



When:

Sunday, December 15 5:00 - 8:00 PM

Where:

Elisabet Ney Museum 44th and Avenue H

See You There!



December in Hyde Park has one grand tradition: an annual HP-NA-sponsored party to celebrate the holidays. And this year, participants are in for a very special treat indeed: the party will be taking place at the Elisabet Ney Museum and extend for three hours. Wow! This gathering of neighbors and friends from 5:00 – 8:00 p.m. on Sunday, Dec. 15 is definitely not to be missed.

Inside the museum, there will be light food, white wine, bubbles, and music to be enjoyed. Outside, in the back of museum, cookies and hot cocoa will be available under a tent; on an outdoor screen, holiday classic movies will be running. Bring a warm blanket for cuddling up! The weather has been asked to cooperate.

Neighbors and friends will be invited to write personal wishes for the coming new year on tags provided at the party. These wishes will then be tied to branches of the community "Wish Tree" inside the museum. Wishes can also be written and tied to the Wish Tree any time after December 15

The Hyde Park Neighborhood Association Pecan Pecan Pecan Pecan

December 2013 · National Register District Neighborhood · Vol. 39, No. 12

Exploring Lives Interview with Ted Keyser

Editor's note: This interview with Ted Keyser is another in the "Exploring Lives" series. Four years ago, Ted was appointed executive director of the Helping Hand Home (HHH) here in Hyde Park at 3804 Avenue B. This nonprofit is critical in the lives of the severely at-risk children it serves. Ted moved to Austin 10 years ago from Dallas.

Pecan Press: For the benefit of our readers who may be unfamiliar with the work of the Helping Hand Home for Children (HHH), could we start with a brief overview?



Ted Keyser: Sure. Our mission is to restore and give hope to young children who have survived extreme abuse and neglect. I'm talking about the horrific stuff you see in the news. More often than not, we're trying to get a six- or seven-year old to comprehend and then embrace the reality that they're never going home again, that "mom and dad" are no longer going to be their parents. That is a foreign concept for most, let alone for a child. That's where we come in to pick up the pieces over the course of several years while the child is in residence receiving intensive therapy. Understandably, the trauma they've suffered often results in explosive behaviors. The reality is that if we're not successful in treating them, their future outlook is bleak: they will age out of the foster care system detached, alone, under-resourced and with the perception that no one cares about them. That's why we're laser-focused on changing their life's trajectory one child at a time.

PP: Has the mission changed over the years?

TK: Yes, significantly. 120 years ago, we were founded as an orphanage, with children living at the home for perhaps as many as 15 years simply because they had no one else to raise them. HHH evolved from that into a treatment center offering the highest level of care for children from all over the state with the most acute needs. We are one of the few residential treatment centers who serve children as young as 4 years old. Because of the ages of the children and the type of trauma they have suffered, the focus is on providing a nurturing and therapeutic environment, the opposite of a "tough love" or boot camp approach. Currently we serve 40 children here in the treatment center, and another 35 we're

Continued on page 3

Continued on page 6

From the Desk of the Co-Presidents



ur Fire Station Festival this year was probably the best one we've ever had in terms of attendance and variety of interesting activities. We all need to give thanks to Deaton Bednar and her team of dedicated volunteers. Deaton has been a stalwart of Hyde Park for a long time, working to bring people together and show them the advantages of being part of the Hyde Park community. We are thrilled that she was awarded the Walter and Dorothy Richter Good Citizen Award.

Carolyn Grimes is another neighbor who has recently made a wonderful contribution to Hyde Park. Our Homes Tour displayed six stunning houses, showing, as always, the grace and appeal of our vintage neighborhood. We are thrilled that she has agreed to coordinate the tour again this coming year.

Your new Steering Committee sat down together for the first time on Tuesday, November 12. We are

a mixture of old hands and completely new members, some from Hyde Park south of 45th Street and some from North Hyde Park. We need to learn to work together and determine our common goals for the upcoming year. To help accomplish that, we participated in a retreat on Saturday November 16 at the Griffin School where we spent time sharing, brainstorming, and planning. We are fortunate that Adam Wilson volunteered to facilitate this retreat and help us emerge a more integrated, cohesive team of volunteers dedicated to the betterment of the neighborhood.

