



Allandale Neighbor

February 2025
Vol 40, Issue 1

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ANNOUNCEMENTS

Block Captain Meeting

» Thursday, Feb 27, 6:30-8:00 pm

It's My Park Day/ Día de Mi Parque

» Saturday, March 1, all day
austinparks.org/impd/

ANA General Member Meeting

» Wednesday, April 2, 7:00-9:00 pm

Scouting America in Allandale

Scott White

Your Allandale neighbors at Pack 55 (Cub Scouts - elementary school), Troop 2019, and Troop 410 (Scouts ages 11-18) have had a busy fall.

Our Cub Scouts hiked to the summit at Enchanted Rock, learned about the native animals in the hill country, and some even spied comet C/2023 A3. In December, they spent the night at Moody Gardens Aquarium with private behind-the-scenes tours. The scouts loved it.

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Lettuce Recycle!

Dena Houston

Special Announcement: I have just updated "I was wondering about.....!". The sixth edition is now available. This document lists over one hundred items and how to recycle them properly. If you want to receive this document, email me at denahouston3309@gmail.com and I will email it.

Styrofoam has a home! Austin's Recycle & Reuse Drop-Off Center provides a great home for Styrofoam. It has a solid market for Styrofoam and all the necessary equipment to melt it down to transport it to its end markets. With solid end markets and the proper equipment, Styrofoam is easy to recycle. The problem is that it is difficult to collect.

CONTINUED ON PAGE 9

Real Estate Market

Katie Dochen

As we step into 2025, it's a great time to reflect on how the real estate market performed in 2024 compared to 2023 and what trends we might expect in the coming year.

After the rapid growth and volatility of previous years, 2024 brought a much-needed sense of balance to the Austin housing market. While 2023 saw a cooling effect, with interest rate hikes and economic uncertainty impacting buyer demand, 2024 showcased signs of stabilization. Home prices leveled off after sharp increases in 2021 and 2022, and sellers who adjusted their expectations to align with the market were rewarded with successful transactions.

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Allandale Neighbor,
PO Box 10886, Austin, TX 78766-1886
allandaleneighbor@gmail.com
www.allandaleneighbor.com

EDITOR Tara Lane Bowman
newsallandale@gmail.com
ADVERTISING DESIGN Erik Fredrickson
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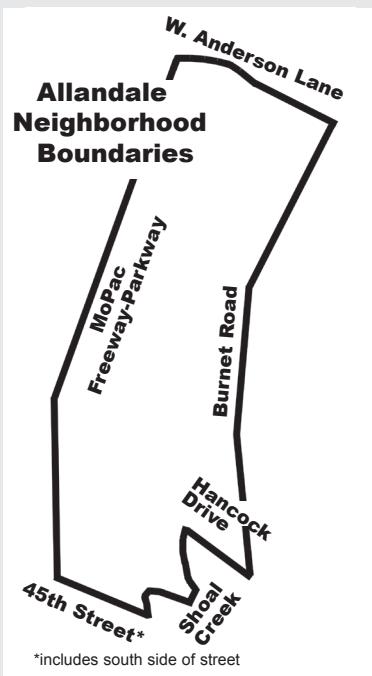
ANA Executive Committee meetings are held on the first Wednesday of the month at NW Rec Center. General Membership meetings are held in April and October. (Meetings are currently held via Zoom)

Committees

BYLAWS	Susan Morrison
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NOMINATIONS	TBD
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Allandale Police District Reps.

PRIMARY: Ofcr. Andrew Kabbah, 512-974-5905
Andrew.Kabbah@austintexas.gov
ALTERNATE: Ofcr. Marlon Goodloe, 512-974-4510
Marlon.Goodloe@austintexas.gov



President's Letter

Carlene Wegmann Todd, (512) 761-8883

allandalenapresident@gmail.com

Dear Allandale Neighbors,

Happy 2025!

As we begin the new year, it's a great time to connect with our community and get involved with the Allandale Neighborhood Association (ANA). We have a lot planned for the coming months, and we're excited to share it with you.

Get Involved! Upcoming Opportunities:

1. Allandale Block Captain & Neighborhood Watch Program. We're actively expanding our Block Captain & Neighborhood Watch Program to enhance our community's safety and coordinate neighborhood gatherings. If you are interested in learning more, you can check out the list of open streets that still need a Block Captain on page 6 in the December 2024 Allandale Neighbor Newsletter or contact the Safety Committee Chair at ana_safety@googlegroups.com. This is a great time to join this active group. The next in-person Block Captains' meeting is right around the corner on February 27, 2025. December Allandale Neighbor: bit.ly/4anKJlw
2. Volunteer with the ANA! We're always looking for enthusiastic volunteers to help us make Allandale the best it can be. If you're interested in serving our community, we are currently looking for a Parks & Recreation Committee Chair and members for the Social Committee which organizes the July 4 Parade, Trunk or Treat in the Park, and other neighborhood events.

