



Allandale Neighbor

February 2024
Vol 39, Issue 1

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ANNOUNCEMENTS

Volunteers Needed!

- » The Allandale Neighborhood Association has openings for a variety of positions, including on the Social, Communications, Parks, and Zoning Committees

Beverly S. Sheffield NW District Park Volunteer Events

- » March 2: It's My Park Day – Dia de Mi Parque
- » April 20: Keep Austin Beautiful Day – Earth Day
- » September 28: National Public Lands Day

Allandale Neighborhood Association General Meeting

- » April 3
- » Northwest Recreation Center

Total Solar Eclipse

- » April 8, 1:37 pm
- » Not to be missed!



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ANA Adopts Davis/Green Acres Branch of Shoal Creek

Ranleigh Hirsh

The Davis/Green Acres branch of Shoal Creek (also called the “slough”) was officially adopted by the Allandale Neighborhood Assn. Parks, Recreation, and Greenspace Committee in 2023. This creek branch is a short remnant of Shoal Creek’s meander channel/belt that existed before the acquisition of Beverly S. Sheffield Northwest District Park in the 1950s (called Northwest Park at the time). The slough supplied supplemental water to the original park pond before the channelization of Shoal Creek after the 1981 Memorial Day flood. Currently densely shaded in high canopy, though lacking in diverse understory plants, it is overgrown with giant ragweed, ligustrum, poison ivy, and nandina.

CONTINUED ON PAGE 8

New Polling Place at Rosedale School

Election Day is March 5

Janis Reinken, Election Day Judge

There’s a new in-person voting site in Allandale for the primary election day on March 5. Rosedale School has graciously agreed to host Election Day voters at 7505 Silvercrest Drive, in the Community Room. Thank you, Rosedale School!

Allandale voters can be grateful for many decades of in-person voting at Gullett Elementary on Election Days and runoff elections; however, a combination of issues has obliged Travis County Elections to select a new polling place. We truly appreciate the longstanding cooperation of the Gullett administrators, teachers, parents, and students. We have many fond memories of voting in the

Allandale Real Estate

Ruth E. Powers

Allandale sales have remained strong even through the disruption in the economy. The higher interest rates have caused inventory to sit a little longer than pandemic days. For example, in the year 2017, the average number of days it took to sell an Allandale home was thirty-one. In the year 2021, it took only nine days!

Currently, we are looking at about thirty-six days on the market, and realtors remind people, remember when? We don't feel that our prices have dropped as much as a lot of other cities, but we do see a drop from the pandemic years. In looking back at the sales (per MLS), one can see the average sales price remains high.

In the last three years, the average closed

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ANA Executive Committee meetings are held on the first Wednesday of the month at NW Rec Center. General Membership meetings are held in April and October. (Meetings are currently held via Zoom)

Committees

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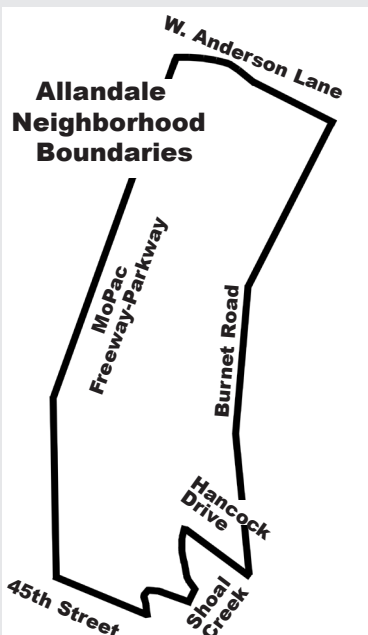
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phillip.sparkman@austintexas.gov



President's Letter

Hans Magnusson, ANA President (512) 522-8773, ana@hmviking.com

Dear Allandale Neighbors:

After a warm and pleasant Christmas holiday, we have a little bit of winter in February. So far, the grid and the local power distribution have held up. The latter was helped by tree pruning earlier in 2023 and dry conditions without any ice compared to last February.

