

Westcreek Neighborhood ASSOCIATION

March, 2004 — Published Quarterly for our Westcreek Neighbors

Log on at westcreekna.org

CHANGES AHEAD FOR THE FORUM DEVELOPMENT

VOTE ON THE NEW RETAIL DEVELOPMENT! SPEAK YOUR MIND AT THE UPCOMING MEETING

**OUR QUARTERLY MEETING
WILL BE HELD AT
WILL HAMPTON LIBRARY
Mon., MARCH 8
7 P.M.-9 P.M.**

What was once known as “The Forum PUD” is no longer. As reported in one of our earlier newsletters, the large tract of property located on the Southwest corner of MOPAC and Wm. Cannon is under contract to Cardinal Paragon, Inc. of Dallas, which is represented by Mr. William Chaffe. The Westcreek Executive Committee received notice from the City in December of a request for zoning change to amend the Forum PUD. Initial rumors were, and city staff confirmed, that the new plans called for a Costco on the property.

On February 17, the Executive Committee met with Mr. Chaffe and the firm handling the zoning request to obtain the



What it will be (above) and what it was (below). These drawings and other information about the Southwest Marketplace at our web site — westcreekna.org.



details of the new development plan (“Southwest Marketplace”) and to express concerns regarding possible negative effects on Westcreek, which include a foreseeable increase in “cut through” traffic. The Executive Committee also expressed concerns regarding environmental protection and the overall look and design of the development.

While the zoning request is needed to accommodate the Costco building, which would be an increase from 100,000 square feet to 153,000 square feet, the overall square footage would be greatly reduced from the 500,000 square feet currently allowed to 350,000 total square feet under the new proposal. Mr. Steve Drenner, whose firm represents Mr. Chaffe in the zoning change request, outlined the new proposal and compared

it to the Forum PUD. Under the current plan, a total of 500,000 square feet of development is allowed, with as many as three tenants having 100,000 square feet in space. These buildings could be situated on the property, in the typical “strip” manner, along the frontage of William Cannon Drive. Smaller retail space and office buildings would make up the remainder of the development and would be situated behind the larger tenants.

The plan proposed by Mr. Chaffe would not only reduce the amount of overall square footage, but would also reduce the impervious cover to 34 acres. The plan also includes a 200 foot natural screen buffer that would run most of the length of Brush County, a pond,

“New Development”, continued on page 2

eight-foot-wide crushed granite walkways and jogging track around the perimeter of the property, and social gathering areas such as a plaza and arbor. Instead of a "sea of parking", the plan incorporates landscaped islands throughout and preserves as many of the native trees as possible. Stringent water quality controls will also be used to protect the environment from runoff.

The design of the buildings will be similar to those found in higher-end developments, such as the Village of Westlake and the Arboretum. Building materials will be stone and steel. Instead of the unsightly "strip center" layout, the development would have several different elevations. Along with Costco, the developer is hoping to have letters of intent from a number of local merchants. Two or three mid to upper scale restaurants are planned, with the remaining restaurants being more casual. All will be "sit down" and there will be no drive through lanes.

The Executive Committee expressed concerns about an increase in "cut through" traffic and speeding through Westcreek, and has asked that the developer consider means to address those concerns. Mr. Drenner's staff prepared an aerial photograph and map of Westcreek, which outlined the route taken by many through Westcreek. Mr. Chaffe himself drove the route and agreed that the streets were often dark and an increase in traffic and speed could be a possible problem around Patton Elementary School and along the entire route. He seemed very willing to attempt to address those concerns.

Another issue is that the proposal includes a request to sell liquor adjacent to the Costco. The Gold's Gym shopping center currently has a liquor store, JB Liquors, which is a local merchant. The Costco is currently in negotiations with Twin Liquors to sell liquor next to and adjacent to Costco. The Executive Committee is concerned about the addition of another liquor store in the area and would like to encourage the support of local merchants, including

JB Liquors.

