



Available online at www.crestviewna.com

CRESTVIEW NEIGHBORHOOD ASSOCIATION NEWSLETTER

Hand-delivered on recycled paper to over 2,400 homes and local businesses

FEBRUARY 2025

CNA's February Meeting

City of Austin Wildlife Officer Emery Sadkin will be the guest speaker at our meeting on Monday, February 10th. She has a degree in Wildlife Biology from Texas Tech University and has been a Wildlife Officer for the City of Austin for six years.

Please join us in what promises to be an interesting and informative meeting about wildlife in an urban setting. And bring your questions – whether you currently have a wildlife habitat, you're interested in creating a wildlife habitat or if you want to know how to deal with unwanted wildlife in your yard. Or if you're currently in high school and want to know what a career in wildlife biology entails.

When: Monday, February 10th at 7 pm

Where: Episcopal Church of the Resurrection, 2200 Justin Lane (Note: the meeting will be held in the Chapel which is in the main building along with the sanctuary.)

City of Austin Wildlife Program History

In March 2007, the City of Austin passed a council resolution to obtain National Wildlife Federation (NWF) community level certification. On March 12, 2009 Austin realized that goal and was recognized as a certified community during the Community Wildlife Habitat Certification Ceremony. To date, the City of Austin has 2,154 certified wildlife habitats.

The Community Wildlife Habitat project is part of the National Wildlife Federation's Certified Wildlife Habitat™ program. These projects benefit the entire community through education, outreach and promoting the use of native plants and landscaping to develop natural habitats that attract wildlife and birds, use little or no fertilizer and require modest watering.

Though the program started with the Community Wildlife Habitat effort, our city continues to demonstrate national leadership with our continued commitment to keeping Austin wild. Since 2007, Austin has obtained many other wildlife-related certifications. In 2021, Austin was the first city in Texas to take the National Wildlife Federation's Mayor's Monarch Pledge in support of Monarch conservation. In 2022, Austin became a Bee City USA affiliate to support native bee conservation. In 2023, Austin was recognized as an official Bird City by Texas Parks and Wildlife Department and Audubon Texas for efforts in bird conservation. Austin truly is a community that recognizes the value of wildlife!

Benefits and Joys of Urban Wildlife

By Nancy Harris, CNA Treasurer

Every year on March 3rd, we celebrate World Wildlife Day, to recognize the unique roles and contributions of



wild animals and plants to the planet. Urban wildlife is like a secret ingredient that makes our cities lively, sustainable, and exciting places to live. However, people often forget how important city critters are for keeping our urban ecosystems healthy and balanced.

Biodiversity, by definition, is “the variety of life in the world or in a particular habitat or ecosystem”. Biodiversity is what keeps our ecosystems in balance. As an ecosystem, living things are interconnected and interdependent on one another. Habitat loss and fragmentation, light and noise pollution, and chemical pollution have all served to disrupt this balance. Wildlife contributes to biodiversity by playing crucial roles within ecosystems, including pollination, seed dispersal, predator-prey balance, nutrient cycling, and habitat creation, which helps maintain a healthy and diverse range of species in an environment.

Certain wildlife helps control pests. For instance, ladybird beetles, spiders and lacewings are natural enemies of many insects we consider harmful. Birds like songbirds, raptors and blackbirds help control the spread of harmful insects (such as flies, mosquitos, gnats, etc.) and slugs.

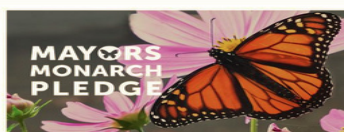
Raccoons are the ultimate survivors. With their clever minds and nimble paws, they're always figuring out how to get what they need. But they're not just cute faces—they're



essential players in nature too! These little scavengers help keep bug and rodent populations in check and even spread seeds around as they munch on fruits and nuts. Sure, sometimes they might rummage through our trashcans, but they're also doing us a favor by cleaning up organic waste in our neighborhoods.

You may not realize it, but the best pest control companies in the world don't charge you a dime. That's because they're

See Wildlife continued on page 4



CRESTVIEW

NEIGHBORHOOD ASSOCIATION
NEWSLETTER

Published monthly on 100% recycled paper by the
Crestview Neighborhood Association (CNA).

