

THE Mea



NOVEMBER 2014 | VOLUME 20 | NUMBER 4

SPECIAL
MAP & GUIDE
Do the
**EAST STUDIO
TOUR**
in
CHERRYWOOD
p. 8-9



Mobility 35

Highway to Hell?

Major I-35 makeover may forever alter Cherrywood
by **Brendan Wittstruck**

The Texas Department of Transportation has some big plans in store for I-35. The Mobility35 Capital Area Improvement Program includes improvement projects from San Marcos to Georgetown and will almost certainly alter how Cherrywood residents get on and off the highway and navigate the surrounding streets by car, bicycle or on foot.

The central vision of Mobility35 is adding northbound and southbound lanes in the center of the I-35 corridor. TxDOT has loosely

defined these lands as the Future Transit Corridor, the exact nature of which remains a moving target. At its second meeting with representatives from North Central I-35 Neighborhood Coalition 2 (NCINC2, which includes Cherrywood), TxDOT offered a summary of potential uses under study, including express lanes (similar to the new lane construction underway on MoPac), transit (likely bus) lanes or High-Occupancy Vehicle (carpool) lanes. It's possible the FTC lanes will be tolled. The lanes have also driven conversations about additional rebuilding local bridges crossing the highway, reconfiguring ramps and improving conditions for bicycles and pedestrians.

Some of these proposals will be particularly noticeable in Cherrywood if carried out. Responding to input requesting a ramp to service Cherrywood, TxDOT is proposing >>

Nov. 12
8-10pm
EAST Kickoff Party • in.ingredients

Nov. 19
6:30-8pm
Cherrywood Quarterly Meeting with TxDOT
Servant Church

Dec. 13 & 14
10am-5pm
Cherrywood Art Fair
Maplewood Elementary

GOT TIME? GET INVOLVED

Upset about the election? Ebola?
Nude celebrity picture leaks?
Channel your rage the
constructive way (pgs. 2-3).

<< a new northbound off-ramp between 32nd and 38th Streets. This scheme would require an expansion of the right-of-way and require the purchase and demolition of properties from 32nd Street to south of 38th Street, excepting the Chevron station at that corner. Some neighbors have voiced concern over this and over proposals that may limit right-hand turns onto 38th Street from that ramp.

Other community input throughout the CAIP process has brought some promising developments to the plans, including possible shared pedestrian and bicycle space along the frontage. But many neighbor concerns remain unresolved, including the following:

- The prospect of additional traffic, particularly on Manor Road.
- Pedestrian and bicycle access at the proposed Airport Boulevard “diverging diamond” intersection.
- The specter of land acquisition.

At the October meeting, TxDOT presented revised, up-to-date plans for modifications to Segment 4 of the Mobility35 plans, which includes the corridor from 12th Street to 51st Street. Steering committee members Girard Kinney, Jules Kniolek and Emily Schwartz represented Cherrywood at the meeting. Delegates at the meeting offered a panoply of new ideas ranging from the tactical (improving bicycle access across the highway at the busy Airport Boulevard intersection) to the large-scale (requesting TxDOT to conduct a neighborhood streets Traffic Impact Analysis). TxDOT has charged the UT Center for Transportation Research with modeling the system and the traffic impacts on adjacent streets.

Save the date: Next meeting with TxDOT on Nov. 19 at Asbury Servant Church, 6:30-8 p.m.



Adios, Chicas Bonitas? Cherrywood's favorite strip club would be razed with most other frontage storefronts from 32nd to south of 38th street under one proposal.

4020 UPDATE: IT'S REAL NOW

The sign at 4020 Airport Blvd., the unassuming strip of green that tore a neighborhood apart, pitting family against family, brother against brother, has sported a PSW Real Estate “coming soon” sign for months. That something will be 17 or 18 single-family detached townhomes on 30 ft. lots (garage access through an alley off Airport). PSW, the developer, found little support from immediate neighbors for an alternative mixed-use idea, but PSW representative Glen Coleman says the homes meet “all applicable codes, zoning and setbacks from the creek.”