Mr. Chaffe and Mr. Drenner's firm will be giving a formal presentation at the Quarterly meeting of the Westcreek Neighborhood Association, which is scheduled for March 8, 7:00 p.m., at the Will Hampton Public Library on Convict Hill Road. Immediately after the presentation by Mr. Drenner and Mr. Chaffe, a ballot vote will be taken of the membership in attendance regarding the proposed zoning change. The WNA By-Laws call for such votes to be taken from the paying membership. If you are not already a dues-paying member of the Westcreek Neighborhood Association, please consider this an opportunity to support your neighborhood and cast a very important vote that could be one of the most important ones you'll ever cast! A membership form is included below in this newsletter. If you are not already a dues paying member of the Westcreek Neighborhood Association and you want to vote on this important issue, please fill out the membership form included in this newsletter and bring it with your dues to the meeting on March 8. We look forward to seeing you at the meeting and hope you find the presentation by Mr. Drenner and Mr. Chaffe to be informative.



The Southwest Marketplace plans to install an Arbor, a place for people to rest, meet and greet.

JOIN THE WNA & SUPPORT YOUR NEIGHBORHOOD

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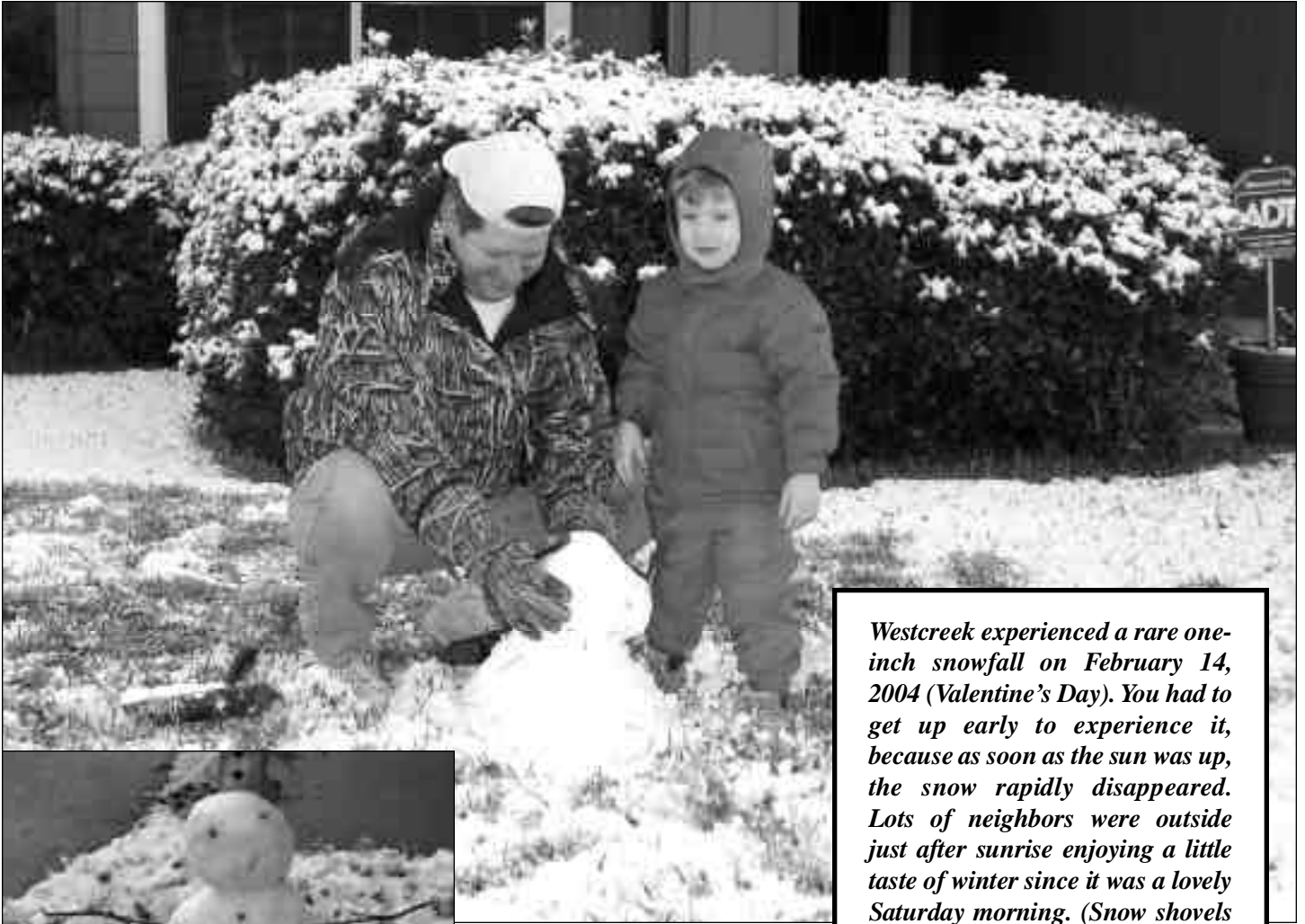
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_____ I (we) are willing to serve on a committee (*see descriptions of committees on our website at westcreekna.org*)