For information and to submit articles contact:
Chip Harris
nlchip@outlook.com
512-458-2488

For advertising information, rates and sizes go to:
www.crestviewna.com

CNA EXECUTIVE COMMITTEE

| | |
|-------------------|--------------------------|
| PRESIDENT | Lourdes Jones |
| VICE PRESIDENT | Anne-Charlotte Patterson |
| SECRETARY | Steve Kuehner |
| TREASURER | Nancy Harris |
| NEWSLETTER EDITOR | Chip Harris |
| Place 1 | Greg Smith |
| Place 2 | Don Tucker |
| Place 3 | Helen Kelley |
| Place 4 | Roland Rodriguez |

CNA Contact Information

P. O. Box 9505, Austin, TX 78766
www.crestviewna.com

CNA General Meetings are held the second
Monday of every month at 7:00 PM at the
Crestview United Methodist Church,
1300 Morrow St.

Treasurer: joincrestview@gmail.com

Twitter: @CNAneighbors

Facebook: CrestviewNeighborhoodAssociation

Episcopal Church of the Resurrection

2200 Justin Lane

Upcoming Event
Annual Pancake Sup-
per/Mardi Gras cel-
ebration on Tuesday,
March 4 from 5:30pm
to 7:00pm in the Parish
Hall at 2008 Justin Lane.



Why Density Doesn't Result In Affordability

Excerpts from the article "Why Is Vancouver So Insanely Expensive?" by Patrick Condon in Maclean's Magazine

The city (Vancouver) has built homes faster than any other in North America, but it's still the priciest place to live on the continent. Politicians and pundits often blame Canada's housing crisis on a simple problem of supply and demand: housing prices are high because not enough new housing is being built for the people who want to live there. But something weird is happening in the city of Vancouver. Between 1970 and 2020, the city tripled the number of homes within its limits, primarily by adding density to already built-up areas, but the population only rose by around 70 per cent. No other major city in North America can claim a comparable feat: New York City increased its housing stock by only 30 per cent over the same period, and Los Angeles and San Francisco had similarly modest gains.

Yet despite this new density, Vancouver holds the dubious honour of having the highest home prices in North America. Houses in Vancouver cost an average of around \$1.3 million. This is the great paradox: the city that's added the most number of homes is now the least affordable, and the most vulnerable residents are no closer to securing the homes they need. Why? Because the problem isn't just about how much housing we build. It's about the cost of the land beneath it. When you buy a home, you're not simply purchasing a structure; you're buying the land it sits on. And in urban centres, land is a finite resource. Like gold or diamonds, its scarcity makes it an inherently valuable commodity. Mark Twain is famously credited with quipping, "Buy land; they ain't making any more of it." That wisdom holds true, particularly in cities like Vancouver and Toronto, where international demand turns already scarce land into an even more expensive commodity.

Some argue that increasing the number of homes in a city block can make land cheaper by spreading land costs across more units. But the evidence suggests otherwise. In practice, granting developers the right to build higher only inflates land values further. Why? Because land isn't valued by how much dirt is for sale but for how many square feet of housing it can hold. A parcel of land that can accommodate a 40-story tower is worth exponentially more than an equally sized lot restricted to single-family homes. The more density a city allows, the more lucrative its land becomes for those in the business of buying and selling urban property. And those speculative gains do not trickle down to renters or homebuyers. They fatten the pockets of landowners and developers.

If we are serious about tackling the housing crisis, we need a fundamental shift in how we understand land value. Policymakers must recognize that housing affordability is not simply a matter of supply and demand in the abstract; it's about who controls and benefits from the value of urban land. . . . we must move beyond the blame game that pits so-called NIMBYs against YIMBYs and frames local democracy as an obstacle to progress. Local residents and their elected officials are not enemies of affordability; they are essential partners in crafting sustainable, inclusive urban policies. The real barriers to affordable housing are not neighbourhood activists but systemic forces: unchecked speculation, inequitable land policies and a political culture that prioritizes short-term profits over long-term social well-being.

As cities across Canada grapple with similar challenges, Vancouver's experience serves as both a cautionary tale and a source of inspiration. It reminds us that there are no easy fixes or one-size-fits-all solutions. But it also shows us that with leadership, thoughtful planning and a commitment to equity, we can build cities where housing is not just a commodity but a fundamental right.

(The entire article can be read at https://macleans.ca/economy/why-canadas-housing-crisis-is-not-just-a-supply-and-demand-problem/?utm_source=firefox-newtab-en-us. Patrick Condon has over 25 years of experience in sustainable urban design: first as a professional city planner and then as a teacher and researcher. He serves as the Chair in Landscape and Livable Environments at the University of British Columbia. He is the author of the book *Broken City: Land Speculation, Inequality, and Urban Crisis*.)

For the Birds

(Editor's note: The following is an excerpt from the Introduction in Laura Erickson's book titled For the Birds.)