LAFAYETTE DOWN WITH RPP

Add the upper end of Lafayette Ave. to the growing list of Residential Parking Permit applicants and recipients in Cherrywood. Why? Spillover parking from Cherrywood Coffeehouse, which has made the street a tad difficult to navigate at times.

WHAT GIVES?

Formula Wha?

Remember the candy-cane curb on LaFayette and Concordia? In a revealing interview, mysterious street artist “KIK” told *The Flea* it was a reference to Formula-1 slow-down stripes. Moot point now: The city painted it last month after it erased those solid red curbs down the street.



PHOTO COURTESY OF STEVE WILSON



CNA UPDATE

CHERRYBIZ The newly formed Cherrywood Business Council held its first meeting in October, and rest assured, friend, it won't be the last. (see pg. 7)

TELL IT TO TXDOT Got a gripe about Mobility35 plans, or just want to learn more? Come to the Cherrywood Neighborhood Quarterly Meeting with special guest stars: representatives of TxDOT. Be there Nov. 19 at Asbury Servant Church, 6:30-8 pm.

CHERRYWOOD NEIGHBORHOOD ASSOCIATION

Meetings

DON'T MISS OUT!



Wednesday, Nov. 19
Cherrywood Quarterly Meeting
 @ Servant Church 6:30-8 pm

AGENDA: Discussion of Mobility35 options for Cherrywood (frontage road and exit ramps) with TxDOT

RECURRING MEETINGS

- FIRST MONDAYS:** APD Central East Commander's Forum 6-8 pm
- FIRST WEDNESDAYS:** Land Use and Transportation Committee . . . 7:15-9 pm
- SECOND MONDAYS:** Friends Willowbrook Reach/Patterson Park . . . 6:30 pm
- SECOND TUESDAYS:** Austin Neighborhood Council East Sector . . . noon-1 pm
- SECOND WEDNESDAYS:** CNA Steering Committee Meeting 6:30-8 pm
- THIRD SATURDAYS:** Mueller Neighborhood Association Meeting . . . 10 am
- FOURTH MONDAYS:** Upper Boggy Creek Neighborhood Team 7-8:30 pm
- FOURTH WEDNESDAYS:** Austin Neighborhoods Council 7-9 pm

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.

Prawn Aliens, Dour Grain Producers and the Rest of Us

Rumor has it the political movers and shakers of Austin's newly minted District 9 forced its four city council candidates to participate in an underground District 9 costume contest. The best prawn alien outfit from the sci-fi movie won an extra 1,000 votes. In a similar test, the candidate who could whip up the best *Hunger Games*-inspired baked good from grain-producing District 9 won 250 votes and an exemption from this year's reaping.

District 9 encompasses Cherrywood, Mueller, Wilshire Wood/Delwood 1, Delwood 2, Hancock, Hyde Park, Pemberton, North University, Clarksville, Judge's Hill, Downtown, Bouldin, Barton Hills, Zilker, South River City, Travis Heights, and about 7,463 food trucks. Unlike a few of its East Austin neighbors, District 9 is not an "opportunity district" created by Austin's brave Independent Citizens Redistricting Commissioners to provide better chances for Latino/a and African American candidates to make it to the dais. District 9 is instead likely a product of the following City of Austin Charter requirements:

Article II, 3. (E)

- (1) it has reasonably equal population as the other districts
- (3) it's contiguous

- (4) it maintains a collection of "communities of interest" (folks with "common social and economic interests")
- (5) it's compact
- (7) it has geographically identifiable boundaries
- (8) It beats every district with in-kind pest control services of up to 30,000 pounds of bugs consumed annually courtesy of its population of 1.428 million Mexican free-tailed bats.

Another fun fact about District 9—it's a mass of mostly young, white renters. Look at the demographics:

- 73% under 35
- 66.8% white
- 71.8% renters

But fear not, multi-cultural-single-family-home-owning voters! Many of District 9's young'uns are likely University of Texas students who, if registered, don't generally vote in local elections anyway. This may very well give District 9 one of the lowest turnouts in Austin. The prawn aliens and grain producers would surely want us to step up our game.