Important Reminders:

- » January is the first month of our membership term, and many of you received an email from allandaleneighbor@membershipworks.org thanking you for your recurring membership dues. In this month's issue, we have an article on the benefits of joining the ANA and how dues are used. If you did not receive an email, you can pay your \$25 ANA dues (seniors 55 and above \$15) at bit.ly/4jmCr18

Thank you for being a part of our wonderful Allandale community!

Sincerely,

Carlene Wegmann Todd
President, Allandale Neighborhood Association
(512) 761-8883, allandalenapresident@gmail.com

The *Allandale Neighbor* is published and distributed bimonthly by the ANA. Contact our ad coordinator at allandaleneighbor@gmail.com for more information.

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3-1-1 Non-Emergency Services

ANA Safety Committee

During an earlier discussion at an ANA Safety Committee meeting, one of the members was concerned that in certain instances, non-emergency offenses called into 3-1-1 may not be captured in Austin Police Department (APD)'s database. The questioned circumstance is when an APD representative attempts two calls to reach the resident who reported the incident but cannot make contact with that person.

The APD Lieutenant who manages non-emergency service requests has verified that when phone contact is unsuccessful, those incidents are not captured by APD. This results in a data undercount. The APD protocol for these 311 call-ins is as follows:

- If an APD representative cannot reach a resident after two phone call attempts, the incident is marked as closed, and notes are added to the service request indicating that contact could not be established.
- When an APD representative calls on a 3-1-1 report and the resident does not answer, APD will leave a voicemail to include a timeframe for the individual to return the call.
- After two unsuccessful attempts, the resident will not be contacted again, but he is welcome to resubmit the inquiry to initiate a new request for assistance.

To demonstrate both customer demand and APD staffing shortage, approximately 2,500 3-1-1 reports have recently been in the queue, awaiting a response from an APD representative.

As explained by the APD Lieutenant: "The 311 service call-in requests are not actual reports, more like just limited contact information and a general sense of what happened. If APD staff don't talk to the person who has called in an incident to 3-1-1, no APD report would be generated and therefore not entered into the Department's [crime] database."

In other words, these 3-1-1 call-ins are not linked to the APD system. Both sworn and civilian staff respond to 3-1-1 calls, and when contact is made, the APD representative will generate a report at that time, which is then downloaded to the APD database.

The Lieutenant also explained that for this reason, and also because of unsuccessful or delayed callbacks, APD strongly suggests people use the online reporting system

(iReportAustin.com) as much as possible because those reports are entered in real-time and receive a faster response from investigators. APD also noted not every occurrence can be reported online just yet, but many can with the ultimate goal of capturing all incident types. The list of online reportable offenses is available at the iReportAustin.com website.

While police officers may not be able to respond to all reports actively, APD encourages reporting of all incidents to assist the Department in identifying both crime patterns and active locations for resource allocation.

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Neighborhood Schools Update

Tara Lane Bowman

Gullett Elementary. Author Stuart Gibbs (Spy School) will make an author visit to Gullett's third-fifth graders on February 27. Check the Gullett Gazette for more information.

Highland Park Elementary. Fling 2025, an adults-only fundraiser celebrating our school, is Fri., Feb. 21 from 6-10 pm. Tickets cover entry, live music, and dinner. Buy your ticket (and consider sponsoring a staff member!) at pp.betterunite.com/fling2025

Lamar Middle School and Fine Arts Academy. Lamarfest, Lamar's annual dance/social, will be Friday, Feb. 21. Each grading cycle, the art teachers award a Best of the Best (BOB) award for art students who have shown exemplary skills and growth. The second quarter BOB winners are: Sydney Shapiro, Molly Croce, Rosemary Miles, Nia Thomas, and Stella Thomasz.