We are pleased to announce several new and continuing appointments. David Conner will be continuing as chair of the Finance Committee for another year. He, the two of us, and our two co-treasurers will be meeting to assemble a budget for 2014. HPNA members will have the opportunity to vote on that budget at the January general meeting.

After many years of service, Niyanta Spelman is stepping down as our liaison to the Hyde Park Baptist Church. She has represented the interests of Hyde Park diligently and diplomatically. We thank her for her hard work and commitment. Her position will be filled by Kathy Lawrence. Let's all give Kathy our support in her new endeavor.

We look forward to seeing all of you on Sunday, December 15 at the annual holiday party, which

this year is at the Elisabet Ney Museum. Come to meet and socialize with your neighbors! It's another opportunity to participate in the wonderful Hyde Park community.

— Kevin Heyburn <kmheyburn@gmail.com> & Lorre Weidlich </weidlich@mail2sevenseas.com> HPNA Co-Presidents

Pecan Press

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S of 45th/E of Speedway . Martha Campbell.

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Ending the Year in Style...

...cont'd from page 1

through January 5. The museum is If you haven't already, please open to the public Wednesday consider joining the Hyde Park through Sunday, 12 noon to Neighborhood Association 5:00 p.m. for just \$5 a year (\$1 for Please considthose 65 or older). Memer bringing an bership signup will be unwrapped gift for available at the party. our neighbors at This is a very Helping Hand special occasion Home for Chilfor residents and dren. [For more friends to relax. on this worthy socialize and organization, enjoy this very see the interspecial comview with its munity which Sunday, December 15th from 5 to 8pm executive diis Hyde Park. at the Elisabet Nev Museum rector Ted And of course, Keyser, else-{ located at 44th & Avenue H } a huge thank where in this you is due to issue.1 Recthe co-host, the All Hyde Park neighbors & friends are invited to write their ommended wishes for the coming new year and tie it to our "Wish Tree." Elisabet Ney donations in-Museum, for genclude gift cards in ★ Enjoy light food, cocktails and music inside the erously opening its museum, and hot cocoa and a movie outside. any denomination doors for this event to Target, Walmart, and for being a part of Kohl's, or JCPenney. our community. A complete wish list can

Hyde Park Neighborhood Association Enrollment	2013-14 Membership	HPNA Membership Info
NamePhone		All memberships expire on September 30th of each year.
☐ I wish to be notified via email of HPNA meetings and events. Email	Bring to an HPNA meeting, or send to:	Membership in HPNA is open to all residents aged 18 years or older who reside within the boundaries of Hyde Park or within 300 feet of the designated boundaries. New members, and members who lapse in dues for over six months, are eligible to vote at HPNA meetings 30 days after receipt of dues.
Dues (per person) □ Standard - \$5/year/person □ Senior Citizen- \$1/year/person □ New Member □ Renewing Member Payment: □ Check □ Cash Date Amount Paid \$	P.O. Box 49427 Austin, Texas 78765 Make checks payable to HPNA.	

- We Welcome Your Submissions to *Pecan Press*

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

be found on their website at

wishlist.html>.

<www.helpinghandhome.org/</p>

Editor, Pecan Press <editorpecanpress@gmail.com> *Send your poems to:

Charlotte Herzele

For more information.

email Tammy Young at

<tammy@realtyaustin.com>.

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2013 Homes Tour a Success



Homes Tour docent John Kerr presents early family photos and wall coverings from the Schlegel-Williams House, 4105 Avenue D. Photo: Elizabeth Williams

Inder steadily clearing skies, the weather turned out perfectly for a fall stroll on this year's 37th annual Hyde Park Homes Tour. Over 110 neighborhood volunteers joined together to present six special homes to the public and continue the tradition of sharing our neighborhood and its historic homes at this annual event. Docents and house captains noted that there was a constant stream of visitors throughout the day. Not surprising since the official count put attendees at over 300. And over \$4,600 was netted after expenses.

Great thanks, of course, are due to the many individuals who contributed to the success of the tour: the home owners, the many volunteers, and the sponsors, especially Suzanne Pringle, Amelia Bullock REALTORS, our 2013 presenting sponsor. [Editor's note: let it be added that Carolyn Grimes deserves a standing ovation for her coordination of this event and her willingness to take this assignment on next year as well.] At the risk of sounding too political, let me just say it really does take a village to make this event happen.