—Katie Halloran



Next election be sure to vote on the referendum to create a teen death match using our own children as tributes. And sign the petition to relocate the prawn aliens to Cherrywood Green. They'll love the creek.

PATTERSON GARDEN UPDATE

We've received formal permission from PARD to proceed with our garden implementation and have started solarizing the site to eliminate weeds. Our application for a construction grant from Austin Parks Foundation has been submitted and we should know in December whether or not we will receive the funding we need to begin construction in January/February 2015. There are several plots still available for anyone interested in gardening with us. An organizing event will be held before the end of the year to give potential gardeners a chance to meet the garden task force members and to have any pertinent questions answered. **More info:** smolen@sbcglobal.net.

—Mark Smolen

CHERRYWOOD CALENDAR OF CULTURAL EVENTS

BUTTERFLY BAR

Tuesdays 7 pm
Trivia
Thursdays 6:30 pm
Hoopy Hour

CHERRYWOOD COFFEEHOUSE

Tuesdays 10 pm
Open-Mic Comedy
Thursdays-Saturdays 7 pm
Music
Sundays 10 am
Kids Music
Monday-Friday 8 am
Free Hatha Yoga

MI MADRES

Third Thursdays 7-9 pm
Lotería

IN.GREDIENTS

11/14-16, 11/21-22, 12/12&19
Music on Porch (7-9 pm)
Wednesdays 5 pm
Happy Hour
Thursdays 7-11 pm
Triva/Comedy
First Fridays 7 pm
Block Party
11/12 8-10 pm
EAST Kickoff Party

NATURE'S TREASURES

11/22, 12/27 10 am-5:30 pm
Festival Metafisico Hispano
12/6 10 am-5:30 pm
Healing Arts Fair

Attack da Block

First Friday Block Party

in.gredients
First Fridays, 7pm

The package-free grocery offers quite a package for its block party: live music on the porch, vendor and drink samples, face painting for the kids. And a portion of the proceeds goes to Literacy Coalition of Central Texas.



SALVAGE VANGUARD

Tues. 5:30 pm, **Sat.** 10:30 am
Yoga
through **11/23** 8 pm
Trouble Puppet
1/22-2/14 8 pm
3 Zisters

VORTEX REP. CO.

11/15 11 am-4 pm
Handmade Art Market
12/18-1/3 8 pm
The Muttrucker
12/20-21 11 am-5 pm
Yule Bazaar

WINDMILL BICYCLES

12/7 6 pm-midnight
Second Anniversary Party

Well That's Just Great: Trees Get the Axe

If a tree falls in Willowbrook Reach, will a maintenance crew hear it or chop down more? | by Steve Wilson

In early November, 42 new trees joined the whopping 544 that have been delivered and planted over the past 17 years by Michael Damal and his crew of volunteers. Cherrywood's beloved tree canopy just got shadier (in a good way) with more Burr Oak, Red Oak, Cedar Elm and Chinquapin Oak, as well as smaller trees like Mexican Plum, Texas Mountain Laurel, Desert Willow and Texas Redbuds.

But here's the bad news. Willowbrook Reach lost trees during reconstruction after the city replaced aging wastewater lines running through the greenspace. According to David Boston, a point-person for Friends and Lovers of Willowbrook Reach, a willow that washed out seems to have inspired maintenance crews to cut down an oak for bank stabilization, a large (but not very



Trees planted, trees removed. And so it goes.

PHOTO BY JENNIFER POTTER-MILLER

healthy Cottonwood), and several other large willows.

Though the crews didn't report the lost trees and the city hasn't exactly taken

responsibility for them, Staryn Wagner of Austin's Watershed Protection Department responded to FLRW's questions:

"What I have been told is that City crews did not cut down any trees but they did remove some that had been cut down. Why they removed them I still do not know. I understand your frustration and apologize for the removals. ... Communication can be difficult and frustrating. We are putting together a training for our field crews so they understand the ecological impacts of the maintenance changes. ... At some point soon we will need to sit down and have a talk about long term expectations for the reach from the neighborhood and City point of view. ... We are working hard but mistakes happen. Let's try and fix it and keep moving forward."