McCallum High School. Seniors, McCallum PTSA awards two (2) \$1000 scholarships to graduating seniors. One (1) \$1000 scholarship is awarded to a college/university-bound student, and one (1) \$1000 scholarship is awarded to a student pursuing vocational/technical/trade/or alternative path upon graduation. For more information, visit: mccallumpta.org/about/ptsas/ptsas-scholarships

An advertisement for Aiping Tai Chi Austin. It features a black and white photograph of a woman in traditional white Tai Chi clothing performing a dynamic pose on a beach. To the right of the photo, the text reads: "Aiping Tai Chi Austin", "3435 Greystone Drive Austin, TX 78731", "info@aipingtaichiaustin.com", "512-267-9897 (text)", and "Free Trial Class".

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Free Trial Class

Learn Tai Chi in 2025 for a Healthier and Happier Life

(Shifu) Fong Zhang – Lead Instructor, Aiping Tai Chi Austin

Many of us make health and fitness our number one new year's resolution. In 2025, consider taking Tai Chi lessons to improve your health and find happiness in life. From its origins in China, Tai Chi has evolved from a martial art to an exercise and mental practice that is taught around the world as well as being widely practiced in China for its health benefits. Tai Chi can best be described as a moving meditation. Its rhythmic movements and focus on awareness and control train the body, mind and spirit.

The practice of Tai Chi focuses on flexibility, spatial awareness of the body, stretching and circulation of Qi, the life energy in all of us. Learning to do Tai Chi is learning to control your body and improve the flows of energy within it for many benefits. Tai Chi can help relieve stress, lower blood pressure, improve focus and balance, wellbeing, flexibility and strength, all in a low impact, low overhead way. You don't need special equipment, just comfortable clothes and shoes. It is an excellent way to help maintain health as you age.

On the surface, Tai Chi is an exercise like many others. However, as you delve into the practice, and focus on what you learn about your mind and body, you will gain greater awareness of both yourself and the world around you. Through it you can get a glimpse into how all things are connected and elevate your world view.

If you are interested in learning more about Tai Chi and Chinese Culture, check out our classes offered at Aiping Tai Chi Austin, which is conveniently located on the west side of Mopac in the Far West area. We offer free trial classes for beginners as well.

Contact: (Shifu) Fong Zhang, Lead Instructor, Aiping Tai Chi Austin, 3435 Greystone Dr. Austin, TX 78731.
aipingtaichiaustin.com; info@aipingtaichiaustin.com;
(512) 267-9897 [text]

The ANA Needs You!

(*Maybe you also need a Vigorous ANA?*)

ANA Governance Committee

The Allandale Neighborhood Association is reaching out to you, our neighbors, to help build a stronger, safer, and more connected community. Our goal is simple yet powerful: to foster a vibrant, engaged, and safe Allandale for everyone.

A thriving neighborhood starts with active participation from those who live here. We have about 4,900 households in Allandale and only 301 members in our association. That's just 6% of our neighbors. Let's connect our neighbors to build a healthy and vibrant community!

Why Join ANA?

- » A Vibrant Community. The ANA works to support local events, initiatives, and programs that celebrate our unique neighborhood. From green space and park clean-ups to the annual 4th of July parade, we're committed to bringing neighbors together in fun and meaningful ways.
- » Engaged Advocacy. Your membership allows you to participate in the ongoing efforts to advocate for policies that benefit Allandale. We engage with local officials, attend city meetings, and address issues that matter most to you, such as zoning, traffic, and preserving Allandale's character.
- » A Safer Neighborhood. Safety is a priority for us. Through partnerships with local law enforcement, neighborhood watch programs, and advocacy, we are working to ensure that Allandale remains a safe and secure place to live.

What Does Your Membership Support?

As a member, you'll be supporting efforts to enhance and protect the things we all love about Allandale. Here's where the money goes:

1. 75% of our funds support keeping our neighbors informed and connected through the Allandale Newsletter, published six times yearly. This newsletter is run completely by volunteers, with costs limited to printing and distribution.
2. 25% of our funds are for administrative activities and special events such as online services, candidate forums, and the July 4 parade.

Joining the ANA is easy! An annual household membership is just **\$25**. Sign up online at allandaleneighbor.com