Work to replace water lines along Shoal Creek Boulevard continues. Every now and then SCB has been blocked off from going north or south. Several times water was cut off, usually without notice. The road has become an excellent test track for your vehicle's suspension. Perhaps our dear City Council can focus on getting our infrastructure up to first-world standards instead of draining us with divisive initiatives. One can hope, at least.

ANA crossed the half-century mark of its existence last year. We celebrated the 50-year anniversary last November in a well-attended gathering in the park. Our commemorative t-shirts for the 50-year anniversary were popular and sold out. The second batch of t-shirts has nearly sold out too. Our Fourth of July celebration with a big parade, in less oppressive heat for a change, was a big success last year. Several projects in Northwest Park engaged people of all ages, which was great to see. If you have an idea for community activities, please contact the ANA board by email, Facebook, or in person.

Development activity along Burnet Road lead to multiple meetings between neighbors, developers, and ANA Zoning Committee members. These meetings were productive as far as getting neighbor input to the developers, and even changing the plans to fit better with the 'hood.

Defending the neighborhood from hostile activity from unscrupulous speculators and a combative council took a lot of effort from multiple people last year, specifically the Zoning Committee. Deed restrictions continue to be effective against the speculators, with a couple of successful legal rulings last year. Council, on the other hand, defies the law and loses in district court. Undeterred by public opinion, they continue to battle citizens. Battle with the council against attacks on neighborhoods will continue this year too. District 7 will elect a new council member in November. The announced candidates to date are less than inspiring. The filing deadline is in August, so there's plenty of time for qualified candidates to enter the race.

Gott Nytt År

hans

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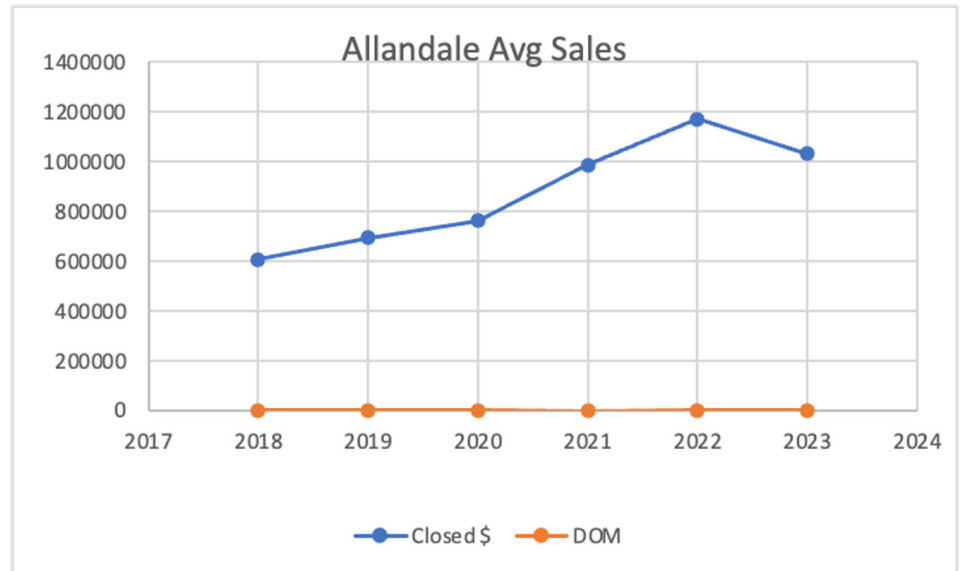
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Allandale Real Estate

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price has risen from \$762,653 in 2020 to \$1,170,813 in 2022. Currently, Allandale shows an average sales price of \$1,065,698, whereas the Austin metro area shows \$612,704. Undoubtedly, the newly built homes with higher prices are impacting the Allandale average sales price. We are still seeing Allandale sellers receiving close to 95+% of their list price. Multiple bidding situations are around, just not everywhere and not in every house. We see homes with bids are usually priced under \$400,000 if in good condition and in surrounding neighborhoods.