THE C-GREEN GOT IT GOIN' ON!



THAT RASCALLY FOUNTAIN FIXED JUST IN TIME FOR NATIONAL NIGHT OUT, PLANT AND BOOK SWAP, OTHER STUFF: *The 30th National Night Out in October drew nearly 41 folks to Cherrywood Green for a good old-fashioned neighborhood potluck of cold beer, lemonade, brisket, bruschetta and more. Mosquitoes? Sure. But the better-late-than-never return of fireflies balanced things out bug-wise. And check out the scene that was the 20th Book and Plant Swap the following week (more on pg. 5). Oh yeah, the fountain got fixed too. Partake of its life-giving water before it breaks down again.*

More pics: cherrywood.org

PHOTOS BY JENNIFER POTTER-MILLER



SPEAK FOR THE TREES, WITH YOUR PHONE

When you see a lot that's recently been sold and has significant trees on the property, it wouldn't hurt to measure and photograph them. The City of Austin relies on the surveyor's description, and with no better data available, it has to take the information at face value. In many cases, the trees are incorrectly measured and identified.

Many 19" and larger protected trees are listed as 17-18" in diameter at 56" by the surveyors. Once they're cut down there are no reliable ways to determine diameter by the stump circumference. Once gone, there's little recourse.

— David Boston

GREEN SPACES

Urban Farm Update

Fall 2014 marks the beginning of Cherrywood Farm's seventh season, bringing zero-food-mile veggies and eggs to member families. Prep for the season saw the construction of new compost bins and a visit to the Sustainable Food Center's "Spread the Harvest" Giveaway Day event for free seeds, transplants, and yes, loads of compost. As we gather the last of the summer crops, we're planting the next harvest, including Asian cabbage, cauliflower, artichoke and winter root crops. We've also made some changes to the organization, including much-reduced membership fees. Members can participate through cash subscription, work-share, or half and half. We still have openings available if you'd like to be part of this great group of neighbors who grow together!

More info: terry.dyke@cherrywood.org

Patterson Park Committee Still Needs a Chair

Mark Smolen has stepped down as Chair of Friends of Patterson Park. Any interest in the position? Contact smolen@sbcglobal.net.

More info: cherrywood.org/our-community/fopp/

Almost Legal: Swap Turns 20

More than 100 neighbors, friends and lovers of gardening and reading from around town attended the 20th Cherrywood Plant and Book Swap in mid-October. Several special guests and activities marked the 10th year of this biannual event: two story times, an American Gothic-inspired photo booth, Butterfly Weed (*Asclepias Tuberosa*) for 10 lucky swappers (let's hope it brings more butterflies to the neighborhood) and the wisdom of The Travis County Master Gardeners, East Austin Compost Pedallers and the Cherrywood Urban Farm. Thanks to everyone who came out to the swap, to Amanda Braziel and Misha Blaise for reading some great books, to the Cherrywood Neighborhood Association and Sherri Whitmarsh for sponsoring the raffle, and to Friends of the Green for creating and maintaining this wonderful space!

More pics: <http://tinyurl.com/ml32xgq>

— Jennifer Potter-Miller



PHOTOS BY JENNIFER POTTER-MILLER

Swap-goers got their American Gothic on.



COURTESY OF AUSTIN WOMAN MAGAZINE

FAR FROM ASLEEP

Cherrywooder and former Asleep at the Wheel member Elizabeth McQueen made the cover of October's *Austin Woman* magazine, which profiled her on the many music and art projects she's up to, including her fifth solo album, her Saturday morning DJ slot on KUTX, and life as a mama.



HOPPING MAD?

OK, so it's in a package, and ingredients is technically package-free, but really, wouldn't you want a wrapper between yourself and an energy bar made from crickets? The reason we're bringing this up is because ingredients has the distinction of being the only store anywhere that carries the Hopper Bar.



COURTESY OF WARNER BROS.

COYOTE UGLY

In early October, a particularly mangy specimen heading into the trees off East 40th and Cherrywood joined the handful of recent coyote sitings in the hood. Maybe it was just passing through, but keep your cats and dogs close just the same.