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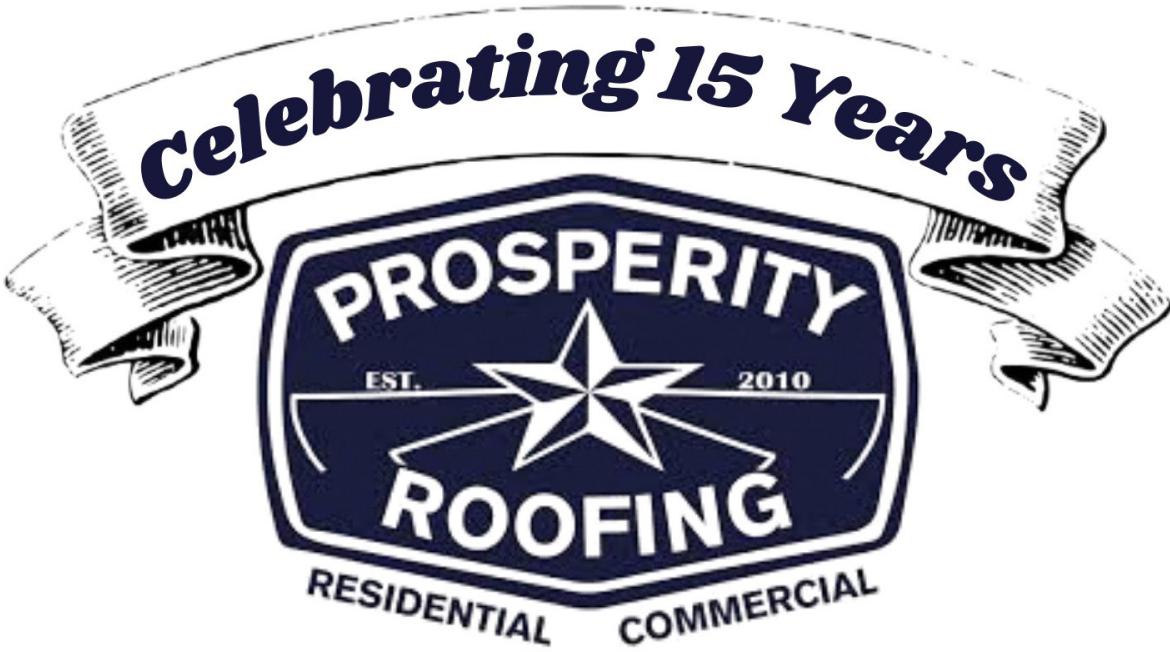
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Quick Bites: Joe's Reopens, Keso's Quesoing, Flyrite & Shortie's Close

Robert E. Mace

We welcome you and your tummy to 2025! The rumors (and my reporting) of Genuine Joe Coffeehouse closing on Anderson Lane were greatly exaggerated. Joe's closed but quickly reopened after the regulars convinced the owner to keep beaning. Keso's Tacos on Spicewood Springs started dolloping queso on their tacos. The Venezuelan trailer Venexico rolled into the T x R parking lot at 6546 Burnet. The Michelin folks were in town and bequeathed a well-deserved star to Barley Swine.

Shortie's on Shoal Creek quietly closed down last October. Oddly, there's no information on their web page or socials. Rumors on Nextdoor suggest remodeling or rebranding and reopening on February 1st. Here's to hoping that's true because we adore those New England Greek-style pizzas. Also closing its doors was our outpost of Flyrite on Burnet. If you miss the Austin entry into the chicken sandwich wars, you'll have to fly the coop to their other locations in town. Toastique closed after running their toasters for only a few months. Trudy's announced that it was closing its Burnet location, the last outpost of the long-running Tex-Mexer. My Sweetish Friend rolled out of its spot on Burnet but still provides pastries via pick-up or delivery (mysweetishfriend.com). I'm still waiting for H-Mart and Tzintzuntzan to open.

Since everyone else listed their top tens at the end of last year, here are the top ten dishes I ate in 2024 in the hood: (1) Chicken Fajita Tacos from Torchy's, (2) Brisket Cheeseburger from Black Gold, (3) Shrimp and Grits from District Kitchen, (4) Chicken Quesadilla from Asado's Taqueria, (5) breakfast tacos from Chyngon Tacos, (6) Green Chile and Pepperoni Pizza from East Side Pies, (7) Pollo Pirata Tacos from Dos Batos, (8) mini bundts from Nothing Bundt Cakes, (9) a tiny cherry pie from Tiny Pies on Pi Day, (10) soup dumplings from Ling Wu.

Until next time, keep eatin'!

Dog Day Coffee

Robert E. Mace

If your day is a dog, then you should definitely head to Dog Day Coffee. Owners Mark Tovar and Erika Luck started pushing beans in 2021 at farmers' markets before starting a jitter juice residency at Nosh and Bevvy up Burnet. Their new spot at 6701 Burnet is all theirs and with good timing as a number of mixed-use buildings and apartments are opening up all around them.

