

# June Meeting

**When:** 7:00 p.m.  
Monday, June 5, 2006

**Where:** Hyde Park United  
Methodist Church  
4001 Speedway

**Who:** YOU and your neighbors

**Note:** HPNA general meetings usually take place on the first Monday of each month.

## HPNA General Meeting Agenda for June 5<sup>th</sup>

- ◆ Hyde Park Homes Tour - Lorre Weidlich
- ◆ Adoption of New HPNA By Laws - Catherine Moore
- ◆ Graffiti Update - Elaine Meenehan
- ◆ Tree Task Force Update - John Moore
- ◆ Residential Regulation Task Force Update - Karen McGraw
- ◆ Sidewalk Update - Jamie Caras

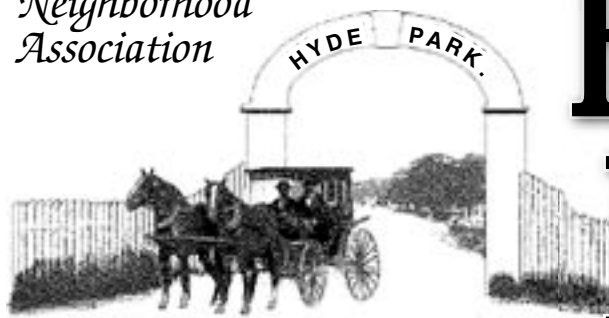
**See you there!**

## Vote on Revised Bylaws Set for June Meeting

The proposed new set of bylaws will be voted upon at the on Monday, June 5, 2006, at the Hyde Park Neighborhood Association general meeting at 7:00 P.M. at Hyde Park United Methodist Church, 4001 Speedway, in the Fellowship Hall. The full text of the bylaws is enclosed in this issue of the *Pecan Press*. Please come and vote — it's our Association, and the bylaws provide essential guidelines for how the HPNA conducts its affairs.

In order to incorporate changes to the work of the Bylaws Committee suggested from the floor at the May 2006 meeting, two amendments will be offered. However, a vote on those 2 amendments will not be taken until the July HPNA general membership meeting. This process will keep the Association in compliance with the provisions of the existing bylaws. The new amendments will be offered under the more streamlined notice provisions of the new bylaws. The amendments which will be voted upon at the July meeting are:

*The Hyde Park  
Neighborhood  
Association*



# Pecan Press

June, 2006 • National Register District Neighborhood • Vol. 32, No. 6

## The 2006 Hyde Park Homes Tour: From Ney to Today and Hyde Park Neighborhood Fair

What are your plans for Fathers' Day weekend?  
Let me make a suggestion:

Begin by donating two hours of your time to serve as a docent at one of the beautiful homes on the Tour or to help sell tickets. You'll feel good about contributing and you'll receive a free ticket to the Homes Tour — *and* get to enjoy the volunteer party after the Tour!

Then go on the Tour yourself. Walk the tree-lined streets of Avenue G and Avenue F, enjoying not only the Tour homes but all the houses in between them — many of them historic or vintage, and many restored or renovated. Stop at a lemonade stand for a quick refresher. If you don't feel like walking, take a ride on one of the pedicabs (bicycle rickshaws). Let yourself be transported back to an earlier time, when Elisabet Ney sculpted the heroes of Texas inde-

pendence and Colonel Shipe drove a Stanley Steamer through the same streets you are traveling.

Finally, spend a few hours on the grounds of the Elisabet Ney Museum enjoying the Hyde Park Neighborhood Fair — music throughout the Tour hours, a special display at the Museum, lemonade and buttermilk ice cream, tables of beautiful art and craft artifacts, and activities for children. Even if you can't attend the Homes Tour, come to the neighborhood Fair and bring your children. All activities are free and fun.

For the Tour route and pictures of the houses on the Tour, see page 10.

— Lorre Weidlich, 2006  
Homes Tour Chair

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**A. Article IV** (Goals), Section 4 shall be amended to add the language underlined:

4. To promote the preservation and highlighting of historically significant homes in Hyde Park and to support and preserve the Elisabet Ney Museum.

**B. Article XII** (Representatives and Committees), B (Standing Committees), Subsection 3 (Homes Tour Committee) shall be amended to add

the language underlined:

This committee shall be composed of at least 3 members and shall be responsible for the planning and conduct of the annual Hyde Park Homes Tour. The committee shall be responsible for obtaining financial underwriting, sponsorships and advertising in advance of the event, such that cancellation of the event will not result in a loss to HPNA.