Art Fair Evolution

Holiday gifts? Check. Music? Check. Food? Check. Marimba? Check. Aerial Arts? Check... | by Pati Shampton



PHOTOS COURTESY OF CHULA LEAGUE

What: Cherrywood Art Fair
When: Saturday & Sunday, December 13 & 14, 10 am–5 pm
Why: To support Chula League’s Little Artist BIG ARTIST program and score some holiday gifts.
Artists: Over 85 of ‘em. See the full list at cherrywoodartfair.org.
Music: Emcee and Cherrywooder Rick McNulty will introduce musical guests Hard Proof, The Clandestino All-Stars, Elizabeth McQueen, SeVana Marimba, Soulphonics, Kathy & The Killowatts, the School of Rock and more
Food: Bake Austin, Chaat Shop, Jack Hates Coffee, Mmmpanadas, Nothing Bundt Cakes, Pueblo Viejo, Wholly Kabob
Family Friendly Attractions: Lumiere Photobooth, Rattletree School of Marimba Workshop, Kids Art Corner, Kid-friendly artist booths, Aerial Arts demonstrations, animal adoptions and more
Silent Auction: Works from Little Artist BIG Artist Program and more than 200 items from East Austin artists and businesses
Community: Find out about other local non-profits, their cool ideas and opportunities in the Community Area.
Volunteering: Sign up at www.cherrywoodartfair.org

HALLOWEEN PARADE

Message from Hell Received Loud and Clear

If you’re reading this, then maybe, just maybe, it’s not too late | by Steve Wilson

Editor’s Note: On the day after Halloween in Cherrywood, this message was found scrawled on a napkin in the abandoned Vivo building. Signs of a struggle were evident, but no bodies were found:

None of us were prepared when the monsters came. They swarmed our neighborhood with their greedy mouths and clutching claws, wreaking their unspeakable havoc. Many neighbors shuttered their doors at the sight of the creatures, but others came out to face them. A brave but foolhardy gesture.

With our homes destroyed, our beloved Cherrywood in ruins, a group of us fled here for one last, impossible stand. Now we sit and wait, desperate for the arrival of the sun. But wait, I think I just heard something ...

(The text breaks off here.)



PHOTOS BY JENNIFER POTTER-MILLER

Cherrywood Bizznezzzz Unite!

CherryBiz: I suppose you're wondering why I called you all here today | by Jennifer Potter-Miller

The stars aligned this fall and the Cherrywood Business Council (aka CherryBiz) was born. After dreaming of this group for over a year, two good kicks finally made it happen: Caitlin Alexander organized the impressive group of neighborhood artists participating in EAST (see pg. 8), and Austin's new project manager for Economic Redevelopment, Nicole Klepadlo, reached out to CNA. The city is working to help neighborhood merchants groups get organized, and she's provided some valuable advice.

Cara Fealy Choate (3701 Design) and I (JPM Media) have come up with a list of 119 (and counting!) businesses, including

24 on Manor Rd, a handful on E. 38th St., and a metric ton of home-based businesses, entrepreneurs and creative professionals.

We've created a CherryBiz listserv and Facebook group, and held our first meeting in October. The council's goal is to provide networking and educational opportunities for members through monthly happy hours. The first of these will be held Nov. 18 at Thunderbird Coffee. CherryBiz is proud to support neighborhood artists by organizing the Cherrywood EAST kickoff party at in.gredients on Nov. 12, 8-10 p.m.

A SAMPLING OF CHERRYWOOD BUSINESSES

CREATIVE PROFESSIONS

- Atash, Clarkson Ave.
- Dear Charli Photography, Kirkwood Rd.
- Felice House, Re-Western, Hemlock Ave.
- Fiege Films, Giles St.
- Found Object Art, Grayson Ln.
- Karen Maness, Rust Red Studio, Cherrywood Rd.
- La Dolce Vita Photography, E 38th ½ St.
- Marilyn Fenn Studio, Robinson Ave.
- Misha Blaise Design, Walnut Ave.
- Pascal Simon, East Austin Mosaic, E 38 ½ St.
- T.R. Rodriguez Studio, Clarkson Ave.
- Tragus Clay Co., Lafayette Ave.