Dog Day specializes in nitros, including nitro teas and nitro blended lattes. Nitros are coffees infused with nitrogen such that they can be dispensed like beer from a tap. Nitros are generally cold brews, so they are perfect for our hot (and getting hotter) Texas summers (and springs and falls [and winters]).

Dog Day serves up a slew of nitros, and you can order a flight to sample four (or sweet talk them like we did to get a flight of the full six). The nitros range from the sweet, such as the Dirty Earl (the house homebrew + earl grey, simple syrup, and oat-milk) to the punchy Imperial Coldbrew (a feisty oak brewed house). Their unfiltered coldbrews are made in-house with a dark roast blend of Brazilian and Sumatran. Foodwise, Dog Day provides pastries from Quack's and Zucchini Kill and a few sandwich choices.

The space is modern and austere with a nice playlist of classics leaning soul. There's free wifi and free cookies for dogs (so you can bring your pooch!). Speaking of dogs, the owners both love dogs, hence the name, since, for them, a day with dogs is a darn good day. Parking is in the garage, and there's limited street parking out back. The Bride and I are close enough to make the stroll, especially since the sidewalks are reopened as the mid-rises in the area finish. If outdoors is your thing, they have several sidewalk tables.

Dog Day Coffee; 6701 Burnet Rd, Ste 101; (512) 666-1414; dogdaynitro.com

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Lettuce Recycle!

CONTINUED FROM FRONT PAGE

Why is Styrofoam so hard to collect? It is both lightweight and bulky. Styrofoam is made of over 90% air, making it very lightweight. It is often bulky, and this large amount of material makes it challenging to collect and transport efficiently.



Recycled Styrofoam cannot be used to make anything that will come in contact with food products.

Styrofoam is litter. Styrofoam breaks apart easily. It can be carried by the wind everywhere. Also, it isn't compostable or biodegradable, so it can persist in the environment for centuries.

What happens to the Styrofoam at the Recycle & Reuse Drop-Off Center (RRDOC)? The Styrofoam at the RRDOC gets melted down ("densified"). It is then made into blocks approximately 12" x 24' x 6" and placed on pallets for the vendor to pick up. The vendor pelletizes the Styrofoam and markets the material to frame and molding manufacturers.

Below are some other ways recycled Styrofoam is used:

- » Building materials. Roofing tiles, door and window frames, insulated concrete forms, and structural panels.
- » Decking and interior trim. Here, Styrofoam is mixed with other recycled plastic materials in a polymer resin to create composite decking boards and interior trim.
- » Furniture. Outdoor furniture and wall panels.
- » Prefabricated Concrete Blocks. Styrofoam is mixed with cement, sand, and aggregate to form concrete blocks.

Some exciting Styrofoam repurposing projects are being developed at the RRDOC. Some of the densified Styrofoam is being formed into polyethylene blocks to create wheel chocks (blocks of sturdy material placed closely behind the wheels of large trucks to prevent accidental movement). The RRDOC also investigates using Styrofoam for curb stops in parking lots.

A New Home for Styrofoam. The Rotary Club of South Austin launched a community project over a year ago to collect Styrofoam and take it to the RRDOC. On the first Saturday of each month, they staff a booth at the Sunset Valley Farmer's Market from 9:00 a.m. to 12:00 p.m. The farmer's market is at the Toney Burger Center, 3200 Jones Rd., 78745. To date, they have collected nine hundred pounds of Styrofoam. This amount of Styrofoam would fill an eighteen-wheeler truck. That's a lot of material staying out of our landfills! This is a very important project, and I am so proud of their continued efforts.

CONTINUED ON NEXT PAGE

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FROM PREVIOUS PAGE

Fire Hazard. Batteries and partially full aerosol cans have caused several fires in the recycling trucks and facilities. PLEASE DO NOT PUT EITHER IN YOUR BLUE RECYCLING BIN! Batteries can go to most public libraries in Austin and the RRDOC. If you doubt whether your aerosol can is entirely empty, take it to the Recycle & Reuse Drop-Off Center.

Do not put leaves in plastic bags at the curb! Compost collection will not pick up plastic bags of leaves. They will collect leaves in paper leaf bags and extra cans. When plastic bags are left curbside, they are collected as trash, and the customer pays \$10.20 (+ tax) per bag. Extra garbage stickers can be purchased at customer service counters at most grocery stores for \$5.00 (plus tax).

Please remember: Please do not bag recyclables! Here is a great video showing what happens when your recyclables get to the Balcones recycling facility: vimeo.com/782720848. Please note how fast the conveyor belt is moving. Workers don't have time to open bags of materials; those bags are pulled off the conveyor belt and sent to the landfill.