Since this was my first year to chair this event in a very long time, I am very interested in your comments and constructive criticism. If there is anything that you would recommend, please contact me at 512-426-3559 (cell/text) or at <cgrimes@cbunited.com>.

We are already looking forward to our 38th Annual Hyde Park Homes Tour, which will occur on Sunday, November 9, 2014. We're planning to go north of 45th next year, so start thinking about homes you might offer or recommend for this special part of our neighborhood. If you want to recommend a home, please contact I. Jay Aarons at <ijaarons@aol.com>.

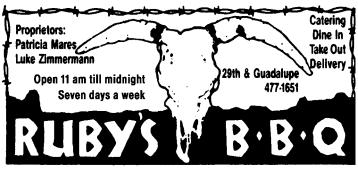
— Carolyn Grimes Chair, 2013 Hyde Park Homes Tour <www.HydeParkHomesTour.org>













Interview with Ted Keyser... ...cont'd from page 1

responsible for in foster and adoptive homes throughout Austin.

PP: How does HHH measure success of its treatment program?

TK: If a child makes a successful transition from here to a family setting, through adoption, foster care, or more rarely family reunification. This past year we were able to do that 91% of the time, which is remarkable but still short of our goal of 100%.

PP: How and when did the organization come to Hyde Park?

TK: HHH opened its doors here in this neighborhood in 1925, thanks to the vision and generosity of the Austin Rotary, which secured and purchased the property.

PP: Do you think there are any benefits of being located here?

TK: Absolutely! It affords us abundant resources in terms of high quality employees and volunteers alike. Almost 90% of our direct-care staff has college degrees. That one fact alone allows us to be so much more progressive-minded in our treatment protocols. The sense of neighborhood we enjoy, as well as our proximity to the University of Texas, is an invaluable asset.

Continued on following page

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PP: To turn to some more personal questions, how did you get involved with Helping Hand? I understand you were initially in the corporate business world.

TK: Yes, I spent 24 years in the corporate world before coming to HHH. I read Bob Buford's book Halftime, which discusses trading success for significance in the second half of one's life. It really resonated with me, and helped me discover God's plan for me. I was drawn to HHH because I was adopted myself. In contrast, though, my upbringing was very benign. My parents handled it perfectly; they told me I was adopted as soon as I was able to walk. I never even had a slight urge to find my biological parents until my wife and I had children six years ago. And only then because I was curious from an hereditary/medical standpoint.

Because adoptions back then were closed (in theory to promote them), I had no rights to any information. Nevertheless, because of an improperly redacted court record, an investigator I hired was able to locate and speak to my biological mother almost two years ago. She has had a very difficult time dealing with this, understandably so, because her parents told her I had died in the hospital shortly after she gave birth. She was only 15 at the time, so for 45 years she didn't even think I existed. She has reached out to my mom, but she and I have not yet spoken directly. The big lesson for me, though, is never lie to your children.

PP: I imagine your adoption inspires the children at HHH.

TK: Yes, I think it gives them hope, seeing me and knowing that I was adopted. It doesn't matter that our circumstances aren't even remotely close; the feeling that they're "normal" is what's important.

PP: In your time as executive director, what do see as your most significant accomplishments?

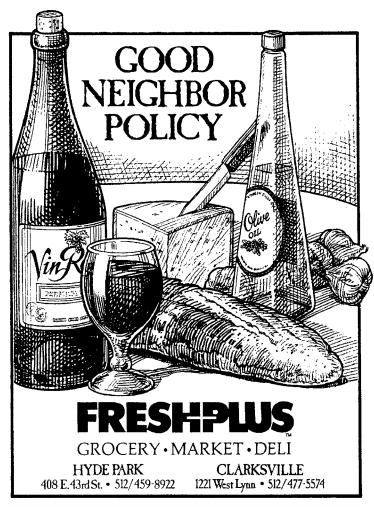
TK: Most important, being smart enough to recognize HHH is filled with an incredibly talented, compassionate, and inspiring staff. I stay out of the clinical staff's way by making sure they don't have to deal with any unnecessary obstacles or government bureaucracy. I've also put more emphasis on finding permanent placements for our children, and that's been accompanied by a rise in our percentage of successes.