We are recommending that if you have to sell now, then price it accordingly. Don't look back at the pandemic years; they have passed. If you are considering buying now, it may be a great time to find a seller willing to negotiate and make a deal. There are predictions that by 2024, the potential drop in interest rates and lack of inventory will cause it to become a seller's market again.



Recent data on Allandale area home sales

It is hard to gauge what Austin's real estate market will do if the feds keep increasing the interest rates, but our market here seems to be steady, relatively strong, and churning away.

If we can help with your real estate needs, feel free to reach out. We love to talk real estate!

Lettuce Recycle!

Dena Houston

Prevent recycling and composting contamination! Be a part of the recycling solution!

One of the biggest problems of recycling and composting is contamination: placing the wrong items in the blue recycling cart or the green compost can. Contamination is costly to the city's ratepayers, disrupts the recycling and composting processes, and causes serious safety hazards at the recycling and composting facilities.

Below are some of the culprits in the recycling cart:

Aluminum cans. Do not flatten aluminum cans. The optical sorters recognize them by their cylindrical shape.

Black plastic containers. Although these have a recycling number on the bottom, black plastic is very difficult for optical sorters to recognize. Try to reuse these whenever possible. Otherwise, throw them away.

Garden hoses. These get wrapped around the machinery and must be physically removed by the workers. The removal process is very dangerous. These can be given away if they are in good condition or placed in the trash can if they are not.

Hazardous materials. Hypodermic needles, partially full aerosol cans, and bro-

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ken glass are the most commonly found items. They pose a significant danger to the workers at the recycling facility.

Hypodermic needles. These should be placed in a plastic container with a tight-fitting lid and taped closed. It should be labeled “needles or sharps” and thrown into the trash can.

Partially full aerosol cans. These should go to the Recycle and Reuse Drop-Off Center. Empty aerosol cans can go into the blue recycling cart.

Broken glass. Glass should be wrapped in several layers of newspaper or placed in a sealed box labeled “glass.” This should be placed in your trash can.

Large bulky items. Tires, PVC pipes, long-handled tools, and golf clubs have been found on the conveyor belts at the recycling facilities. Tires can go to the Recycle & Reuse Drop-Off Center. Other bulky items should be donated whenever possible.



Pizza boxes. Boxes absorb food products, so they contaminate the other paper recyclables in the recycling stream. Put pizza boxes into the green compost can.

Plastic bags. These can wrap around the machinery and damage the processing equipment. Plastic bags should go to the plastic bag collection bins found at most grocery stores.

Plastic bottles with liquid inside. Plastic bottles are separated by weight. In the recycling facility, they are sorted by optical sorters and air currents. For the air currents to work, plastic bottles must be empty.

Shredded paper. This needs to be bagged either in a paper bag or a compostable bag and put into the green compost can.

Styrofoam. This cannot be processed at the recycling facilities. It should go to the Recycle & Reuse Drop-Off Center.

Wet paper. This makes the other papers in the recycling process unrecyclable. Even if the paper dries out, it is not recyclable. It should be placed into the green compost can.

Wire hangers. These get wrapped around the sorting machinery and cause a lot of damage. Wire hangers should be taken to a dry cleaner for reuse or placed into the trash can.

problem. Please do not bag recyclables! We bag our trash and our compost, so it seems logical to want to bag our recycling materials. However, here is why we must not put our recyclables in any kind of bag: Recyclable materials are dumped onto a conveyor belt when they arrive at the recycling facility. The workers do not have time to open and empty these bags, so the bags are removed from the conveyor belt and set aside to go to the landfill. Also, because there is no way to know the exact contents of the bags, they pose a potential health hazard to the workers.

Here is a video that shows what happens at the recycling facility as our recyclables are being processed: vimeo.com/199912809.

