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CRESTVIEW NEIGHBORHOOD ASSOCIATION NEWSLETTER

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OCT/NOV 2025

TCAD Chief Appraiser Guest Speaker at CNA's November Meeting

Leana Mann, the Chief Appraiser of the Travis Central Appraisal District, will be the guest speaker at our meeting on Monday, November 10th. She has held a variety of positions with the District and has served as Chief Appraiser since March of 2024.

Some of the topics she will cover include:

- Homestead Exemptions
- The Property Tax System
- Protests
- Property Tax Bills
- Current Market Values
- Common Misconceptions

Property taxes affect every Crestview resident, whether they're homeowners or renters, and property valuations by the Appraisal District can make a difference of thousands of dollars. If you've ever had a question about your appraisal, your taxes or how increased taxes may lead to rising rental rates, you'll never have a better time to ask or a more knowledgeable person to answer your questions. From experience, I can tell you that Ms. Mann is a talented speaker and her presentations are always informative, answering questions you didn't know you had and saving people money, especially with exemptions that they qualified for but hadn't applied to obtain.



Meeting Details:

When: Monday, November 10th at 7 pm

Where: Episcopal Church of the Resurrection Chapel, 2200 Justin Lane (Note: The meeting will be held in the Chapel, which is in the same building as the sanctuary and has lots of parking.)

It's My Park Day at Brentwood Park

Join us 9am - Noon on Saturday, November 1st for It's My Park Day, sponsored by the Austin Parks Foundation, Eldorado Café, and Violet Crown Coffee to support our little green gem! We'll be shoveling, mulching, weeding, digging, and planting. Meet at the pavilion for check-in, refreshments, and your IMPD tee! If you can, please bring: shovels, rakes, pitchforks, wheelbarrows, hand tools, gloves etc., labeled with your name and phone number.

Visit www.fobp.info and @friendsofbrentwoodpark Facebook Page for the registration link and reminders. See you there.

Violet Crown October(ish)fest

Presented by our neighborhood friends at Eldorado Café, this annual festival features beer from 20 local craft breweries, sausages, food trucks, live music and family-friendly activities. It takes place on Saturday, November 8th from Noon to 4 PM and is hosted by the Episcopal Church of the Resurrection, located at 2200 Justin Lane. Attendance is free and proceeds benefit neighborhood projects such as playground equipment for the Brentwood Neighborhood Park. You can get the latest updates on the Violet Crown Oktoberfest Facebook page.



Brentwood Elementary Bike Bus

By Denise Inmon, Bike Bus Coordinator for Brentwood Elementary

Bike bus was started in Portland, Oregon as a way to get kids riding their bikes, riding together and riding safely to school.

Here is how the Bus Bike works: We have a starting point at the Violet Crown City Church parking lot at 1300 Morrow Street at 7:00 am and we arrive at school around 7:20 am. Along the route, there are several locations that allow kids and parents to wait for the "bike bus" group and join in as they are ready. Parents are encouraged to ride along if their child is not proficient on their own.

The first ride was on September 26th and will run every Friday morning, weather permitting, until November 14th.

More information, requirements for the ride and a map of the Bus Bike route can be found on the Brentwood Elementary Facebook Page: <https://www.facebook.com/brentwoodpta/posts/bike-bus-kicks-off-this-friday-the-route-starts-at-violet-crown-city-church-wood/1370537461226322/>

For additional information, email Solerden@gmail.com.

Remember

to Vote on November 4!

- *City Tax Rate Election*
- *17 State Constitutional Amendments*

CRESTVIEW

NEIGHBORHOOD ASSOCIATION NEWSLETTER

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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 Episcopal Church of the Resurrection Chapel
 2200 Justin Lane

Treasurer: joincrestview@gmail.com

Twitter: @CNAneighbors

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Crestview Donor to Match Contributions to the Pet Stations

As stations to rely more on contributions from users and neighbors

by Nancy Harris, CNA Treasurer

In an effort to promote a clean, healthy environment in the community, the Crestview Neighborhood Association has maintained two pet waste stations near the Crestview Shopping Center. The one at the corner of Woodrow and Arroyo Seco was put in first in 2012, and it was estimated that it could cost \$100 a year to keep stocked. In 2014 as part of the Arroyo Seco Beautification Project, a second station was added at Arroyo Seco and W. St. Johns.