PP: Can you share anything about the long-range plans of the organization?

TK: We are constantly evolving and committed to continuous improvement. 50 years ago we were still more or less an orphanage. Today we look so different with the residential treatment program, the foster and adoption program, and our on-campus charter school. We're in the middle of developing a strategic plan which will help us identify what this population of children will need in the future and how we can best provide support.

PP: What do you and your board see as significant challenges for your future?

Continued on page 15









Hyde Park has a fascinating history <u>Austin's Hyde Park... the first 50 years 1891-1941</u> by Sarah Sitton and Thad Sitton

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Around & About the Avenues

Congratulations to Our Neighbors: Preservation Austin, at its annual awards luncheon on Nov. 22, awarded a Merit Award for Rehabilitation to Karen Saadeh and David Matthis for the Mize-Zuber-Hamner House at 4308 Avenue F. Their Classical Revival cottage was built in 1909 by Samuel Mize, who lived in the home with his family until 1919. His father in-law, William Physick Zuber, lived with them until his death in 1913. Zuber fought in the Battle of San Jacinto at 15 years of age, was the last surviving veteran of both that battle and the Army of the Texas Republic, and wrote many published articles on Texas history. In 1919 Edwin Hamner, a minister and bookkeeper, bought the home and lived there with his family until his death in 1965. In 1966 Fae and Clifford Conner purchased the home for her mother Emma Davis, who resided there until her death in 1995. She was an avid gardener and raised doves and chickens. The house sat empty until 2010 when David and Karen purchased it and, working with a team of dedicated craftspeople, made this house that nature was trying to reclaim a functional home for the 21st century while maintaining its historic façade. Their house was on the 2012 Hyde Park Homes Tour.

MATT

Light Rail Surprise: After two years of study, Project Connect recently recommended the Highland corridor for the first phase of light rail, extending from Highland Mall through downtown then southeast along East Riverside Drive to South Pleasant Valley Road. The recommendation almost everyone expected was either the Mueller or the N. Larmar/Guadalupe corridor. The surprise recommendation was based in part on future population projections. There were no discussions or resolutions regarding this matter at HPNA general meetings. At its meeting on October 28, the Hyde Park Contact Team declined to take a position, on grounds of the complexity of the issue and the lack of knowledge of the data required to make an informed decision. At the 11th hour, the HPNA Steering Committee voted to go on record in support of the N. Lamar/ Guadalupe corridor, as did some other neighboring groups. It is thought that the Project Connect recommendation will carry the day through the various next steps in the process, ending up with a bond election, perhaps as early as next November. Much remains to be seen, however; and whether Austin voters will ultimately approve the expense of light rail is far from certain, regardless of which first-phase corridor is chosen.

TANY

Great Holiday Gift Idea: The Adams House Bed and Breakfast in Hyde Park, operated by Liz Lock and her husband Eric C. Hughes, recently published its first cookbook, *Our Texas Table.* It features over 130 recipes, highlighting breakfasts that are served there, as well as ideas for food and cocktails to serve at a party. The book is available for purchase online at their website at <www.theadamshouse.com> under the Gift Shop tab.

Continued on following page

Pecan Press in Need of Your Help: Monthly distribution of this publication to our neighbors depends on volunteers from the neighborhood. The current crew of volunteers deserves much thanks. However, two routes will soon be without a distributor: 4500 through 4600 Red River and 500 through 700 E. 49th. These are routes 25 and 70 respectively (see route maps at <www.cjwyche.org/2011/20110731/pp.html>). Help us make sure that 70 neighbors do not go without the Pecan Press as the new year begins. Also, there is still need of an area coordinator for the southwest quadrant of Hyde Park (south of 45th and west of Speedway). For more information, please contact George Wyche at <g@cjwyche.org> or 512-458-9709.

THEFT

Free Cancer Resources: Providing an important community service, The LIVESTRONG Foundation offers free cancer support services for patients and survivors and advocates for policies that improve access to care and quality of life. Assistance is available in a variety of areas including insurance challenges, fertility preservation and information, treatment concerns, and emotional and peer support. More information is available online at <www.livestrong.org/we-can-help> or by phone 855-220-7777.