HEALTH & BEAUTY

- Heirloom Midwifery, 1825 E 38 ½ St
- Kervin's Delwood Barber Shop, 3909 N IH 35
- People's Community Clinic, 2909 N IH 35
- Turtle Dragon Herb & Tea Company, 1307 E 38 ½ St.

SCHOOLS

- Escuelita del Alma, 3109 N IH 35
- Growing Tree Learning Center, 2807 Robinson Ave.
- Open Door Preschool East, 3804 Cherrywood Rd.
- St. George's Preschool, 4301 N IH 35

{ THE CHERRYWOOD READER }

ODE TO THE SUN | by Ellie Greene

Oh, Sun!

You stroll through the sidewalks of the universe,

Keeping all 8 planets on tight leashes.

You are strong.

We orbit you in a constant bow to your gravitational pull.

You are kind.

You share your light with your dark friend,

The moon,

Making him glow with pride.

Oh, Sun!

You power photosynthesis!

Plants eat you with side of CO2 and H2O.

You power whole habitats!

Oh, Sun!

You have a place in space.

You help the kelp.

The birds, the bees, the flowers, the trees,

For you, they all kneel to their knees.

Oh, Sun!

Your beauty shines in smooth water,

Your wavy light lines reflecting to my eyes.

Oh, Sun!

You are the center of my world.

Cherrywood resident Ellie Greene attends Lamar Middle School as a sixth grader. This poem won the fifth grade category in AISD's Vision + Voice contest. Got a short story, poem, play, manifesto or constitution you'd like to share for this space? Send it to flea@cherrywood.org.

BIDNESS AS USUAL

Stop-N-Rob 7-11: An Inside Job

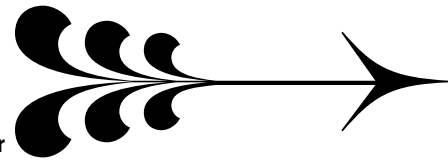
Maybe we've seen too many crime movies, but the whole concept of an "inside job" always seemed so cool ... until now. The newish 7-11 at 38 ½ and Airport got robbed in September with help from a clerk behind the counter, who no doubt scammed free Slurpees on the side too. **More info:** <http://tinyurl.com/lxgzkt>

Blast from Restaurant Past

Sorry, Cafe Armageddon isn't reopening. The short-lived Manor Rd. restaurant that served mid-dling fare with not-trying-very-hard names like "Pre-emptive Strike Salad" and "Nuclear Shrimp" just happened to be in business from 1996-1998 in the same space that worked magic for Vivo a few years later. When that disgraced Tex-Mex eatery moved out a few months ago (leaving behind a vandalized shell), somebody removed the Vivo sign, revealing the old Cafe Armageddon sign underneath.