From the very beginning, the expense of keeping the stations stocked has exceeded the expected costs. While CNA has attempted to find the best value for the pet waste and trash bags for the stations, costs have continued to rise due to materials costs, transportation fees, increased usage, etc. Between May 2024 and April 2025, CNA spent about \$760 to keep the stations stocked. In 2018, CNA posted a QR code to the website giving the users and other interested parties the opportunity to make contributions towards purchasing supplies for the stations. During the same May 2024 to April 2025 period, CNA

See *Pet Stations*, continued on page 3

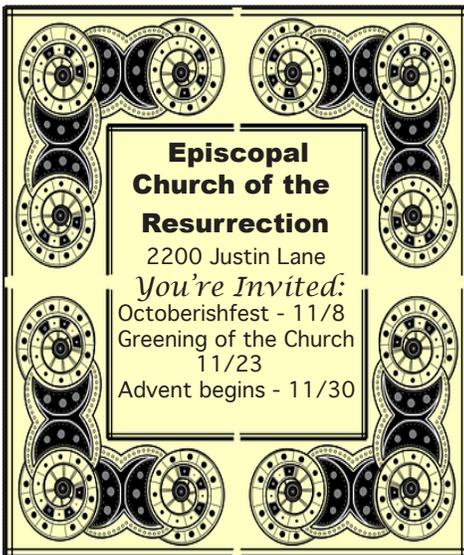


Time to Renew Your 2026 CNA Membership

Reminder to all members that CNA membership dues for the calendar year 2026 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. CNA brings you a newsletter and arranges meetings on topics of interest to the residents of Crestview. All residents 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 2026, please use the form below. Make checks payable to Crestview Neighborhood Association or CNA. Or to pay with PayPal, 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.





Episcopal Church of the Resurrection
 2200 Justin Lane
You're Invited:
 Octoberfest - 11/8
 Greening of the Church
 11/23
 Advent begins - 11/30



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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: _____

received \$20 in donations to offset the pet stations' expenses.

Recently, a very generous Crestview resident has offered to match the first \$400 in donations made to the pet stations. As a result, any donations made between now and December 31, 2025 will be matched by our benevolent donor up to \$400. This is very significant as CNA recently set a budget of \$200 a year to pay for bags for the stations. If cost are greater than that and the difference is not covered by donations from the neighborhood, then the possibility exists that one or both of the stations may have to be removed as the costs have become too exorbitant for CNA to absorb. A counter will be set up on the website's pet station donation page to keep a tally of the donations and expenses for the current year so that members and neighbors can see what the relationships is on costs versus donations. If there is a difference of more than \$200 for an extended time, then CNA will make a determination on what steps to take including whether to continue maintenance of the stations.

CNA would like to thank those individuals who have made contributions towards the upkeep of the stations over the past years and the donor who has offered to match donations in the next few months. If you are one of the many people who use these stations and appreciate their convenience or would just like to help keep them stocked and see that they continue to be available, CNA will gladly accept contributions to be used towards the purchase of waste bags and trash can liners. There are signs on the stations with a QR code that will take you to the website or you can go directly to http://crestviewna.com/pet-stations_donate/ where you will find directions for using PayPal or mailing a check. Be sure to indicate that the donation is for the pet stations.

Thank you in advance for your generosity!

Wheatsville Food Co-op Cancels Plans to Purchase Two Fresh Plus Locations

Announced in July, the plan was for Wheatsville to purchase Fresh Plus locations in Hyde Park (408 E. 43rd St.) and Allandale (2917 W. Anderson Ln.). According to Bill Bickford, general manager of Wheatsville, the plan was "no longer financially viable." This was based on new information gained during a due diligence period, a real estate term for the time between offer acceptance and closing to inspect the property.

"We will, of course, remain open to other viable options should they arise, wrote Bickford. "However, after exploring available real estate in North-Central Austin multiple times over the past few years, we do not expect that a suitable option can be found and opened within the 15 months remaining on our lease term. As responsible stewards of the co-op's assets, we must therefore prepare to operate as a single-store co-op, focused on offering the best possible shopping experience at our South Lamar location."

The turn of events leaves several lingering questions. Is there still a chance that Wheatsville will open a location near Crestview, and second, what are the plans for the Fresh Plus location on Anderson Lane now that Wheatsville isn't buying it? Will Fresh Plus continue operating the Anderson Lane store until its lease runs out, whenever that is, or look for another buyer to replace it? And is there any chance that Wheatsville can extend the lease term at their Guadalupe location past December of 2026 in an effort to remain accessible for their north Austin customers?

(Editor's note: This article is based on reporting by KXAN and Culturemap.)



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>
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New Short Term Rental Regulations Changes Approved by City Council

Earlier this year, city council approved the following:

- Starting October 1st, short-term rentals (STRs) will be largely regulated through the city's business code instead of its land development code
- STR platforms are now required to collect Hotel Occupancy Tax (that went into effect April 1, 2025)

On September 4th, the council approved additional changes including:

- For anyone owning more than one property with short-term rental(s) on it, the properties will need to be at least 1,000 feet apart
- For a site with more than four units, like an apartment complex, "the greater of one unit or 10 percent of the housing units the person owns can be operated as short-term rentals"
- On a site with four or more housing units that also has a commercial use, that percentage bumps to 25%
- Host sites must put the city STR license number in their advertisement
- Those host platforms will be told to "de-list" advertisements at request of the city and they cannot collect fees from STRs that do not have the appropriate city license

Some Austinites who have dealt with nuisance short-term rentals wished the city would go further and have the 1,000 foot rule apply universally and not just to a single owner, which would space short-term rentals out regardless of owner – similar to how other cities have adopted geographic caps or spacing rules to prevent overconcentration in any one area.