_____ I (we) want to be added to the WNA Yahoo eGroup list
(*you will receive updates on the WNA and can participate in neighborhood discussions with other Westcreek residents automatically via email if you check this box*)

What could improve in our Westcreek Neighborhood during 2004?: _____

Let it snow, let it snow, let it snow!



Westcreek experienced a rare one-inch snowfall on February 14, 2004 (Valentine's Day). You had to get up early to experience it, because as soon as the sun was up, the snow rapidly disappeared. Lots of neighbors were outside just after sunrise enjoying a little taste of winter since it was a lovely Saturday morning. (Snow shovels were not required.)



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HOMEOWNERS TIP OF THE MONTH

The 4' x 8' exterior siding installed on most homes in the Westcreek neighborhood is a good product when properly installed, caulked and painted. However, this type of siding requires proper maintenance in order to keep water from penetrating and causing it to swell. Clean the exterior with a moldicide (NOT a pressure washer), rinse, caulk all joints (including the Z flashing) with a paintable exterior caulk. Paint with a good quality exterior semi gloss enamel (this will last five years longer on average than a flat paint). Always use proper safety glasses and work clothing when working with chemicals.

Good luck with all your home improvement projects!

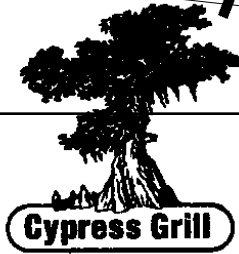
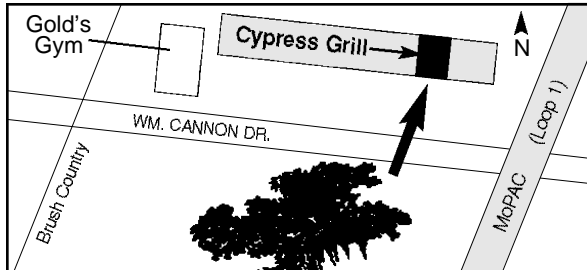
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A large advertisement for "TAN IT ALL". The word "TAN" is written in large, bold, black letters with a white outline, set against a background of a woman in a white bikini sitting on a beach. To the right of "TAN" are the words "IT ALL" in a smaller, bold, black font. Below this, the text "\$5 To JOIN!" is written in a bold, black font. Underneath that, "Month to Month" and "Color Your World" are written in a stylized, black font. At the bottom, "Offer Valid" is written in a smaller font, followed by "CALL TODAY!" in a large, bold, black font. On the left and right sides of the advertisement, the word "TANS" is written vertically in large, bold, black letters with a white outline.

“Why I love Westcreek” ...in their own words

The following letters are in response to a new Westcreek resident's obvious concerns about the recent vandalism and thefts in the neighborhood. (If you're not a dues-paying member or on e-Groups, you missed a very important exchange.) These letters are truly what Westcreek is all about.

Karen Gregory

Editor

Westcreek Neighborhood Association Newsletter

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THE ORIGINAL E-MAIL:

Wow, after reading all of the awful stories of theft and vandalism in Westcreek, (my family and I just moved here in August of last year)...is there anything good that has happened in this subdivision? I am looking for some positive feedback.

—Carol Oliver

THE RESPONSE:

Hi Everyone,

I have lived in this neighborhood (Maulding Pass) for 22 years. By and large, it has been a quiet, peaceful, well-kept neighborhood. Occasionally, crooks try us out and usually get caught. Our Neighborhood Watch program helps. Our caring neighbors who look out after each other's interests also helps. Get to know your neighbors for several doors up and down the street and in the houses behind your lot. I just walk up, knock on the door, and introduce myself and why I am trying to make their acquaintance. I tell them about our Neighborhood Association (only \$25.00 per year and a newsletter and website, too!), about our Neighborhood Watch program, about our annual picnic, our annual or semi-annual garage sale, and especially about our Neighborhood Night Out every August, whose purpose is to get to know a wider range of neighbors.