EAST Enders



A sampling of EAST studio tour stops in Cherrywood | by Caitlin Alexander



30 Jessica Ann Wagner
The Catahoula Ruby Studio
www.jessicaawagner.com
4214 Wilshire Parkway



31 Claire Bresette, Sharon Hartman, Meg McLaughlin
Pink Box
www.facebook.com/thatpinkbox
1500 Kirkwood Rd Apartment A



32 Karen Maness
RUST RED STUDIO
www.karenmaness.com
3902 Cherrywood Road (back)



33 Pascal M. Simon
East Austin Mosaic
www.eastaustinmosaic.com
1706 east 38 1/2 Street



34 Chase Kreger
Guest of Pascal M. Simon
1706 east 38 1/2 Street



36 T.R. Rodriguez
www.trstudio.blogspot.com
3514 Clarkson Avenue



37 Sarah Collins
www.scollinsart.com
1402 Concordia Ave.



38 Holli Brown Mosaics
Dish It Out
hollibrownmosaics.com
www.dishitoutjewelry.com
1403 Concordia Avenue



39 Liz Potter Photography
guest of Holli Brown Mosaics
www.lizpotterphotography
1403 Concordia Ave.



40 Anne Marie Beard
guest of Holli Brown Mosaics
www.annemariebeard.com
1403 Concordia Avenue



41 Erik Tragus
Tragus Clay Co.
austinwoodfiredceramics.com
3307 Lafayette Ave.



42 Christine Nall
Big Imagination
www.christinenall.com
3204 French Place



43 Cori Wilbanks
Guest at Big Imagination
www.coriwilbanks.com
3204 French Place



44 Jennifer Balkan
Little Blue House
www.jenniferbalkan.net
3109 Lafayette Ave. (back)



45 Karen Davis Alexander
KJDA Studio
www.kjdaworks.com
2806 French Place (back)



46 Caitlin B. Alexander
Guest of Karen Davis Alexander
www.cbaiillustration.com
2806 French Place (back)



380 Abigail Parker Herrera
Arte de Lágrimas
www.servantchurchaustin.org
1605 East 38 1/2 St.

Save the Date

EAST Kickoff Party
in.gredients

Wednesday 11/12, 8-10pm

Join Cherrywood artists at an opening reception with complimentary refreshments sponsored by CherryBiz, CNA, and Chula League



MAP BY CAITLIN ALEXANDER

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CNA STEERING COMMITTEE

INTERIM CHAIR Katie Halloran
SECRETARY Available. Interested?
TREASURER Rebecca Kohout

MEMBERS
 Terry Dyke, Justin Irving, Girard Kinney, Jules Kniolek,
 Jeremy Mazur, Jennifer Potter-Miller, Mark Schiff
 and Emily Schwartz

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 steering@cherrywood.org

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DUPLEX NATION NET groups.yahoo.com/group/DuplexNation

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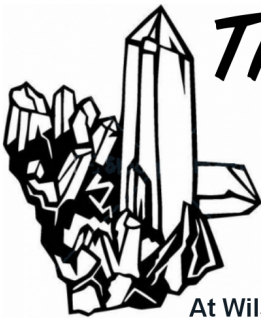
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WHAT'S HOT IN CHERRYWOOD

Austin-area home prices set record for September, home sales rebound in September 2014

According to the September 2014 Multiple Listing Service (MLS) report released Oct 21st by the Austin Board of REALTORS®, Austin-area single-family home prices set a record for the month of September. At the same time, Austin-area single-family home sales rebounded from the last two months of home sales declines, increasing 10 percent from September 2013 to 2,524 home sales.

Median price for Austin-area single-family homes increased eight percent year-over-year to \$240,000 and average price rose seven percent year-over-year to \$308,514 in September 2014. These are the highest figures recorded for both median and average price for the month of September.

Recent reports from a national real estate advertising company have claimed that the Austin-area housing market is overvalued, but local economic experts continue to point to our region's strong economic and population growth as foundations of a healthy market and indicators that those claims are not true. The 110 people who the City of Austin says move to Austin every day need homes to live in, and the real issue at hand is whether those people can afford those homes.

Feng Shui Tips for Your Home Be Wary of Plants with Thorns

Move all plants that have prickly thorns away from the vicinity of your front door. Thorny plants can create a protective energy, but they should always be outside



Cherrywood Real Estate Report

Information below is based on active, pending and sold homes within our Cherrywood boundaries. The data derives from a total of 20 homes sold or on the market for the period from July 21 2014 to October 21, 2014.

- Homes sold in the past 90 days: **9**
- Homes currently pending sale: **6**
- Homes actively listed: **5**
- Average home for sale: **3 beds, 2 bath.**
- Average size home for sale: **1,444 sq. ft.**
- Average list price: **\$388,584.**
- Average home's selling price: **\$391,889.**
- Average price per square feet: **\$264.45.**
- Average time on market: **37 days.**

These figures are actually very similar to the previous quarter. Fall is always a time for the market to slow down and this is not unusual. Things will be heating up with warmer weather and it's never too early to start your home search or put your home on the market!

If you'd like to know specifics about your home in order to compare it with other sales, please feel free to call me. I'm always available to assist you with upgrade choices to maximize your property values, too.



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!



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