING

CONTINUED FROM PAGE 1

best for the neighborhood.

Looking beyond the over-the-top rhetoric about human rights, oligarchies, and secretive deals selling out to developers, the anger seems either misplaced or more of a personal dispute. CNA is being unfairly blamed for mishandling issues that it has accurately characterized and constructively responded to.

Consider these reasons to vote against this change:

1. A large part of Schieffer has no interest in leaving Cherrywood.

CNA's requirement of a 2/3 vote to amend its bylaws is a protection against making rash or divisive changes, and this is exactly the situation to test that protection. The Schieffer households, in a 75-63 vote, confirmed that the proposal lacks the 2/3 support of just the Schieffer households, so why would CNA then make a change with insufficient support among those most directly impacted?

2. The proposed boundary changes would remove Patterson Park and Willowbrook Reach from CNA without justification.

Support for the change is heavily concentrated closest to the 4020 Airport site, while opposition to the change is distributed throughout the rest of Schieffer.

3. Frequently-cited arguments against CNA are certainly debatable if not simply incorrect. Consider:

- Did CNA obstruct efforts to "save" Willowbrook Reach? No. In fact, while the FLWR group led the effort, CNA helped raise awareness among neighbors.
- Does CNA ignore the concerns of neighbors? No. But after considering them, it might disagree with positions it finds to be ill-advised or unreasonable.

CNA can reject this proposed boundary change now and tell the people asking for it to come back when they have a less-divisive proposal with sufficient support.

- Does CNA operate as an oligarchy? No. How can a volunteer group with open meetings and near-constant leadership vacancies be an oligarchy?
- Does any CNA committee member have an undisclosed interest in the 4020 Airport property? No. No evidence has been presented to back up this allegation, and the person accused has consistently disclosed conflicts in the past. Why is this slanderous rumor still circulating?
- And finally, did CNA sell out to the owner of 4020 Airport? No, CNA opposed the original applications and supported the neighbors' Valid Petition to oppose a zoning change, which was a valuable tool to achieve neighborhood objectives. CNA worked to find a zoning solution that would protect neighbors but still meet COA approval, allowing development that would contribute to the neighborhood. The Schieffer group's decision to independently pursue a much more restrictive zoning not only failed, but also forced the group to give up many of the protections desired by both CNA and the neighbors and had been agreed to by the owner. The property now is most likely to become a single-story strip mall, an outcome that no one preferred, and would not have been necessary. (for more, see page 7.)

CNA can reject this proposed boundary change now and tell the people asking for it to come back when they have a less-divisive proposal with sufficient support. Please vote to keep Schieffer in CNA.

The opinions expressed in these op-eds are solely those of the authors and not necessarily those of The Flea.

BLUE RIBBON YARD WINNER

Summer Blossoms Abound on Brookview

Cherrywood's Blue Ribbon Yard for the summer is the beautiful corner lot at 3815 Brookview owned by Larry Hill and Gay Goforth. "Larry has the green thumb," declares Gay. "He's the one who has done all the work!" Gardening has been a passion for Larry long before they moved into the house on Brookview in 1991. But now that he's retired, his hobby has taken on a greater emphasis. Every corner of this spacious lot is manicured and groomed to produce extravagant color throughout the year. Congratulations to Larry and Gay for a gorgeous yard. They will also receive a gift certificate for \$25, courtesy this time around of Rebecca Kohout. The judges would like to add that the competition was really stiff this quarter and the neighborhood should be proud of all the landscapers who contribute to our neighborhood.

LARRY HILL AND GAY GOFORTH, 3815 BROOKVIEW



Photo courtesy of Rebecca Kohout

To nominate a yard, contact Rebecca Kohout at 512-415-9876 or rebecca@texperthomes.com.

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seasonal home maintenance tips



GUTTERS Check for fall leaves & debris to provide optimal drainage. Trapped moisture leads to moss and mildew which can damage your roof and walls. Check and make sure your downspout is clean, pointing 2 - 2 ½ feet away from foundation walls.

ROOF Look for missing, broken or cracked shingles. Keep trees and shrubs that are close to the roof cut back to allow for proper ventilation and to prevent future damage.

PAINT If wood is left exposed, it can rot. Check for chipped and cracked paint, scrape off any failing paint and sand it down so there are no rough edges. After prepped, apply primer and then paint. Also, don't let dirt build up on your exterior - a good power washing can make your house look bright and new.

TREES & SHRUBS Keep branches cut back 7 feet from your roof and siding to prevent mold and mildew buildup. Trim out of control vines that can crack siding and allow moisture and pests inside your home.

LAWN Rake excess leaves, too many piles can cause grass to suffocate and contribute to dead spots in your lawn. Pull weeds and dead flowers from last season and replace with low maintenance flowers or shrubs that grow well in our climate.