# May Meeting Minutes:

## Hyde Park Neighborhood Association, May 1, 2006

After initial pro-con presentations on Propositions 1 and 2, Karen McGraw, **Residential Regulation Task Force** member and head of the Hyde Park Planning Team, gave an update on the citywide Residential Regulation Task Force (originally called "McMansion Task Force") and the progress they've made in working on a development ordinance. The Task Force is working to formulate recommendations for Planning Commission review and City Council consideration in late May. Until that time the interim regulations adopted by the City Council in March are in effect. Up-to-date information on the interim regulations is available at <[www.residentialregs.org/](http://www.residentialregs.org/)>.

John Paul Moore, **Tree Trimming Task Force** member and head of the Hyde Park contingent, gave an update on the Task Force. They will give their recommendations to the City Council Subcommittee on Monday, May 8. The recommendations are available for review at <<http://groups.yahoo.com/group/HydeParkAustin/files/Trees/>> (see related article in this issue). During the tree trimming moratorium, if you feel you need your trees worked on

call Austin Energy – there is a procedure, whereby they notify John Moore that work is being done, and he notifies HPNA Yahoo list of the work.

Lorre Weidlich, **2006 Hyde Park Homes Tour** Chair, gave an update on the route and events associated with the upcoming Homes Tour. The Homes Tour is Fathers' Day weekend, June 17-18. It will start at the Elisabet Ney Museum, and end there as well. Many activities for children and adults will be available at the Ney during the tour such ice cream, lemonade, neighborhood booth, and crafts. Volunteers are still needed in some places. Contact Lorre Weidlich <[lweidlich@mail2sevenses.com](mailto:lweidlich@mail2sevenses.com)> if you are interested in volunteering (see related articles in this issue).

Catherine Moore, Chair of the HPNA Bylaws Committee, presented the official draft of the revised bylaws that are slated to be voted on at the June, 2006 meeting (Bylaws are available <[www.austinhdepark.org/documents/HPNABylaws.html](http://www.austinhdepark.org/documents/HPNABylaws.html)>). The hard-working committee met a total of twelve times, beginning in November of 2005, and its members included Pam Whittington, Lisa Harris, John Anderson, Chris Brown, Wanda Penn, and Elaine Meenehan. This new/improved system for operating HPNA began with the overarching goal of enhancing neighborliness. Members also tried to retain the face-to-face aspects of working things out between neighbors. They talked to many people, the meetings were open, and many neighbors participated. They spent lots of time researching the archives to get and keep a sense of the history of the association. They also studied bylaws of many other neighborhood associations in central Austin. They took all of the input to create the new set of bylaws.

Among the proposed changes: a simplified dues structure; memberships run Oct.-Oct. so that all expire at the same time; and an announcement email list will be created (all members are eligible) just for official announcements. Also, HPNA will have a designated community bulletin board (likely at Fresh Plus) that will have notices about monthly meetings and other important matters. It's also been proposed that the Steering Committee will include association officers, the immediate past-president, plus six elected members who will serve two-year terms. Other proposed changes include the creation of standing committees, designation of official representatives (such as ANC), outlining finance procedures, a more formalized development review process, and adding a conflict of interest provision and

Continued on following page

### Pecan Press

The Pecan Press is published monthly  
by the Hyde Park Neighborhood Association in Austin, Texas.

#### Editor

Grant Thomas 450-0464 <[hghthomas@youthlaunch.org](mailto:hghthomas@youthlaunch.org)>

#### Associate Editor

Sarah Sitton 459-4530 207 E. 39th St.

#### Poetry Editor

Nancy Taylor Day 892-0127 <[Nancy@ciphersbyritter.com](mailto:Nancy@ciphersbyritter.com)>  
4001 Duval (Salon) 78751

#### Crime & Safety Chairman

Carol Welder 459-6205 <[cjwelder@msn.com](mailto:cjwelder@msn.com)>

#### Treasurer

Carmin Way 310-6594 <[carmin.way@photomask.com](mailto:carmin.way@photomask.com)>  
P.O. Box 49427, Austin, TX 78765