Below are some of the culprits in the green compost can:

Balls. Tennis balls are ending up in compost cans. These need to go into the trash can.

Clothing. Clothing is not compostable. Clothing can be donated or thrown into the trash can.

Glass bottles. Glass gets crushed in the process of grinding the composting material. This glass contaminates the compost, and the entire pile of compost has to go to the landfill. Glass bottles go into the recycling cart.

Bagged recyclables are a huge recycling

CONTINUED ON PAGE 6

WE NEED YOU
to help on various committees! Email
allandaleneighbor@gmail.com for more info.

All types of
positions
available

Lettuce Recycle!

CONTINUED FROM PAGE 5

Plastic bags. BPI-certified compostable plastic bags and paper bags are the only bags that can go into the green compost bin.

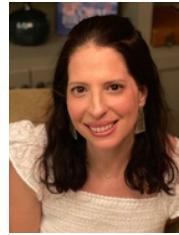
Plastic take-out containers. These need to go into the recycling cart if they are clean and dry and have a recycling symbol on them. Otherwise, they go into the trash can.

How is recycling contamination costly to ratepayers? Austin pays Balcones Resources and Texas Disposal Systems (our two recycling facilities) for all material brought in by the recycling collection trucks, based on weight. The facility then sorts and processes recyclable materials and sells them. The city receives a portion of the revenue from those sales. For any contaminated items, the city doesn't receive revenue and pays a processing fee to haul them to the landfill. This cost is passed onto the ratepayer by raising solid waste fees to cover the extra expense.

Here is a very informative City of Austin recycling website that will help us do just that: austintexas.gov/what-do-i-do

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

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Marisa Zappone
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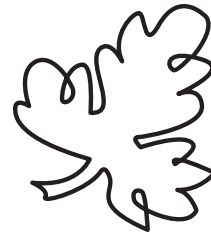
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Rain Garden Adopters Needed

Kata Carbone

The City of Austin's Transportation and Public Works Department plans to install three rain gardens in February/March 2024 in Allendale along Shoal Creek Blvd. at Great Oaks Parkway, Twin Oaks Drive, and Greenlawn Parkway.

A rain garden is a shallow, vegetated depression designed to absorb and filter runoff from roads, sidewalks, driveways, and roofs. Typically planted with colorful native plants and grasses, they provide an attractive addition to the landscape, help conserve water, and protect the Shoal Creek waterway.

With support & guidance from Shoal Creek Conservancy, adopter groups will plant and care for these rain gardens. If you enjoy gardening, would like to learn, or want a great way to spend time with family, friends, and neighbors while having a positive impact on the community and environment, please contact Sierra@shoalcreekconservancy.org to sign up. For more information, see shoalcreekconservancy.org/rain-garden-adoption.

Return of the Bats!

Peak season for the Congress Avenue Bridge bat colony returns late March



Happy New Years Allendale!



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Davis/Green Acres Branch of Shoal Creek

CONTINUED FROM FRONT PAGE

As adopters, our goal is to establish a wide, healthy riparian buffer with diverse native vegetation and dense tree canopy within the adopted area through long-term volunteer stewardship. By following an established grow zone restoration plan approved by Austin's Watershed Protection Department, we hope to see far less of the undesirable species dominating the area, allowing the slough to contribute more benefits than just slowing stormwaters — benefits such as filtering and removing pollutants, shading the slough with varied levels of canopy, and providing natural areas for community recreation in the park.

To view the grow zone, go to tinyurl.com/DavisGZ and navigate to Beverly S. Sheffield Northwest District Park. There are two grow zones in the park: One around the pond and the new Davis/Green Acres branch of Shoal Creek.

Adoption efforts took nine months of negotiations and hard work. Keep Austin Beautiful hosts the Adopt-a-Creek program with Austin Watershed Protection oversight. Since the slough is in a city park, Austin Parks and Recreation participated in the approval process.