What would the world be like without birds? If just one species – say Blue Jays – were missing, North American forests would have a different character: as glaciers retreated, acorns planted by mobile Blue Jays won the germination race against wind-borne seeds, and oaks became the dominant forest pioneers. Without Blue Jays, other creatures would lose their nosiest and most reliable sentinels, making them more vulnerable to predators. American folklore would be devoid of tales of jays carrying sticks to the devil, and Mark Twain's jolliest story, "Baker's Blue-Jay Yarn," wouldn't exist. How could we jaywalk or strut around naked as a jaybird? And without Blue Jays, the Braves and the Phillies would have won the 1992 and '93 World Series. .

No creatures in the world give us as much as birds do. Bird song awakens us in the morning and bird's down cushions our heads as we go to sleep at night. Birds bring to our human world nourishment, warmth, inspiration, beauty, and enjoyment – and all that before we look through our first pair of binoculars.

Have You Renewed Your 2025 CNA Membership?

Thank you to all those who have sent in their CNA dues for 2025! Just a reminder that all memberships for the calendar year 2025 are up for renewal.

Since the early 1980s when the Crestview Neighborhood Association was formed, CNA has been dedicated to preserving and promoting the quality of life, safety and residential character of our neighborhood. Any resident living within the boundaries of Crestview (Lamar, both sides of Justin, Burnet Road and Anderson) are eligible to join the association. Dues are \$10 per year per household (up to 4 adult members) and are paid on a calendar year basis. To join the association or to renew your membership through December 2025, please use the form below. Make checks payable to Crestview Neighborhood Association or CNA. Or to pay with PayPay, log into your PayPal account and send your \$10 dues to joincrestview@gmail.com. Any questions regarding your membership can be directed to the Treasurer at joincrestview@gmail.com.

| | | |
|---|--|---|
|  | Crestview Neighborhood Association PO Box 9505, Austin, TX 78766 www.crestviewna.com | All residents are invited to join Annual dues are \$10 per household |
| | Date: _____ New Member [] Renewing Member [] | |
| Household Members (List up to 4): _____ _____ | | |
| Address: _____ _____ | | |
| Email: _____ Phone: _____ | | |

Let's give this church thing another try.



violetcrown.church

CRESTVIEW OWNER for 20 YEARS

Helping neighbors buy and sell homes for decades. Give me a call.



TIFFANY PETERS, REALTOR®
 512.922.6309 | tiffany@moreland.com

MORELAND PROPERTIES

TOP NOTCH *New* **WEEKLY SPECIALS**

| | |
|---|---|
| <p>MUNCHKIN MONDAY Enjoy 1/2 off a Kid's meal with the purchase of an adult combo or dinner</p> <p>POP A TOP TUESDAY \$2 off Top Pick, Top Special, Top Dog sandwiches and canned beer</p> <p>WING IT WEDNESDAY \$2 off Two Piece Fried Chicken Dinners</p> | <p>TASTY TREAT THURSDAY \$1 off All Shakes and Fried Pies</p> <p>FRIDAY FAMILY MEAL NIGHT 12 piece Mixed Fried Chicken dinner with 2 Family Size Mashed Potatoes & 2 Family Size Coleslaw</p> <p>CHICKEN FRIED WEEKEND Enjoy Chicken Fried Steak & Chicken Fried Chicken Dinners and Sandwiches on the weekend!</p> |
|---|---|

Acupuncture Together

YOUR NEIGHBORHOOD ACUPUNCTURIST
 AFFORDABLE & ACCESSIBLE
 TREATMENTS START AT \$48



AcupunctureTogetherAustin.com
 (512) 698-5151 | 7431 Burnet Road, 78757

Proudly serving Austin since 2010

Wildlife continued from page 1

the urban wildlife you see around you every day. Skunks and opossums keep your living spaces free from rodents, ticks and carrion. If you see bats in the sky, you can rest assured they're helping keep the mosquito population at bay.

Without these intelligent, symbiotic animals as part of our community, we may find ourselves overrun with the kind of destructive creatures we really don't want walking in and around our living spaces. So, next time you find yourself frustrated at the presence of an animal in your neighborhood, think of them instead as your 24/hour cleanup crew and let them go on their way.

Pollinators are the powerhouses that help food crops and flowering plants reproduce. This means that most of the food you eat is the product of pollination. Nearly 80% of our crops rely on animal pollinators, especially bees, for reproduction. Other pollinators include butterflies, moths, bats and birds. Without them, our grocery stores and dinner tables would look very different.