#### Production Manager/Advertising Director

Robert M. Farr 731-0617 <[bobfarr@austin.rr.com](mailto:bobfarr@austin.rr.com)>

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#### Contributors

Glen Alyn, Candy Gray Becker, Cynthia Beeman, Laurence Becker, Mary Collins Blackmon, George Bristol, Chris Brown, Sharon Brown, Lewis Brownlow, Kathryn Bryn, Mark Burkhardt, Amon Burton, Martha Campbell, Mike Capochiano, Inga Marie Carmel, Josephine Casey, Nicole Caspers, Kitty Clark, Carol Cohen Burton, William Cook, Susan Crites Krumm, Celeste Cromack, Rob D'Amico, Herb Dickson, Avis Davis, Don Davis, Barbara Daywood, Lynn Denton, Pam Dozler, Russell Duke, Cathy Echols, Merle Franke, Gregory Free, Larry Freilich, Robert Garrett, Eugene George, Mary Carolyn George, Larry Gilg, Susan Gilg, Ann S. Graham, Carolyn E. Grimes, Rachel Hector, Ben Heimsath, Sandi Heimsath, Susan Holman, Albert Huffstickler, John Kerr, Susan Kerr, Bo Kersey, Susan Kirk, Anna Kotecki, Mary Lehmann, Dennis Lensing, Karen McGraw, Sharon Majors, Alan Marburger, Peter Maxson, Brook Meggs, Elaine Meenehan, Fred Meredith, Susan Moffat, John Paul Moore, Jack Nokes, Jill Nokes, Wanda Penn, Cecil Pennington, Peter Pfeiffer, Dorothy Richter, Walter Richter Sheree Scarborough, Cathy Short, Sarah Sitton, Thad Sitton, Julie Strong, Kathleen Strong, Lao Tzu, Jennifer Vickers, Katie Vignery, Sandra Villalaz-Dickson, Lorre Weidlich, Joe Wiseman.

### Hyde Park Neighborhood Association

P. O. Box 49427 • Austin, TX 78765

<http://www.austinhdepark.org>

#### — HPNA Officers —

President • John Kerr • [jkerr@yahoo.com](mailto:jkerr@yahoo.com) ..... 451-3931  
Vice Presidents • Denise Girard, • [girard.d@att.net](mailto:girard.d@att.net) ..... 454-6584  
• Elaine Meenehan • [elainemeenehan@austin.rr.com](mailto:elainemeenehan@austin.rr.com) ..... 323-9772  
Secretary • Sam Waring • 4610 Ave H ..... 453-0730  
Treasurer • Carmin Way • [carmin.way@photomask.com](mailto:carmin.way@photomask.com) ..... 310-6594  
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#### HPNA Committee/Task Forces (w/chairs)

AISD • Ann S. Graham, 3815 Ave H ..... 458-8096  
Alley Coordinator • J.P. Young, [jpyoung@io.com](mailto:jpyoung@io.com) ..... 450-0707  
Beautification • Larry Freilich, [lmf@earthlink.net](mailto:lmf@earthlink.net) .....  
Children's Programs • Chris Berry, [cmcb@grandecom.net](mailto:cmcb@grandecom.net) .....  
Church/Neighborhood Liaison • Niyata Spelman, 3802 Ave. F. 459-8349  
Communications/Web • Robin Silberling, [robin@wcook.org](mailto:robin@wcook.org) ..... 452-1783  
Crime and Safety Chairman • Carol J. Weider, 4101 Ave F ..... 459-6205  
Development Review • Stan Kozinsky, 4604 Ave. G ..... 451-4455  
Finance • Nick Van Bavel, [nvb123@yahoo.com](mailto:nvb123@yahoo.com) .....  
Graffiti Patrol • E. Meenehan [elainemeenehan@austin.rr.com](mailto:elainemeenehan@austin.rr.com) ..... 323-9772  
Homes Tour • Lorre Weidlich, [lweidlich@mail2sevenses.com](mailto:lweidlich@mail2sevenses.com) ..... 300-2228  
Membership • Doris Coward [doward@mail.utexas.edu](mailto:doward@mail.utexas.edu) ..... 453-2476  
Neighborhood Planning • Karen McGraw, 4315 Ave. C ..... 459-2261  
Shipe Park • Joe Jernejcic ..... 302-4074  
Sidewalks • Jamie Caras, [jcaras@sciencetechnologies.com](mailto:jcaras@sciencetechnologies.com) ..... 323-6565  
Tree Preservation • JP Moore, [johnpaulmoore@austin.rr.com](mailto:johnpaulmoore@austin.rr.com) ..... 789-7025  
Triangle Development • Cathy Echols, 4002 Ave. C ..... 206-0729  
Zoning • Dorothy Richter, 3901 Ave. G ..... 452-5117  
Austin Neighborhoods Council Rep. • Lisa Harris, [ljh@texas.net](mailto:ljh@texas.net) .....

a "sunset" process for committees. After some discussion, Wanda Penn suggested that the most straightforward approach would be to adopt these bylaws in June, and then use the more flexible process under these new bylaws to "tweak" whatever future changes might be thought necessary. Wanda then made a motion that the membership continue forward toward adoption of these draft bylaws, with reassurance that once they are approved, a review process to amend can begin immediately. The motion passed unanimously.