When you build a sense of community, it makes it hard for crooks, outsiders, and wayward teenagers to succeed for very long. Watchfulness on the part of everyone makes for neighborhood cohesion and also a quiet neighborhood. Be a friendly but also a nosy neighbor. When you know your neighbor's ordinary schedules and they let you know about their planned absences (such as day trips or vacations), you are in a position to protect them and in turn, they are encouraged to want to protect you as well. When we do this, we bring the benefits of small-town, rural America into our big-city neighborhood, to everyone's benefit.

Yours truly,

Lloyd Crawford

Maulding Pass

+++++

Good Morning Carol & others,

In the few years that I have lived in Westcreek, my family and I have grown to love this neighborhood. I'm glad that my son will grow up here.

It is entirely possible that this forum just allows us to be more involved and aware than people are in other neighborhoods, so the problems seem more acute...good for us for being involved!

Just some thoughts of GREAT things about Westcreek...although, I know there are certainly more...

1. New young families making a start at life in their first homes, bringing new life to our neighborhood.
2. Neighbors gathering for picnics, walks or my personal favorite, at Dick Nichols pool(!), exchanging friendship, ideas and charity.

3. Newly planted shrubs, flowers, and trees or home which demonstrate a desire to live in a beautiful place.
4. The smells and sounds of paint, saws and other tools employed to improve homes, showing a commitment to stability and safety in the neighborhood.
5. Kids and families playing in yards, laughing and spreading joy.
6. People who care enough about their neighborhood to share their concerns with others (as in this forum).
7. People who volunteer their time to inform and educate us about issues that concern all of us.
8. Our neighbors, friends we can enjoy, who also look out for us!

So, really, after all of the obvious great things like proximity to schools and commerce, for me it boils down to the people I see and those I have met in Westcreek, all of whom have all been friendly, warm and generous.

Christie Gaderson
Dry Oak

++++++

Dear Westcreek,

I agree with Christie. I think it's great that we share the "bad" things that happen because it keeps us informed and aware, but there are so many good things about living here...like so many opportunities to meet our neighbors. Like basketball games in the cul-de-sac. Walking the dog or delivering our good newsletter. The creek itself. The efforts of the neighborhood association. Watching so many of us try to improve our property in big and

small ways - and especially the kindness of neighbors.

For example, the last time I had a plumber come to visit, one neighbor came by to say, isn't it inconvenient when your plumbing goes out, feel free to come by to use my bathroom or get water if you need to. That was a very nice and very practical offer! And the neighbors who hired my son for yard work or bought things they probably didn't need to help with a school fund-raiser, and the neighbor who offered algebra assistance, and the neighbor who dropped by with a surprise Christmas package...none of these are people we know well. It's just the comradery that comes from sharing a neighborhood, and I am so glad we have one like this.

Personally, I love it here. Bad things can happen anywhere - and the fact that we're making an effort to communicate those that happen to us (and hopefully prevent more) is the good thing that comes out of the bad.

Thanks,
Karen Specht
Honey Dew Terrace

++++++

Dear Westcreek,

I love this place! My family was one of the original Westcreek residents, so I can tell you much about how great this neighborhood has been over the years. I've seen Westcreek grow from a farmer's field to the amazing place to live it is today. The neighbors are the best! My next-door neighbor and I live in the same homes that we grew up in, buying our parent's homes after they moved on to



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“Why I Love Westcreek”, continued from page 9

other places...that’s how much we wanted to stay here and have our own children grow up in this neighborhood! I know so many of my neighbors, and I feel like I can count on every single one of them. We feel really blessed to live among such great friends.

The schools are excellent. My kids will go from elementary through junior high on the same campus, separated only by a soccer field and two tracks. I’m close to MoPac and Ben White Blvd., and just seven miles away from I-35. I’m near Target, four grocery stores, a short walk from the post office, plus many restaurants deliver here (believe me, this has not always been the case — we were in the “boonies” for the longest time!).

Admittedly, the neighborhood has had some cars broken into and some vandalism. Our own car was broken into several months ago, but it’s important to keep some perspective. Westcreek is not exactly South Central L.A., and all city neighborhoods have some crime. We just all have to stay in the loop to

let our neighbors know about it.

So stay positive, this is one of the GREAT neighborhoods.