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Autumn Splendor

This year's Fire Station Festival unfolded under bright sun on a gorgeous, mild October day. As usual, the festival began with a parade from Shipe Park to Fire

Station #9 on Speedway and 43rd.

In the lead was a firetruck with flashing lights, immediately followed by outgoing president John Williams and incoming co-presidents Kevin Heyburn and Lorre Weidlich, with the Hyde Park Neighborhood Association banner in hand. Behind them came neighbors of all ages—some on foot, some on bicycles and many in costume—in the company of the McCallum marching band percussion section.

Costumes were highly varied: astronauts, superheroes, princesses, dinosaurs, clowns, Snow Whites, construction workers, witches, firemen, fairies and many others. At the rear of the parade were the Burtons' red truck bedecked with spiderwebs, the flowery Mifft bus and a fox-like station wagon sporting triangular ears and a tail.

At the Fire Station the parade was joined by quite a few of our elected officials, including Senator Watson, Representative Naishtat, Councilmembers Tovo and Spelman, Constable Lopez and Tax Assessor-Collector Elfant. Senator Watson briefly addressed the crowd.

The short program began with Dorothy Richter announcing the annual Dorothy and Walter Richter award, which was given this year to Deaton Bednar. She has organized many a Fire Station Festival, including this one, as well as countless other community events in the neighborhood. John Williams then announced the other neighbors being honored for their service to Hyde Park (see list on following page) and introduced HPNA's leadership for the coming year.

And a moment many were waiting for, Liz Lock and Eric Hughes announced the winners of the best costume awards:

Scariest: Liam, the Grim Reaper of Cheese

Funniest: Alice, the superhero flamingo

Most creative: Milo the Mouse with mousetrap

Best pet: Riza the firehouse dog Best multigenerational witches: Savannah and Frances

Best family costume: Asher the Astronaut and his Greek god parents David (Hercules) and Amber (Aphrodite)



Following the program, members of the Eggmen (Eggjam) jammed Beatles' tunes, to the delight of all. As they did so, neighbors visited and ate; and children competed in a tire-pulling contest, played in front of a bubble machine, had their hands painted with henna, took pictures in a photo booth, decorated frames and sculpted

air-dry clay into many shapes, some simple and some, such as the small jack-o' lantern, more complex.

Many folks said this was the best festival yet. It certainly reflected a vital partnership between Fire Station #9 and the Hyde Park neighborhood. Firefighters from Station #9 were joined by four other firefighters and a second fire truck. Firefighters, lieutenants, a battalion chief and others in the department were involved in the planning this year and participated in many of the activities. Alexander Vanegas from Central Station (E. 5th St.) worked the entire two hours of the festival posing with kids at the photo booth. Firefighters are seen in many of the photos taken by neighbors, Griffin School students Nhi Nguyen and Raffi Samano, and *Pecan Press* photo editor Lizzie Chen. In celebration of this partnership, the firefighters have also designed a T-shirt, which will be on sale soon.

Many neighbors devoted significant amount of volunteer time to planning and coordinating all the activities. Among these were Deaton Bednar, Linda van Bavel, Lynne Hohlfeld, Liz Lock, Judy Gurgiolo, Paula Rhodes, Elizabeth Williams, Michael Crider, Joan Yamini, Mary Latouf, Matt Ott, and Katie Vignery. And thanks to the generosity of neighbors and the efforts of Anne-Marie Griger, over 100 children's books were donated to the BeHive programs for elementary school children from low-income families. Anne-Marie created a collection box to put in Fresh Plus months before the festival, publicized the book drive, and collected books at the parade's start and at the fire station.

Neighbors are encouraged to thank the firefighters and also visit and thank the businesses who contributed to the festival (see the list on page 15). Needless to say, it would not have been the best Fire Station Festival yet without their support.