Jamie Caras, **Sidewalk Committee** Chair, then gave a presentation about sidewalks in response to questions that came up during the HPNA budget adoption. Membership of HPNA allocated \$7000 in resources for sidewalks last year, and the people who worked on the committee included Rob Clinchard, Alan Marburg-

er, and Jamie Caras. They worked out some very exciting plans, whereby the City would agree to pay 50% of sidewalk costs, HPNA 25%, and homeowners 25%. Potential funding problems then emerged, but the City apparently has a draft agreement whereby some funding will continue to be available for sidewalk construction/improvements. The committee will do a followup presentation at the June meeting with an update on this issue.

The meeting, which was long but full of important information, was adjourned by John Kerr at 9:30 p.m.

— Denise Girard

(HPNA Secretary Sam Waring was ill last month; many thanks to Denise for filling in.)



## Things Seen in Hyde Park Topiary Choo-Choo



Neighbors strolling down Avenue F are advised not to make the mistake I did, several thousand times, of passing the house at 4212 Avenue F and not seeing the old fashioned train engine cut out of the fine Burford holly hedge along the south side of the front yard.

Resident Jack Taylor planted the holly hedge as several small plants in 1985. About a half-dozen years ago he had gardener Steve Bell shape the hedge into what we see today. Jack said the topiary requires trimming twice a year; he's considering adding a cowcatcher. The home will be on this year's Homes Tour; if you go, don't miss the train!

— John Kerr, President, Hyde Park NA



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Send in your articles, letters, and photos (but not your poetry\*) by the 15th of each month to:

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Note: The Pecan Press will not publish unsigned/unattributed poetry. All poems (even if written under a pen name) must carry a name and address or phone number for identification and verification purposes.

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## Letters Dept.

### Hyde Parker to Mayor: Restore Ney Restoration Funding!

(Note: When he leaves home at 4200 Ave. F, Jack Nokes heads for the Texas Association of Museums, where he serves as Executive Director. It was from that office that he wrote the letter below, shortly after learning that the Parks Department was prepared to recommend elimination of the \$500,000 in city bond funding that had been allocated towards restoration of the Ney Museum.)

May 17, 2006

Will Wynn, Mayor  
City of Austin  
P.O. Box 1088  
Austin, Texas 78767

Dear Mayor Wynn:

I am writing to urge you to reinstate funding for the restoration of the Elisabet Ney Museum to the upcoming bond election. The Ney is an exceptional museum not only for our city but also for our state and nation. That is why it was designated for a \$250,000 grant under the 2003 Save America's Treasures program, one of only two Texas projects funded that year. That designation meant that the Ney was included in a list of "threatened cultural resources of national significance." Like Laguna Gloria and the Charles Moore House, also Save America's Treasures grantees, the Ney is one of Austin's important cultural assets that is worth

Continued on page 6

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# Letters Dept. cont'd —

saving. It deserves City support.

As a Hyde Park resident, I am quite familiar with the condition of the Elisabet Ney Museum and its needs, and its needs are many. After years of deferred maintenance, the roof has severe leaks and the entire building needs stabilization. Any museum professional or historic preservationist can tell you that water is one of the main threats not only to historic structures but also to the valuable collections they house. Right now – this bond election – is the time for the City to provide bond funds to save and restore the Ney. Its leaky roof cannot wait another 6-8 years for another bond election.

The fact that the Ney's private support group has already raised \$336,500 for the project is very impressive. However, this does not in any way lessen the need for the City's participation. The Ney has done a remarkable job of raising funds, but its efforts will be hamstrung unless the City – the museum's owner – participates in this project. Unless the City is a financial partner, a number of funding doors will be shut to further Ney fund raising efforts. The City needs to be involved so donations may be leveraged, and the full \$2 million needed to do the restoration job right may be raised.