Squirrels are great tree planters. Just like us humans, they sometimes forget where they put things! There are times when the nuts and seeds they bury are not retrieved. Some of those forgotten seeds end up sprouting and growing into new plants and trees. So, while squirrels might not be planting trees on purpose, they're still doing their part to spread seeds around and help with regeneration.

Many people like to surround themselves with nature when they want to make themselves feel better emotionally or escape stress. Nature has been known to reduce blood pressure and muscle tension and contribute generally to

one's physical wellbeing. The sounds of nature make one stay in a positive mood more than hearing city sounds. Most artists have verified that staying around nature increases their level of creativity, while most depressed patients have verified that staying around nature gives them joy and reduces their level of anxiety.



There is a growing body of evidence that shows that, as humans become increasingly isolated from nature, the presence and ability to view urban wildlife is associated with benefits to both mental health and psychological wellbeing. There is something calming about watching animals go about their business from finding food to building a nest and raising their young. Don't discount the sheer joy in watching a butterfly lay her eggs, a spider weave a web or hearing a hummingbird buzz as it navigates around a flower. You don't have to travel to remote areas or download nature sounds such as birdsongs to reap the benefits. All you have to do is look out your window and just watch and listen.



Children are curious about nature and seeing wildlife free and natural so close to home gives them a healthy respect and understanding of the world around them. So grab the kids (or just yourself) and step over to the window, or go out and get some fresh air and enjoy the wildlife!

CRESTVIEW

AUTO REPAIR



Jerry Sawyer 512-467-0765
7200 Woodrow Avenue, Austin, TX 78757

YOU DREAM WE BUILD



6916 N LAMAR BLVD
AUSTIN, TX 78752

512-784-8184


**CUSTOM HOMES
REMODEL
ADU**

kibroh.com

ER **EMILY ROSS**

Residential Real Estate
BROKERED BY ALL CITY REAL ESTATE

512-537-7882
Emily@EmilyRoss.com
EmilyRoss.com
EmilyRossAustin



"Emily Ross is one of the best agents I have worked with - and have had an opportunity to work with many. Her local knowledge, responsiveness, thoroughness and counsel were greatly appreciated."
- Monica via Zillow, Seller

HECHO EN TEJAS

Eldorado
CAFE

Come see us!

Breakfast • Lunch • Dinner
Snacks! • Cocktails • Catering

Tuesday-Saturday 9am-10pm | Closed Sundays & Mondays

3300 W. ANDERSON LN AUSTIN TX | EldoradoCafeATX.com

In Memoriam

Willie "Billie" Johnson Herron

One of the last original neighbors on our street, Billie Herron, died Tuesday, December 3, 2024. She was 99. Billie was well loved, always ready with a wave, a smile, and a hug, and to visit for a while. She attended almost every block party we had over the years. After she moved to her new house here in the mid-1950s, she planted a magnolia tree. It grew to be taller than almost every other tree on the street, and she shared its flowers with neighbors each spring. The majestic tree fell on its own in Spring 2017 and, amazingly, didn't land on any people, houses, or cars, only grass. It was Billie who told me in 2004 that there were few trees here when the first houses were built. I couldn't imagine it, with all the mature trees we have now. She showed me a photo from 1956, and in the distance you could see the hills west of Mopac, with only a few newly planted trees in sight. With that, she inspired me to learn more about our neighborhood's history, something I'm still doing today. Billie was a gem and will be missed. - By Susan Burneson, Crestview Resident

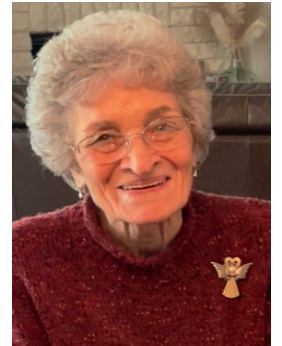


(Editor's note: Billie was a long-time CNA member, having joined in 1983. Link to Billie's obituary: <https://www.dignitymemorial.com/obituaries/austin-tx/willie-herron-12114154>)

Lucile "Lu" Stelzer Boemer

Lucile "Lu" Stelzer Boemer, beloved wife, mother, and cherished friend passed away peacefully on October 29, 2024 at the age of 94.

With a calling for helping others, Lucile dedicated herself to nursing, spending her post graduate years at the Children's Hospital in St. Louis, followed by many years in pediatrics at Brackenridge Hospital until 1975, then went on to work in a pediatrician's office. At the inception of AISD Health Services, she was employed as a school nurse at elementary level until retiring in 1991.