INDOOR AIR QUALITY Replace filters once a month to help your A/C unit run smoothly. A properly cared for unit can help control humidity and moisture. Making sure the unit is clean and dirt free saves you money on your energy bills and keeps the house comfortable and cool. Also check that drain pans are draining freely and hose connections are leak-free.

*Read more at bit.ly/spring-maintenance

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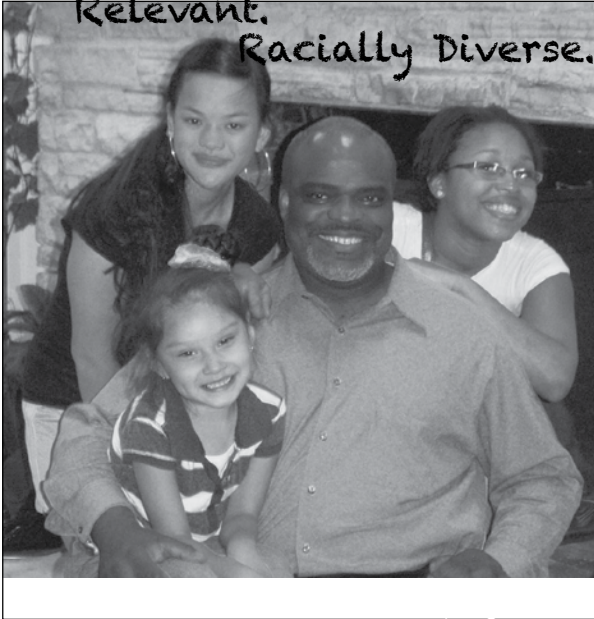
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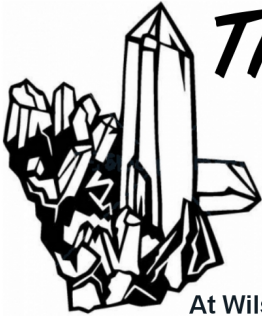
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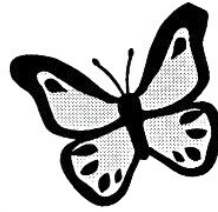
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WHAT'S HOT IN CHERRYWOOD

Austin-area homes selling faster, at higher prices in June

According to the Multiple Listing Service (MLS) report released on June 19, 2012 by the Austin Board of REALTORS®, the competition for Austin properties continues to increase as June 2012 became the 13th straight month of sales volume increases and the fifth straight month of price increases for Austin-area homes compared to the same month of the prior year.

Specifically, 2,593 single-family homes were sold in the Austin area in June 2012, which is 23 percent more than June 2011. During the same time period, the median price for Austin-area homes was \$218,350, an eight percent increase from the same month in 2011.

2012 is on pace to be the Austin housing market's strongest summer since the recession. A healthy housing inventory, a continued increase in home sales and a 23 percent decrease in homes' days on the market indicate that Austin has emerged as a seller's market."

Feng Shui Tips for your home

A Feng Shui home is more valuable, appeals to more buyers and sells quicker. Here are SIX Feng Shui suggestions which will have a huge impact on the success of your sale.

1. DE-clutter. Create a home that feels spacious. Rent a storage unit if necessary.
2. Remove extra decorations on tabletops, shelves, etc.
3. Remove personal photos.
4. Make sure the entrance is especially wonderful.
5. Make sure the kitchen and bath are in great shape.
6. Make all necessary repairs.



Cherrywood Real Estate Report

Information below is based on active, pending and sold homes within our Cherrywood boundaries and comes from a total of 23 homes sold or on the market for the period of April 15, 2012 to July 15, 2012.

Homes sold in the past 90 days: **11**
 Homes currently pending sale: **10**
 Homes actively listed: **2**
 Average home for sale: **3 beds, 2 baths.**
 Average size home for sale: **1,497 sq. ft.**
 Average list price: **\$304,893.**
 Average home's selling price: **\$302,359.**
 Average price per square feet: **\$195.14.**
 Average time on market: **60 days.**

Featured Listing



1702 East 38th Street; 3 bed/1/5 bath on large lot. Great street appeal, fire-place, gorgeous finish-out in bath and kitchen. \$274,900 Must see!

Coming Soon!

3305 Cherrywood; 3 bed/2 bath, remodeled kitchen, granite, hardwoods, deck, large lot, 2 car garage. Beautiful landscaping!

To view these homes or inquire about other properties in our neighborhood, contact Rebecca for a private showing.

I've been a Cherrywood resident since 1972. Call me if you're planning a move to a larger home, need to relocate, or know someone on the move.

Let me show you what I can do for you and how I can make your next move the best move of your life!



Rebecca Kohout, ABR, GRI
 Broker Associate

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