—Lisa Harris

HPNA Award Recipients

Oliver Franklin – Elisabet Ney Museum

Michael Nill - Pecan Press Editor Adam Wilson - Shipe Park Mosaic Mark Fishman - Local Historic

District Sign Toppers

Carolyn Grimes - Hyde Park Homes Tour

Karen Saddeh & Sharon Brown -HPNA Membership Committee



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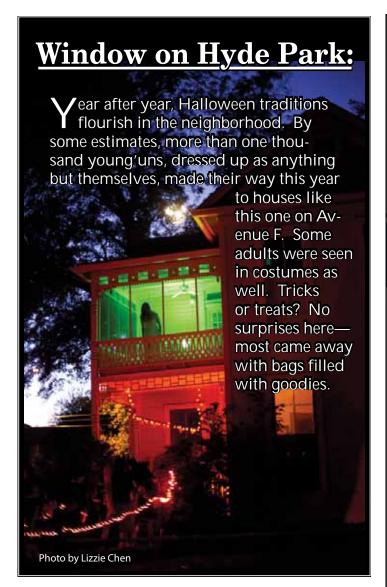






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Sam is a Hyde Park enthusiast and has been living and investing in Hyde Park since 1995.

Sam is a graduate of Harvard and the LBJ School and is a Certified Negotiation Expert®

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Interview with Ted Keyser... ...cont'd from page 7

TK: How to serve the ever increasing number of children in need. It's staggering how many children are in the foster care system on any given day. Approx. 17,000 in paid care right now in Texas. That doesn't even count another 11,000 who live with relatives. Thankfully, only 10% of them need the kind of intensive care we provide at HHH. We are constantly turning away children who need our help. For us to accommodate more children, we would need to take on the challenges of modifying our facilities and raising additional funds.

PP: As you think about the organization's future, what about the issue of your facility being split in two by Avenue B, a public through street. We seem to remember you once came to an HPNA Steering Committee meeting to explore the possibility of closing off the block.

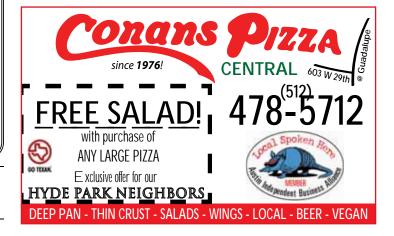
TK: Apart from any challenge this situation presents for accommodating more children at the facility, our chief overriding concern about the street is the safety of the children we currently serve. We have hundreds of street crossings every single day by 4 – 12 year-old children. Our charter school and some of the children's homes are on opposite sides of the street. We have been exploring the feasibility of getting the City of Austin to abandon this one-half block of Ave B and conveying the land to HHH. All it's going to take is one serious accident involving a child and the issue will become front and center. With so many distracted drivers, it's just a matter of time. We can't move forward on this, however, without the support of HPNA. Our hope is to restart this conversation with the neighborhood soon.

PP: Is there anything else you'd like Hyde Parkers to know about you or your organization?

TK: Thank you for making Helping Hand Home feel welcome and part of Hyde Park for the past 88 years! If you have questions or any interest in changing lives by fostering or adopting a child, please let us know. Call 512-459-3353 or visit < www.helpinghandhome.org >.

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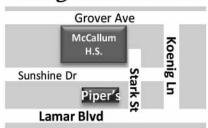
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HPNA Meeting Minutes: November 5, 2013

The November meeting of the Hyde Park Neighborhood Association (HPNA) was called to order by Lorre Weidlich, co-president, at 7:05 p.m. There was an announcement from Carolyn Grimes, who asked everyone to pass the word around about the Hyde Park Homes Tour on Sunday, November 10.

There were three new topics of discussion.

Lisa Harris discussed redistricting. December 5, she reported, is the deadline for the final adopted map. There will be one more proposed map released for public review prior to final adoption. It's not too late to provide comments and voice concerns. There will be two more neighborhood district meetings open to the public with locations to be determined. Regular meetings are held at the Austin Energy building; neighborhood meetings are announced on the website. For more information, check the redistricting website: <www.austinredistricting.org>. The Independent Citizens Redistricting Commission needs to hear from central Austin neighborhood residents about their views on the proposed district lines.

The Flag Market on the southeast corner of 45th and Duval is seeking zoning change for a beer garden addition. The Hancock Neighborhood Association has provided a letter of support for the zoning change request (with certain conditions). These conditions are a seating area limited to no more than 390 sq. ft., hours of operation restricted to 4:00 p.m. to midnight, no long-term parking on site (all parking restricted to 15 minutes), restrictions on lighting (shield, full cut-off, "Dark Skies" lighting in seating area), no outdoor music, and an on-premise consumption permit that does not transfer with the sale of the property. Tony Hooman, owner, presented and answered questions. There is planned seating for 18 people. The new area will replace the two storage containers currently in the northeast corner of the property. Only draught beer and wine will be served, no hard liquor. Tony confirmed that he met with property owners abutting the backside of the market and obtained approval signatures from all. There was concern expressed about traffic and overcrowding. Tony said the area will be staffed to provide control. There was also concern expressed about safety at the Duval & 45th Street intersection. Tony will include these concerns in his discussions with the City of Austin. The tentative date for the planning commission meeting to review the zoning change application is December 20. Interested parties should check the city website to confirm the meeting date. A motion and second was made to pass an HPNA supporting resolution with the same conditions as Hancock's. The motion passed 16-3.