City of Austin recycling website: austintexas.gov/whatdo

Stay tuned for future tips that will include creative ways to recycle or reuse. If you have any questions or recycling ideas, please send them to: denahouston3309@gmail.com

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Black Gold

Robert E. Mace

Whenever I hear the words "black gold," the needle in my head drops on the theme song to Beverly Hillbillies: "Black gold. Texas tea." As it turns out, black gold is also pit slang for the perfect, dark sheen on the exterior of an expertly rubbed and smoked brisket. Owner and pitmaster Mems Davila earned his BBQ chops as the owner-operator of the trailer Wunder Pig but had a new concept in mind for going brick and mortar: craft meat and cocktails. The resulting Black Gold is all about the pits. The dark steel Cen-Tex pits named after Stevie Ray and Jimmie provide the meat and the moody gestalt of the architecture, decor, and tablescapes.

The Street Cornbread (roasted street corn honey cornbread garnished with cotija cheese, mild crema, and micro cilantro; \$14) is a good introduction to the Black Gold way. The dish arrives Instagram-ready with four one-inch square blocks of cornbread rained with garnishes. A quality dish elevated with fresh ingredients and a chef's attention to detail but not bro-chef'd beyond the traditional.

The Bride still raves about the Grilled Ahi Tuna Sandwich (with chipotle aioli, spicy arugula, avocado, sauteed peppers, and goat cheese on sourdough + fries; \$15). I place the Brisket Cheeseburger (half pound in-house ground brisket burger with cheddar cheese, lettuce, tomato, and pickles on a Brioche bun with dijonnaise + fries; \$14 [\$19 in the evening]) as perhaps the second best (or the best?) I've ever had with the smoky brisket confidently stepping onto the stage.

The star of the menu may be the Crispy Duck + Garlic Parm Fries (smoked and seared duck breast, poblano crema, and mango habanero sauce with matchstick garlic Parmesan fries; \$38). Rubbed, loved, and smoked like brisket, each bite was a luxurious drape of savory across the tongue. This is the best duck we've had in the Western Hemisphere. Even though you need to live on Greenlawn to afford it, we'd eat it every day if we could. The namesake Black Gold (Dulce Vida 100 Proof Blanco, lime juice, prickly pear cordial, and black coconut ash; \$16) serves as the joint's signature margarita, and it was dang decent with its cool Darth Vaderish hue.

All in all, roll us in salt and pepper and smoke us as impressed. We think this place will rub you the right way!

Black Gold; 1521 West Anderson Lane; blackgoldatx.com.



Street Cornbread at Black Gold

Scouting

CONTINUED FROM FRONT PAGE

Outside of those big adventures, the scouts learned lots of new skills like how to pitch a tent and tie some knots. Team-building games are a big hit at Northwest Park for all ages.

Service is important to Scouts, young and old, and the youngest helped out our community at the Gullett Carnival (running a station and clean-up duty). On Giving Tuesday, they decorated Christmas trees for those in need.

This spring, the Cub Scouts will continue their adventures with a campout at Cub World in Bastrop. Then, they build race cars for the classic Pinewood Derby in February. In April, they will head to Inks Lake for another adventure.

All Cub Scouts events are family-centric and welcome siblings.

Our fifth grade Cub Scouts crossover to join the older scouting program in February. This spring is a busy time for the Scouts at Troop 2019 and 410. These troops include 55+ boys and girls ages 11-18. While many of them were in Cub Scouts - that is not required, and all are welcome. One of the key tenets of Scouts is not just doing - but also teaching the younger and less experienced.

The older scouts have the option to camp every month. They backpacked at Pedernales Falls, learned to climb at Enchanted Rock, and practiced primitive engineering by building fortresses and a trebuchet at their "Barbarian Invasion" campout at a local ranch. These scouts are always on the go, mixing sports, drama, music, and more with scouts. All events are Scout-led, and the adults are there to enable and provide a safe environment.

These scouts continue their adventure this spring with trips to Inks Lake, Big Bend, USS Lexington, and the Narrows (near Blanco). In the summer, many will travel to summer camp or "high adventure." This year, our scouts headed to Camp Alexander in Colorado and Summit Bechtel in West Virginia.

In other states, it is actually fun to go outside during the summer - who knew?

High adventure is what the scouts call extended trips for the older (ages 13+) scouts. This summer, one crew is tackling the physically demanding trek at Philmont. Last summer, a crew headed to the US Virgin Islands to swim, snorkel, and sail at Sea Base. The confidence and growth in these young adults is amazing to watch.