I respectfully ask you to reinstate the initial recommendation for bond funding to support this worthy project.

Sincerely,

Jack Nokes  
Executive Director, Texas  
Association of Museums

cc: Toby Futrell, City Manager

Warren Struss, Director, Parks and Recreation Department

(Editor's Note: Other Hyde Park residents may well want to join Jack in letting city leaders know their thoughts on this issue. If so, below are some key considerations to keep in mind:

If the Elisabet Ney Museum Restoration is not included in the 2006 bond package, the restoration will likely not occur.

(1) It will be very difficult for the museum and the restoration campaign committee to raise the funding for the restoration from private sources. Foundations, in particular, require owner support as a funding criterion.

(2) It is likely that the City will lose the \$250,000 in federal funds for the restoration awarded by the Save America's Treasures program. The grant requires matching funds. The Parks Department has advised that this match would have to come through bond funding. According to the SAT grant administrator for the Ney in D.C., there has been only one instance in the Save America's Treasures' 8-year history when SAT funding support has been forfeited. When the SAT program awarded funding to the Austin Parks Department for the Elisabet Ney Museum in 2003, 87% of the applicants across the country were rejected.

The Ney is providing \$336,500 in external funding raised from grants, individuals, companies and foundations providing a leverage of City dollars for the full cost of the restoration. Parks management has advised that no project on the current list of its recommended projects is providing external funding support. Each of the projects is to be funded at full cost by the bond. Leverage funding is an important issue with Council.

For a complete Fact Sheet on issues related to the Ney restoration, neighbors can contact Ney Curator Mary Collins Blackmon at <mary.blackmon@ci.austin.tx.us>

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## Letters Dept.

### Free Trees? Geez, Please!

Exciting news, Neighbors!

Namely, this year Hyde Park has been selected to receive a visit from our friends at TreeFolks of Austin <[www.treefolks.org](http://www.treefolks.org)>, who will be canvassing the neighborhood for appropriate places to receive free trees under their well-known and well-regarded NeighborWoods Project.

This project is sponsored by Austin Energy and implemented by TreeFolks, Inc., which is Central Texas's non-profit urban forestry organization. This June, the TreeFolks staff will evaluate all properties using a set of standard criteria. Generally, trees are placed to shade and cool the front yard, including pavement, to reduce the "heat island effect" – effectively lowering your energy bill, while adding considerable beauty.

If your home is selected for this donation, you will find yellow flags on your property that say "FREE TREE HERE" and a doorhanger explaining the NeighborWoods Program. You will select a species of tree and mail in an order form. The trees will be delivered this October. You will be responsible for planting them on your property; but we'll pledge to provide neighbors with help from the Beautification Committee if needed, and we're hoping that HPNA may be able and willing to allocate some funds for this worthy cause. Here's a list of species of large and small trees being offered this year: Large Trees: Live Oak, Bur Oak, Elm and Chinquapin Oak. Small Trees: Yaupon Holly, Texas Red Bud, Texas Mountain Laurel and Mexican Plum.

Thanks,  
Lawrence Freilich  
<[lmf@earthlink.net](mailto:lmf@earthlink.net)>  
Lindsay Nakashima  
<[n-b@worldnet.att.net](mailto:n-b@worldnet.att.net)>  
HPNA Beautification Committee

## There's No Place Like Mother's

Located in the historic Hyde Park neighborhood, Mother's Cafe and Garden is a unique dining environment. Choose from our wide variety of healthful entrees and settle back to enjoy the plant-filled garden and a restaurant that truly cares about you. Lunch, dinner, or weekend brunch — You'll feel at home at Mother's



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### PS: Top ten reasons to plant a tree in your yard:

- 10) To replace the one that was "trimmed" by Austin Energy.
- 9) The cooling effect of a tree is equivalent to ten room-size air conditioners operating 20 hours a day. (source: U.S. Dept. of Agriculture)
- 8) A better place than your couch for the cat to sharpen his claws.
- 7) Trees are the best monuments. They speak praise without flattery.
- 6) A foundation for the tree house you'll build when your newborn is twelve.
- 5) A convenient place to hang holiday lights and bird houses.
- 4) To eventually grow and replace the sycamore that dropped the 200-pound limb on your Toyota.
- 3) To walk under the branches of a tree you have planted.
- 2) Visual exposure to settings with trees has produced significant recovery from stress within five minutes, as indicated by changes in blood pressure and muscle tension. (Source: Dr. Roger S. Ulrich, Texas A&M University)
- 1) Because they're free (thank you, TreeFolks!)