Continued on page 19





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Hyde Park Poets——

Who Am I

Come away to a deserted place all by yourselves and rest a while. — Mark 6:31a

Being past seventy, I have lived long enough to know that when you stop moving, you're dead. Reluctantly, I acknowledge the advantage of life. Therefore each day I walk for an hour.

It's a couple of miles worth. I call that moving. More often than not, I do it in Shipe Park or on the Mueller Greenway where lakes attract enough American coots to tickle my eyes.

Then there's the row of desert willows, seasonally thrusting into my face orchid-like blessings. As I stroll through the year, it's a place where benches make overwhelming sense,

though not silent. The crowd on Airport Boulevard makes sure of that. Then I stop walking and park my mind on wood, and something in this place becomes still. Stillness explains what it means to live in this world.

Elzy Cogswell



November Meeting Minutes... ...cont'd from page 17

Rob Grotty, program manager of Urban Forestry in the City of Austin Public Works Department, discussed maintenance of Hyde Park alleys. They are seeking neighborhood cooperation to help clear vegetation overgrowth. There has been damage to city vehicles and thus a need to ensure safe passage. City code requires clear access in alleys that is 11 ft. wide and 14 ft. high. Public Works will be in the neighborhood hanging yellow door hangers where vegetation needs to be cut back to the property line. Residents will have 10 days to comply or request an extension. More information is available by contacting Public Works at 512-974-7082 or by emailing Rob at <rob. grotty@austintexas.gov>.

With all business completed, the meeting was adjourned at about 8:10.

 Submitted by Artie Gold and Adrian Skinner HPNA Co-Secretaries

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4605 EILERS AVE.

Recent renovation of 1940s Hyde Park bungalow. Open floor plan with 3BR, 2BA, 2LIV, attached carport. 2nd story master suite addition. Large fenced backyard. Listed at \$625,000



703 CAROLYN AVENUE

Fabulous custom renovation of 1938 brick Craftsman home on quiet street near Lee Elementary. 4BR, 3BA, 2LIV. Gourmet kitchen. Detached garage with alley access. Listed at \$799,000



5413 AVENUE F

Ideal investment property or firsttime home with rental income to help pay the mortgage. 2BR,1BA house built in 1939 plus detached garage apartment built in 2009. Listed at \$375,000



4006-1/2 AVENUE B

1923 Hyde Park bungalow with many updates and new paint. 2BR, 1BA, 1LIV, 1DIN. Large detached garage with workshop. Fenced yard. Alley access.

List Price \$325,000



600 HARRIS AVENUE

Updated 1933 brick Craftsman home with separate quest house located two blocks from Lee Elem. 3BR, 1BA, 1LIV in main house. 1BR, 1BA, 1LIV in guest house. Listed at \$675,000



4901 RED RIVER ST.

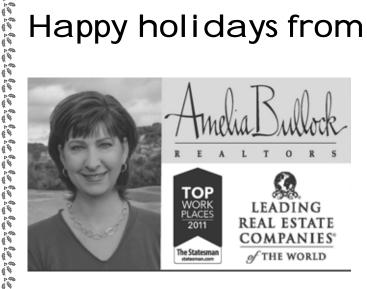
One-story contemporary custom home built in 2006. Industrial design with concrete floors, exposed ductwork, commercial-style glass doors. Wonderful courtyard. Listed at \$439,500



4316 AVENUE C

Extraordinary renovation of classic 1927 Hyde Park bungalow. Open floor plan with 2BR, 1BA, 2LIV, long leaf pine floors and custom milled woodwork. Two-car garage. Listed at \$505,000

Happy holidays from my home to yours!



Suzanne Pringle

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