We have a whole host of people to thank for working on our application and approval. Allandale neighbors include David Riskind, Peggy Maceo, Bill Carr, Paul Clements, Mike Rogen, and Kata Carbone. We really appreciate Ingrid Karklins, Conservation Program Coordinator with Austin Watershed Protection, for shepherding the application through multiple city departments, and Kerri Thompson, Austin Parks and Recre-

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ation, for working to establish the no-mow zone.

There are semimonthly workdays on Tuesday mornings for anyone interested in getting involved with the Grow Zone. Sign up at givepul.se/o5bbdz.



Shale of the Del Rio Formation

Local Geology: The Balcones Fault Zone

W.G. Ferguson and R.C. Smith

Allandale has more than its share of faults but in a good way! We sit on top of a major fault system named the Balcones Fault Zone; you can touch a part of it in Perry Park, just behind (west) of Highland Park Elementary. Before walking down to the soccer field, you will be standing on the shale of the Del Rio Formation, and looking at an outcropping of limestone, called the Edwards Formation. The soccer field is sitting on the “floor” of an old limestone quarry.

So, what is a geologic Formation? It is a group of rocks distinctive enough from the rocks above and below to be mapped as a unit. An important geological principle, first realized in 1669 by a Danish geologist, Nicolaus Steno is that older sedimentary rocks lie below younger rocks if they were not deformed after being deposited. Our local sedimentary rocks are carbonate (limestone and dolomite), shale, or sandstone. These are all made of particles chemically precipitated from water, in the case of carbonates, or transported by wind and water, usually from higher elevations, along rivers and creeks toward the coast. The mechanically transported and deposited particles of gravel, sand, silt, and clay harden to form sandstone and shale.

Just west of the tennis courts in Perry Park, you can walk on the Del Rio Shale formation, which is usually covered with grass,



Image of slickensides

over to a three- to four-foot high ledge of gray rock, oriented south to north (left to right). The ledge is part of the Edwards Formation, a carbonate rock that is hard and resistant to weath-

CONTINUED ON PAGE 10



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Path of the Solar Eclipse

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Monday April 8

1:37 pm



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Balcones Fault

CONTINUED FROM PAGE 9

ering/erosion, which is why this bit of it is still here. The Edwards is much older than the Del Rio and was buried five hundred feet below the Del Rio before the Balcones Fault Zone segments moved! The Edwards was formed in a broad, shallow sea, something like the Caribbean Sea, and covers thousands of square miles of central Texas. Today as you stand on the Del Rio looking toward the soccer field, think about the fact that the piece of the Edwards you see in front of you has been left on the surface while the rock to which it was once connected is now five hundred feet below your feet.

You can see the evidence of movement along the fault segment on the face of this Edwards outcrop in vertical lines called slickensides. These are little grooves cut into the rock as parts on either side of the fault rubbed against one another while moving.

We use the term Balcones Fault Zone because there are hundreds of faults, small and large, that make up the system of planes along which rocks move. This fault

zone ultimately forms the boundary between the older, harder limestones that make up the craggy, hilly landscape of what we call the Texas Hill Country, and the flat prairie forming the rich farmland to the east of Austin. The fault segments also form underground boundaries that control groundwater flow and springs such as the ones that feed water into Barton Creek.

This third picture shows the broad, flat plane of the fault surface, what geologists would call the “fault face.” The arrow shows the direction of motion along which the now-buried Edwards rocks slid down the fault face. This motion caused the slickensides on the piece of Edwards that is at ground level today.



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The face of the Balcones Fault



Aerial photo of Perry Neighborhood Park, with the yellow star indicating the location to see the fault

If you want to see the fault for yourself, just go stand where the star is on the map above. While you are there, think about the fact that there was at one time about a quarter-mile-high pile of rocks (all the units between Edwards and Del Rio – see the August 2023 edition of ANA Newsletter for reference) above your head – on top of the Edwards. About twenty million years ago, the rocks were sliced into many pieces along a fault plane. The rocks were less resistant to weathering/erosion, and then eroded away, leaving you a window into another time. In this case, the window is into a one-hundred-million-year-old piece of the Edwards Formation.