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# Visit the Ney and Hyde Park Homes on the Tour

Take another short walk around the block to the Hurt house. The historical record for this property is unclear, but the architecture of the house places it firmly in the mid-1920s. The present owners have updated the kitchen and expanded the house with an upstairs bedroom, entryway, and backyard studio.



A two-block walk north on Avenue G brings you to the Campbell-Turner house. The previous owners of this property include such early Austin and Hyde Park luminaries as "Fruit Tree" Ramsey and E.P. Wilmot.



Cross the street to the von Boeckmann-Keeble house, built in 1910, designated as a historic landmark in 2005, and the recipient of a Heritage Society award.



**Begin Your Tour** at the Elisabet Ney Museum, built in 1892 as the home and studio of sculptor Elisabet Ney. View Ney's sculpture and the special exhibit "Elisabet Ney's Homes and Studios: Personal Reflections of the Artist."



Two blocks south on Avenue F is another historic landmark, the Hodnette-McKesson house, one of the best examples in Hyde Park of Frank Lloyd Wright's Prairie School aesthetic.



The sixth stop on the tour is the 1896 Kopperl house, another historic landmark and a periodic participant in the Hyde Park Homes Tour. This year, in addition to its six fireplaces and Eastlake architecture, the Kopperl house displays its new second floor renovation.



The final house on the tour is El Naranjal (The Orange Grove), twice voted "The Best Ongoing Project in Austin" in the *Austin Chronicle* Best Of Austin poll.

From here, cross the street to return to the Elisabet Ney Museum and enjoy the activities on the museum grounds.

The 31<sup>st</sup> Annual  
**HYDE PARK  
HOMES TOUR**

**The 2006 Homes Tour stops  
Fathers Day Weekend:**

- 1 The Elisabet Ney Museum, 304 East 44th Street
- 2 The von Boeckmann-Keeble House, 4401 Avenue H
- 3 The Campbell-Turner House, 4529 Avenue G
- 4 The Hurt House, 4510 Avenue F
- 5 The Hodnette-McKesson House, 4300 Avenue F
- 6 The Kopperl House, 4213 Avenue F
- 7 El Naranjal, 207 East 44th Street

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**Update: Citizens Tree  
Trimming Task Force**

Well, neighbors, the trees of Hyde Park are still endangered; and if you want to save them, now is the time to let your wishes be known to the Austin City Council.

The Citizens Tree Trimming Task Force has presented a subcommittee of the council a detailed, well-researched set of options for saving our trees, as well as models of better ways from several communities across the United States.

The full task force report is available on the Yahoo Hyde Park website at: <<http://groups.yahoo.com/group/HydeParkAustin/files/Trees/TTF%20Recs%20Final.pdf>>

Continued on page 14

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## Bylaws Committee Kudos

The HPNA Bylaws Committee has done yeoman service in revising the HPNA Bylaws. It was a long and tedious job, but it should not be a thankless job. Thus I want publicly to express a very big THANK YOU to all of the members who worked on the bylaws.

But now in the wake of their excellent work, we all have a job to do. Each of us in the neighborhood, whether we be HPNA members or not, will benefit from having clearly stated guidelines for the actions taken by HPNA. We will benefit from having a process that is established and followed consistently. Consequently, it is very important that these bylaws be adopted NOW so that the organization can focus on the needs of our neighborhood. Once they are adopted, changes can be made if needed.


It is important to remember that the bylaws do not solve all problems. It is we, the members of HPNA and residents of Hyde Park, who must participate in the organization and assure that its goals are carried out.

In Section VIII, the bylaws set forth communication guidelines. Communication is more than imparting information -- it is also the interchange of information and opinions. Each of us must accept the responsibility that these bylaws give us to be informed and to participate.

HPNA needs more than just a stalwart cohort of officers to lead the organization; it also needs the participation of all residents. Hopefully, many will want to serve on Standing and Ad Hoc Committees. But all of us have a role. The roles are as varied as the residents of Hyde Park. It is by reading the *Pecan Press* and online communications, by attending meetings, by volunteering, by talking with neighbors, by participating in the varied aspects of HPNA that we will keep Hyde Park strong, and preserve the neighborhood that so many have worked so long and so hard to build.

— Celeste B. Cromack  
4016 Duval St.