Elaine Pozos

WNA CONTACTS

Kim Sherman, President.....891-7131
email.....ksherman@residentrealty.com
Ben Coughran, Enhancement Comm. Chair.....892-5364
email.....bcoughra@ev1.net
Alicia Ortiz, Vice President.....892-4733
email.....A078zeist@aol.com
Barry Kalda, Secretary.....892-2380
email.....bkalda@sbcglobal.net
Sandra Baldrige, Treasurer.....891-8779
email.....sbald@sbcglobal.net
Bob Shrader, CAMPO Representative.....892-1768
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A PERSONAL NOTE FROM THE EDITOR

Many things have occurred in my life over the last five years. Some bad, some good. But one thing always brings me great pleasure, and that is to help bring the news of Westcreek to the neighborhood. I'm happy that I can do it, and I hope reading our newsletter and attending our neighborhood functions brings you as much joy as it does me.

There are many things that make life worthwhile. Being proud of who you are. Being proud to be a Dad. Or a Mom. Being proud of what you stand for. Being proud of your son's or daughter's accomplishments. Being proud of owning your own home. Being proud of your neighborhood, and your neighbor. Caring for all these things. But one thing is always true: they all lead to a HOME.

My husband, mother-in-law, and I have recently gone through some pretty tough times. But through it all, my neighbors have been here for us. With prayers, support, rides, errands, whatever.

And that is what this column is about: HOME. I am honored to live in this neighborhood, with so many other fine individuals who make it ALL our home.

And I wouldn't have it any different.

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December Yard of The Month



The Westcreek Neighborhood Association Enhancement Committee selected the home and yard of **Barbara Huffman**, our neighbor at **6304 Sanderson Avenue**, as the **Holiday Season Yard of the Month**. The competition was keen and the final decision was very close — we had so many really well-decorated yard scenes in the neighborhood this holiday season. The Huffmans can be justifiably proud of this win due to the outstanding competition. Barbara gives most of the credit to her daughter, Heather, for the exceptional use of lights and imaginative displays in her yard. The WNA hopes that all of you had time to view all the home displays throughout Westcreek during the holidays.

Barbara was presented with a \$25.00 gift card from Randalls and a \$50.00 gift certificate from Emerald Garden. We appreciate our sponsors and ask that you patronize them when possible and tell them, "Westcreek thanks you!"

The first 2004 Yard of the Month will be awarded for the month of April. This is a month earlier than in previous years, so get those beautiful flowers started!



32 Flavors

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Get a junior scoop, your choice of any flavor, in a cup, for FREE!
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REMEMBER MOM on Mother's Day!

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891-0202

PATTON ELEMENTARY KINDERGARTEN ROUNDUP

The 2004-2005 school year Kindergarten pre-registration will be held on **Tuesday, May 4th at 9:00 a.m.** in the Patton Elementary school cafeteria. To register your child, please bring **copies** of the following documents:

- Birth certificate
- Current immunization record
- Child's Social Security card
- Proof of address (utility bill, lease agreement or contract)
- Identification from person registering student

Your child must be 5 years old by September 1st, 2004 to be eligible for kindergarten enrollment in the 2004-2005 school year. If you have any questions, please call Patton Elementary School, phone numbers 414-1454 or 414-1780.

Holiday Fun at our Quarterly Meeting



The December WNA Quarterly Meeting was heavily attended. A few lucky residents walked away with prizes, but everyone was rewarded with many choices of fun holiday treats and the chance to meet our new APD District Representative, Andy.



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Dear Westcreek Neighbors,

During the first week of March, the top dealers in the nation gather to exchange ideas, listen to guest speakers from other industries, and attend training seminars. Everyone is expected to participate if attending. In preparation, we recently went shopping for you, our customer, and listened to the "sales pitch" on appliances, vacuums and air purifiers from several department stores. What we heard amazed us. We would like to share a few examples:

Asking how a top loading washing machine cleaned the clothes without an agitator, the answer was, "I don't know. It just does." Asking the difference between a frost free refrigerator and a continuous cycling defroster, we were told "There is no difference." We asked why the continuous came with an ice scraper, and were told "I don't know. They tend to throw in those things in case you need them." (We are actually looking for a small one)

Moving on to vacuum cleaners, we found couples standing in an aisle trying to decide what to buy. Ethics tells us we cannot interfere; it is not our store and we would not want them interfering in our store. So we just watched. Overheard: "Get this one. It's the easiest to get off the shelf so it must be the lightest." "Let's just do this. You can wash the filter." "Why would you want that one when this one is less money?" "It's the same thing everywhere we go. None of them work, so just get the cheapest." Now, although we pretended we were doing our own shopping, one thing we did at a store with an outlet — we plugged in our selection so the customer would get the idea to do the same.