Looking for off-screen adventure? Reach out! Scouts is for everyone ages 5-18. No experience is necessary. Find out more at: pack55atx.org, t410.org, and troop2019atx.org

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"Stacy recently helped us sell a property and made the entire cycle completely seamless. This was a family property with multiple family owners, with one living even out of state. I did not have to worry for a second if she was getting us the best deal. Stacy is an incredible negotiator! I applaud her for being able to pull it off so that buyers and sellers walked away with the feeling they got a great deal!" - E.S.



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Real Estate

CONTINUED FROM FRONT PAGE

2024 Overview (5-county MSA)

- » On a year-over-year (YoY) basis compared to 2023, we saw a 4.1% increase in the total number of sales in 2024, reflecting solid demand despite economic headwinds.
- » The number of active listings rose 7% YoY, keeping Months of Inventory (MOI*) balanced at 4.0.
- » The average Sold price climbed 4.2% YoY to \$575,000, while the median Sold price saw a modest increase of 1.4% to \$449,000.
- » New listings increased 8.8%, but the number of Withdrawn/Expired listings (homes that did not sell) increased 9.5%.
- » Sales volume (total \$ amount of real estate transactions) saw a nice boost in December, up 8.5% compared to December 2023. But for 2024 as a whole, sales volume was slightly lower (-1.4%) than 2023.
- » December closed out 2024 on a relatively positive note, with steady pricing and balanced market conditions. This indicates a resilient market heading into 2025, showing promising stability after the volatile 2020-2023 in Austin real estate.

A caveat: One of the unique aspects of Allandale is our incredibly varied housing stock, which can make interpreting the market using average sale price or average \$/SqFt very challenging. No cookie-cutter neighborhood here! Ours features a mix of original mid-century homes in varying conditions, beautifully updated properties, and redeveloped lots with large, modern constructions. This diversity means averages can sometimes obscure the nuances of the market. For example, a high-priced new build can skew the average upward, while an untouched original home will pull it down. Therefore, understanding Allandale's market requires a closer look at individual properties and their unique characteristics. We often say "real estate is hyper-local and hyper-situational," and this is especially true for a neighborhood like ours.

Another caveat: These figures represent sales sold via the Multiple Listing Service (MLS) and don't account for private sales that were kept off the market.

Are you a buyer? It's a great time to prepare for the spring market! Pricing has stabilized, and while interest rates for borrowers remain higher than some folks are hoping for, we expect gradual improvements later this year. If rates drop into the mid-6% range, buyer competition will

intensify. Your first step (if you'll be needing a loan) should be to get prequalified. As long as your job/financial situation doesn't change, the prequalification should be valid for 6 months, so it's a great idea to get started now! Austin's real estate market is typically busiest from March to June, with higher demand and more inventory. The increased competition among buyers can lead to bidding wars, and homes tend to sell quickly due to high buyer activity.

Are you a seller? The market is entering its prime selling season. With inventory levels balanced, preparing your property AND pricing it competitively will be key. Buyers these days know they have more power than in years past, and many are expecting to get a deal. My clients are showing a preference for turnkey, updated homes priced around the median. Sellers should be prepared to invest in staging and [at a minimum] minor updates to make their homes as appealing as possible in a competitive landscape. If you've been holding off on selling, now is the time to strategize for a successful spring or summer sale.

	2024	2023	% Change (YoY)
Total Sales Volume	\$135 M	\$97 M	+39.6%
Total # Sales (units)	126	102	+23.5%
Avg. Sale Price	\$1.07 M	\$951 K	+13.0%
Median Sale Price	\$880 K	\$821 K	+7.2%
Avg. \$/SqFt	\$496	\$474	+4.5%
Median \$/SqFt	\$496	\$467	+6.2%
Avg. MOI*	4.42	3.76	+17.5%
Expired/Withdrawn Listings	84	60	+40%

**A balanced market typically occurs when the Months of Inventory (MOI) is between 4-6 months. MOI measures how long it would take for the current supply of homes on the market to sell, assuming no new listings are added, and current demand remains constant. If the MOI is <4 months, it indicates a seller's market, where demand outpaces supply, often resulting in competitive bidding and upward pressure on prices. Conversely, if the MOI >6 months, it reflects a buyer's market, where supply surpasses demand, leading to longer listing times and downward pressure on prices. A balanced market, therefore, represents equilibrium, where neither buyers nor sellers have a distinct advantage, and home prices typically appreciate at a sustainable pace.*