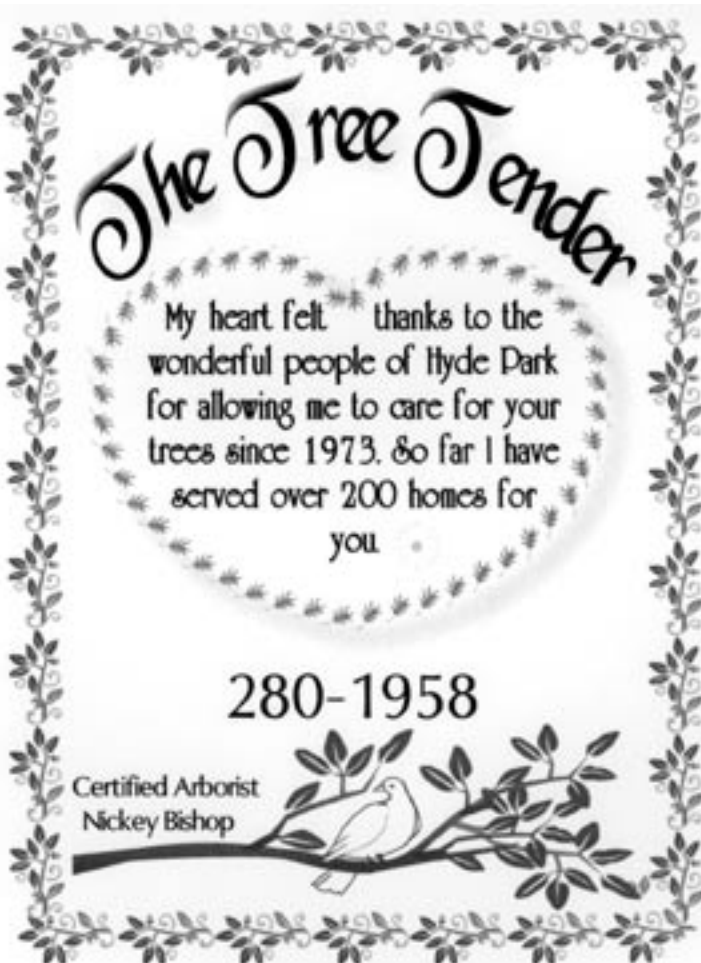
(Celeste is a former HPNA President)



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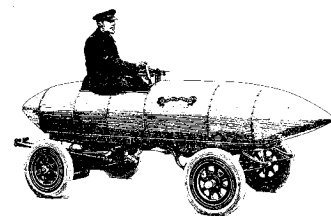



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## Tree Trimming Task Force...

...cont'd from page 11

Links to other related documents can be found with the *American Statesman's* latest coverage of the issue at: <<http://www.statesman.com/news/content/news/stories/local/05/10trees.html>>

But here's the story in brief: The task force, after researching state and federal laws and practices around the country, determined that Austin can adopt standards for clearing of overhead lines that suit our community; that is, they are not dictated by hard and fast law anywhere. We also discovered a number of engineering practices, including a novel one advanced by the Austin Energy engineering department, that can save mature trees.

Austin Energy General Manager Juan Garza has pledged that the current moratorium on cutting in Hyde Park, Hancock and Eastwoods neighborhoods will be maintained until the full City Council acts on the task force's recommendations.

The message we need to deliver now is that if Asplundh is prematurely unleashed once again on our trees, much of the work of the task force will have been wasted, since solutions it proposed need to be tested and offered to residents as alternatives to moving precipitously from a 100-year no-trim cycle, to a five-year trim cycle, which is what outraged us when this issue began to heat up last January, when saw-wielding Asplundh crews began running amok throughout the neighborhood, marking myriad trees for imminent defacement and destruction.

Now is the time to tell the City Council you want these alternatives thoroughly researched and evaluated, with continued citizen input, before the moratorium is lifted. Our city-owned utility should approach us with a menu of affordable short-term alternatives to its discredited former approach, alternatives that amount to real choices, not simply improved public relations.

And here's a particularly timely and important note to remember: In the days following our recent violent storms, Austin Energy's spokesmen were quick to blame all their problems on trees. This is simply not the case.

A review of seven years of service quality reports from Austin Energy to the Texas Public Utility Commission reveals that all vegetation, including trees, was the fifth-ranked cause of AE power failures, at 15 percent, after utility-owned equipment (26%); animals and birds (21%); "unknown" (17%) and weather (16%).