Next came air purifiers. We found that if it's touted correctly, it sounds great that your air movement changes once per hour. Those of us in the business know that it takes a minimum of 4 to 6 exchanges per hour. So, if you are shopping for an air purifier, maybe the following will help: Look for the CFM on the box (cubic feet per minute). Take the total volume of air the purifier generates (CFM x 60), divided by the cubic ft of the room (LxWxH) you are servicing. If you don't get at least four to six exchanges in one hour, the purifier is not strong enough for the room.

To sum it up, there is more to buying an appliance than pulling a familiar brand name off the shelf. There are still experts in this city to help you with every aspect of your purchasing, whether it's appliances, sound equipment, or running shoes. Independent dealers are not more expensive, but we do have quality and value for the dollar. (Our upright vacuums start at \$139.)

Thanks to the Westcreek residents that have started shopping with us. If you haven't checked us out yet, we look forward to meeting you.

Sincerely, The Longs

SOUTH
2118 S. Congress Ave.
442-5562

NORTH
13048 Research Blvd.
249-2149

STOLEN MAIL

by Doug Huber

While we were away from our home on Saturday, Feb. 21, 2004, at 3 to 3:30 PM, a door-to-door salesman selling cleaning cloths is suspected of stealing the contents of an Insured Priority Mail package. The package was left in our entryway by the mailman. Several neighbors reported seeing the person bending or squatting down in the corner of the entry where the package was left. The thief left the open carton in our garbage can. Other neighbors have provided the following information: he was about five foot ten inches tall, tanned, almost bald or shaved head, tattooed on his neck, possibly a white t-shirt, carrying a large black valise or case with an exposed Gatorade bottle. He was very talkative; he said he was thirty one years old, (but looked younger). Areceipt shows his name as Jason but his last name is hard to read. Also known is the Florida company he works for.

If anyone can confirm any of the above or add more information, please e-mail us at annetx@juno.com or phone 892-5570. All details will be turned over to the Austin Police and the U.S. Postal Service Inspector. We intend to pursue the investigation of this incident to completion and need and welcome any information our Westcreek neighbors can provide.

EDITOR'S NOTE:

Please report ANY stolen mail or packages to the United States Postal Service immediately. It is a FEDERAL offense, and the perpetrator will be prosecuted under Federal Laws.

LAST CALL – ITEM FOUND

Late last fall, a container was found at night in Westcreek containing a collection of publications. The container appeared to have fallen off a vehicle. The items may be part of a personal collection. So far, attempts at finding the owner have failed. Before we finally dispose of the container and its contents by sending it to the police for further investigation (and probable disposal) we are sending out this last plea for any information regarding the rightful owner. The item may be claimed by providing a description of the case and contents. Call Doug at 892-5570 or e-mail at annetx@juno.com. Thanks.

Kid Stuff - Keep 'em Busy!

March 1st begins **Summer Camp and Fall enrollment for Oak Hill's best pre-school!** Please call Rebecca at Child's Way Creative Learning Center, at 288-0802 for more information, or come by for a tour at 7212 Oak Meadow Drive @ the "Y" in Oak Hill.

In case there are any moms in the neighborhood that are interested in getting involved in a mom's group, Lizanne McClenon (also a Westcreek resident) introduced me to this club five years ago when my first son was born. I've met many, many great families through this club. It's called the **South Austin Mothers' Club**. Child care is available with advanced registration — contact Beth Texley at rasbet1999@yahoo.com. For more information about the club you can visit our website at www.southaustinmothersclub.org.

Looking for a great atmosphere for your children to enjoy Spring and Summer Breaks while learning, playing recreational sports, participating in gymnastics, and field trips? **National Elite Gymnastics** is the place to be and is now registering children ages 5 - 12 for their Spring Break and Summer Break camps! The fabulous facility is just around the corner in Oak Hill! Don't miss out on the fun! Call 288-9722, or log on to <http://www.neg-usa.com>.



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