Allandale in 2024 by the numbers



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Allandale Safety Update

ANA Safety Committee

Hello, neighbors! I'm Scottie, the Allandale Crime Dog, reporting from the ANA Safety Committee on current crime statistics for our neighborhood. The data in the table below lists the numbers for "Part I" crimes based on reported incidents captured in APD's 'Crime Viewer' system. Because APD captures data based on area rather than neighborhoods, these numbers include commercial areas, notably Anderson Lane, Burnet Rd, Northland Drive/Allandale Road, and Northcross Drive. I've broken out the "Incidents Within Neighborhood" to help differentiate the numbers between the residential and commercial areas.

As my uncle McGruff the Crime Dog noted previously, most of the crimes reported in our area occur on the peripheries of Allandale, meaning those commercial areas and large apartment complexes. But since we all frequent those areas, it's a reminder to stay vigilant when you're out and about, and maybe say a quick "thank you" to those security guards in the HEB parking lot.

Automobiles continue to tempt thieves. Most of the reported auto thefts were on the periphery. But we heard of two within the neighborhood, one on Great Northern and another on Pegram. Both of those occurred during December. Also, nearly half of the reported thefts were vehicle burglaries. Always secure your vehicles to the best extent possible wherever you park. That goes for bikes, too. One was taken at Yarborough Library.

Contemplative Retreat

at Saint John's United Methodist Church
a place where all are welcome
2140 Allandale Road

Saturday, March 8
9:00am – 12noon

optional extended session until 2:00pm

Gather with us for a time set apart
for spiritual renewal and refreshment.

Let the noise in your life settle,
learn contemplative practices
with our breath, our bodies, our words, and silence.

All "levels" of experience
with contemplative practices welcome.

Registration is free for all. Optional lunch is \$10.

9:00am – 12:00noon

Main session with introductory teachings and contemplative practices (Childcare available in the morning)

12:00noon – 2:00pm

Lunch and an afternoon session with a deeper dive.

Sign up at bit.ly/contemplativeretreat2025
or contact shelley@stjohnsaustin.org

"Part II" crimes are everything else, primarily misdemeanors or non-violent crimes. This category includes family disturbance, harassment, criminal mischief (in our neighborhood, generally graffiti), assaults without serious injury or use of a weapon, and possession of drug paraphernalia. Because the category is so broad, I've elected to just report on Allandale Part II crimes of note instead of providing a total number. Part II crimes of note during the last quarter include two DWIs within the neighborhood, an assault of a homeless person by another homeless person at Northwest Park, and eleven reported criminal mischief incidents.

Folks, we are lucky to live in such a safe neighborhood and wonderful community. And all of you out walking, riding, porch-sitting, and pickle-ball are helping to keep it so. Stay safe, stay warm, and have a great 2025!

APD Crime Data for Allandale September 1 through December 31, 2024

Crime Category	Incidents Within Neighborhood*	Total Reported Incidents
Aggravated Assault-Suffocate	1	3
Auto Theft	2	8
Burglary, B&E (Includes residential and non-residential properties)	4	7
Robbery	0	4
Theft	12	43

*Note: "Within Neighborhood" excludes commercial locations and large apartment complexes

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Take Pride in Our Neighborhood



Allandale Neighborhood Association New or Renewal Membership.

All residents within Allandale's boundaries are welcome to join the Allandale Neighborhood Association. Annual dues are \$20 per household or \$10 (over age 55 household). Dues may be paid in advance for multiple years.

Name _____
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E-mail _____

Membership rates: \$20 dues per household \$10 dues per age 55+ household

Please make checks payable to: ANA ■ PO Box 10886 ■ Austin, TX 78766-1886 ■

Or join online via www.allandaleneighbor.com

I am willing to serve on the following committees: Bylaws Communications Finance Membership
 Nominating Parks Safety Zoning and Planning Other _____

Get Involved with your Allandale Neighbor Newsletter

Allandale Neighborhood Association



Newsletter Submissions: Do you want to submit an article to our newsletter on a subject of community interest? Here's what you need to know!

- All submissions require the approval of the Allandale Neighborhood Association president.
- Submissions are due March 15 for our April edition and May 15 for our June edition.
- Articles may be lightly edited for grammar, spelling, length, or clarity. Do not add any special formatting or bold text. Headings, subheadings, and paragraphs are fine.
- Google Drive submissions are preferred. Email newsallandale@gmail.com if you need guidance on document formats and we will assist you.



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