Council Member Marc Duchon brought forward an amendment that would have created a density cap based on census tracts but that amendment failed.

(Editor's note: Excerpted from KXAN. Original article at <https://www.kxan.com/news/local/austin/austin-to-take-up-additional-short-term-rental-regulations-thursday/>)

Caffeine First!

By Community Not Commodity

With a \$30 million budget shortfall and urgent challenges facing both Austin and the nation, what's the priority for some City Council members? Housing instability, crumbling infrastructure, widening inequality? No, it is walkability to a coffee shop. No, we are not kidding.

Austin has hundreds of coffee shops. Yet, on October 9th, the council approved a resolution directing the City Manager to consider land use code amendments to minimize zoning barriers to and encourage accessibility of coffee shops, cafes, and coffee trucks in the City's residential areas.

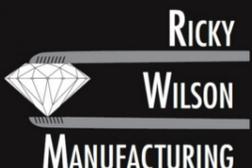
"WHEREAS many neighborhoods in Austin do not currently have access to coffee within walking distance"

They believe that Austin residents, whom they imagine are happy with H.O.M.E. (three houses on a lot and tiny lots), commercial uses with no parking requirements, and the greenlighting of STRs everywhere, can't live without a coffee shop or café next door.

Who is crusading this? It is led by Ryan Alter, joined by Jose Velasquez, Paige Ellis, and Mike Siegel.

This really isn't about coffee beans. It is a way to open the door to commercial and retail uses in neighborhoods without public input.

We all enjoy a cup of joe, but let's first discuss traffic, parking, and what will be coming next door to the coffee shop.



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Why Experts Say You Shouldn't Bag Your Leaves This Fall

As leaves across America make their annual autumn pilgrimage from the treetops to the ground, lawn and wildlife experts say it's better to leave them around than to bag them.

First, because it keeps leaves out of landfills. Every year, about 8 million tons of leaves end up there. And second, because leaves help the grass. Leaves are full of nutrients, including nitrogen, phosphorus and potassium. "Those nutrients are being returned to the soil," Susan Barton, a professor and extension specialist in landscape horticulture at the University of Delaware, told NPR. "But probably even more important than that, it's the organic matter. It's the fact that you've got this tissue that then eventually decomposes and improves the soil health."

They also provide a habitat for insects, spiders, slugs — and depending on where you live — possibly turtles, toads and small mammals, according to the University of Delaware's College of Agriculture & Natural Resources.

In order to optimize your fallen leaves, some maintenance is recommended. It's best to run over a thin layer of leaves with a lawn mower or cut them up via other means so that they will break down more quickly. Thick layers of leaves are actually bad for the grass as well. "If you just leave the leaves on the grass, it will exclude light. And then the grass won't be able to photosynthesize. Eventually, it would die under a thick layer of leaves," Barton said.

Rake excess leaves into a landscape bed and it will turn into mulch. Shredded leaves can also be piled into a garden. "Ideally, you want to let them decompose a little bit and they'll form a very nice mulch. Instead of going out and buying hardwood bark mulch, which is expensive, you can

have a better mulch that's free," she said.

At the same time, city dwellers should be mindful that wind and rain can push leaves into streets and clog up drainage systems — creating a flooding hazard. Some cities actually collect leaves for composting at a central facility, where it turns to mulch that residents can collect for free. On the other hand, leaves in landfills that don't have enough oxygen to decompose will end up releasing a significant amount of methane.

How people deal with leaves is just one part of a longer-term issue of environmental sustainability. "We want to think about those leaves as being a resource," and not a problem, Barton said. "And when you think about sustainable landscaping, well, one of the things we say about sustainable landscaping is let natural processes happen. And that's a natural process."

Lower Your Water Bill With Wastewater Averaging

Wastewater averaging takes place from mid-November through March, and it's an opportunity for customers to lock-in the best wastewater rate possible for the next year. All you have to do is reduce your water use as much as possible during your wastewater averaging period.

Austin Water calculates your wastewater average based on meter readings for the clean water you use. The meter readings are taken over the course of three consecutive months in the fall and winter known as the wastewater averaging period. This coincides with seasonal low water use, when many households naturally cut back on irrigation, filling pools, washing cars and other outside water uses.

To find out when your wastewater averaging period begins, visit <https://www.austintexas.gov/department/wastewater-averaging>.



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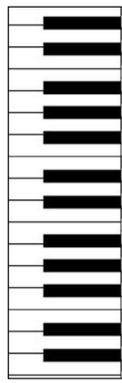


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