On August 16, 1958, Lucile married Alfred Boemer, embarking on a loving journey that spanned nearly 54 years. They were blessed with 2 children, Steve and Liz. A dedicated member of Redeemer Lutheran Church, Lucile's faith was an integral part of her life. She was active in Lutheran Women in Mission (LWML), bible studies, the Chancel Choir, and various church activities. In retirement, she found joy in traveling the world with her husband, spending time with her family, hosting gatherings with friends, sewing and quilting.

(Editor's note: Lu was a longtime CNA member, having joined in 1984. Read her entire obituary here: <https://www.dignitymemorial.com/obituaries/austin-tx/lucile-boemer-12048415>)

Update on Genuine Joe: Due to the impending demolition of their current location, Genuine Joe will be relocating to 2525 Anderson Lane as of February 1st. In a partnership with Russell's Bakery, they will be opening at their new location adjacent to Russell's in the suite formerly occupied by GNC next to PhoNatic Vietnamese Food.

dia's  market

812 Justin Lane 512-520-5115
Open Mon-Sat 8a-9p, Sun 9a-6p


Locally owned Crestview food market & deli


breakfast & lunch sandwiches *grocery staples*
beer & wine *rotisserie chicken & more!*


Thank You Crestview! **FUTURE STRONG™**

 **Stepping Stone SCHOOL**
Academic Curriculum & Care for Ages 6 Weeks-13 Years.
512.459.0247
SteppingStoneSchool.com
(Three locations in 78757)

 **Voted "Best in Childcare" for the 26th Year!**

 **UNLIMA CINEMA CINEMA** **OPEN DAILY**
austinfilm.org



 **AUSTIN FILM SOCIETY**

CLASSIC, FOREIGN, AND INDEPENDENT FILM - LOCATED IN THE LINC SHOPPING CENTER, BEHIND ACC HIGHLAND

Your Neighborhood Realtor since 2003 **COMPASS**



Jason Heffron
Juice Real Estate Group
512.658.8822
jason.heffron@compass.com

The Juice Real Estate Group is a real estate group affiliated with Compass. Compass is a licensed real estate broker and abides by federal, state and local laws. Equal Housing Opportunity.

**Fred Nagel
Bookkeeping
Services**

Fred Nagel
Fred@DFMNCConsulting.com
512 632 7331

Your resource for professional bookkeeping

Fsd FUN SHUI design AFFORDABLE, CREATIVE, & FUN ORGANIZATION/DESIGN SOLUTIONS

Shari Wilson, owner
WWW.FUNSHUIDESIGN.COM

Services:
LIVING/DINING ROOM
CLOSET SPACE
KITCHEN/PANTRY
CHILDREN'S ROOM/PLAY AREA
OFFICE SPACE
DECLUTTERING/DOWNSIZING
UNPACKING/PACKING
AND MORE!

(267) 872-9019
REIMAGINING YOUR SPACE

Yard Life POOLS

We Dig Crestview!

Creative Design. Solid Plans. Quality Builds. 512-520-5005



The Austin Bulldog—

a Fiercely Independent Watchdog for Truth

Find out for yourself what the buzz is about.
theaustinbulldog.org



LOCAL INVESTIGATIVE REPORTING • IN-DEPTH ANALYSIS • QUESTIONS AUTHORITY

Redeemer SCHOOL

NOW ENROLLING
15 months through 8th grade

REDEEMERSCHOOL.NET
512.362.6318

LOVE JESUS. LOVE LEARNING. LOVE OTHERS.



Eric Schell
Piano tuning and repair

512-363-6236

A crestview neighbor since 1986
www.schellpiano.com ericschellpiano@gmail.com



Thigh Hi

All Rad, No Fad

Vintage Clothing
Household Goods
Accessories

2105 Justin Ln - Austin, Tx
Instagram: @thighhivintage



Impeccable Home
CLEAN SPACE • CLEAR MIND

Scan or Visit Our Website For Your Instant Quote!

512.956.9176
impeccable.homes

We offer customizable, first-class cleaning services paired with a stress-free, simplified way of booking and payment. Experience the perks of our easy, impeccable service and give time back to yourself!

Locally-owned and operated in Austin, TX!
email: service@impeccable.homes




RICKY WILSON MANUFACTURING

Your neighborhood jeweler!

7115 Woodrow Ave • 512-467-6131
Located across from the Crestview Minimax



RE/MAX Fine Properties

Laurie Janss
Realtor

C-512-423-6963
O-512-764-3667
lajanss53@gmail.com