The widespread outages caused by the storm were in many cases not caused by trees, but by high winds. The winds did blow some branches or even whole trees into the wires, but were also so strong as to whip lines into one another, causing short circuit failures. Indeed, several of the hardest-hit areas in Austin had already been trimmed by Austin Energy. The fact is,

Continued on page 16

**NOW is a great time for a positive, healthy beginning!**

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## Tree Trimming Task Force...

...cont'd from page 14

Austin Energy could trim to its heart's content but the only way to avoid the tree-related failures from events such as the recent storms would be to reduce Austin's beloved urban canopy to the level of, say, Odessa. Or maybe El Paso. Or to bury our electric lines under ground.

Moving utility lines is an expensive proposition that should not be determined by the size of each individual's pocketbook. The \$10 million Austin Energy now spends each year mutilating trees could go a long way toward moving these lines under ground.

There are very real questions about how much effect, if any, this \$10 million per year has on the overall reliability of our electric system. As a matter of fact, the average time it takes Austin Energy to restore outages has actually grown worse over the past two years.

It is these questions that we believe the Austin City Council needs to thoroughly examine before Asplundh is unleashed again to destroy so much, at such great expense, to so little measurable effect.

I will have more to say about this at this month's HPNA meeting. But for now, it is time to remember the panic we felt when we found all those pink ribbons on our trees last winter and to realize while the ribbons may be gone, the threat is as large as ever. Do not be complacent. Keep those calls, letters and emails to Council coming.

Phone numbers and addresses of current council members are listed on the City of Austin web site. <http://www.ci.austin.tx.us/>

Here are their email addresses, along with council person-elect Sheryl Cole and the city manager.

<betty.dunkerley@ci.austin.tx.us>  
<brewster.mccracken@ci.austin.tx.us>  
<danny.thomas@ci.austin.tx.us>  
<jennifer.kim@ci.austin.tx.us>  
<lee.leffingwell@ci.austin.tx.us>  
<will.wynn@ci.austin.tx.us>  
<sheryl@sherylcole.com>  
<toby.futrell@ci.austin.tx.us>

When you contact them, urge them to examine the true threats to electric service reliability and how the current \$10 million per year spent on Austin Energy tree trimming could be used to better effect somewhere else in the city budget. And that until Austin Energy, at direction of the full Council, has fully explored the questions raised by the task force and developed a full set of alternatives, including funding, no Central Austin neighborhood face another Asplundh assault.

— John Paul Moore, HPNA Tree Trimming Task Force Representative  
<johnpaulmoore@austin.rr.com>





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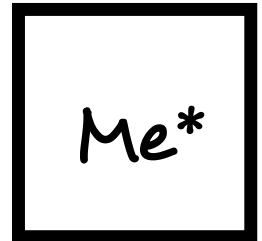
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# Hyde Park Poets —

## After While Crocodile

Soft wood whispers,  
metal clicks,  
drawer at rest.  
It murmurs: remember.  
Oft-folded papers await,  
pen and pencils age,  
their ink and erasers sclerosing.  
Jaundiced greeting cards hunker,  
too tired to express  
once-cheerful sentiments.  
Checks expire, unwritten,  
stamps fetal-up, unlicked,  
appointments find new calendars.  
Soft wood caresses,  
metal clicks,  
the voices of her desk.  
Birthing place: letters composed,  
homework completed.  
It comforts us,  
always the soft-spoken presence,  
house to house, moment to year.  
Poem and double-entry ledger  
also birthed, held against the bosom,  
wise sentinel, whispering in her room.

For my mother Mabel Taylor Day  
September 3, 1910-April 21, 2006

— Nancy Taylor Day  
April 22, 2006

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Address: **404 West 55th**

Listed For: **\$175,000**

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## 4002 Avenue C

3BR, 2BA Victorian with 2BR, 2BA garage apartment. \$499,000

For Sale



## 809 East 46<sup>th</sup> Street

3BR, 2BA, 3Liv, built 1910. City Historic Landmark.  
\$625,000

Just Listed



## 907 East 43<sup>rd</sup> Street

3BR, 2BA Tudor Revival, built 1937.  
\$425,000

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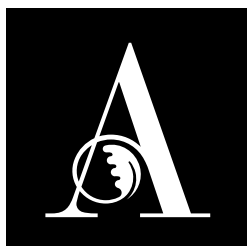


## 4813 Duval Street

3BR, 1BA, hardwoods, updated kitchen, large yard.  
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