Park Volunteer Events

Ranleigh Hirsh

Allandale Neighborhood Association Parks, Recreation, and Greenspace Committee is working hard to plan events for 2024. We partner with two Austin organizations, Austin Parks Foundation and Keep Austin Beautiful, to help leverage the best resources for Beverly S. Sheffield Northwest District Park. With these groups, we have four “save the date” volunteer events. As events get closer, sign-up details are posted on facebook.com/northwestdistrictpark, this newsletter, and Allandale’s Group.io. Please add these dates to your calendar.

water Retention Ponds on Great Northern (aka the off-leash dog park), we work to keep these areas clear of trash coming with each rain. Pop-up events are posted on Allandale’s groups.io/g/allandale-neighborhood-austin and Facebook.

If you are looking for more regular volunteer opportunities, we have park work days on Tuesday mornings twice a month. These workdays are suitable for small groups to do simple manual tasks around the park for two hours. These are great options to beautify the park and meet your neighbors in an informal gathering. If you are interested, see givepul.se/o5bbdz or givepul.se/0if86z



Austin Parks Foundation volunteer link

- » **March 2** Spring It’s My Park Day - Dia De Mi Parque
- » **April 20** Keep Austin Beautiful Day - Earth Day
- » **Sept. 28** National Public Lands Day
- » **Nov. 2** Fall It’s My Park Day - Dia De Mi Parque

We are also planning our Creek and Greenspace Cleanups for 2024. These events are scheduled based on the weather, leader availability, and need. Targeting Shoal Creek near the park and the Storm-



Keep Austin Beautiful volunteer link



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Allandale Quick Bites

Robert Mace

It befalls without fail: as soon as I make the deadline for this column, BIG THINGS HAPPEN!!! And the past couple months are no exception. On the bad news front (depending on your stomach's preferences), Kitchen United, the ghost kitchen up on Burnet, closed. Outside of Hawaiian Bros, which is brick-n-mortaring across the region, and Fuddruckers, it seemed to be a struggle to keep a consistent list of slingers in the stalls. On the vegan front, Citizen Eatery closed at the end of the year, auctioning off its iconic pink rabbit. Old Thousand's Burnet outpost closed up shop in December, but the mothership on 11th Street is still working and rolling. Allandale/Rosedale alum Pacha Organic Cafe closed its new location. Finally, a drunk driver apparently thought Gusto was a drive-through restaurant (but Gusto is back in bidness!).

Austin's Very Own Salt is now open (see review in this issue), and it's rather fantastic. Verdad True Modern Mexican is now open, as well as Tikka Shack Indian Grub (review this issue). The Yard Bar has a new chow slinger, Camp Out, camping out in the kitchen spot. Flora Coffee & Culture opened up by Eldorado Cafe, specializing in pour-overs, including kyoto pour-overs.

On the coming-soon front, dumpling queen Ling Qi Wu is opening her highly anticipated Ling Wu at the Grove sometime



Camp Out eatery at Yard Bar on Burnet Road

this spring. There's also a buzz around Mems Davila of Wunder Pig remodeling the automotive shop at 1521 West Anderson Lane for an as-yet-unannounced restaurant. We also randomly saw that The Grove Wine Bar & Kitchen is opening an outpost at 7719 Woodhollow Drive on Anderson Lane just across MoPac. Rumor has it that ChefSuite will rise from the ashes of Kitchen United with Steak 'n Shake as one of the initial residents. To yin the yang of Juiceland, Pizza Hut is opening up next to it on Burnet. The universe will be balanced yet again. Still waiting for H-Mart (and its coterie of restaurants) and Snarf's to open. A reader turned me on to Baretto Bistro, a quaint, under-the-radar family-run French cafe in the 26 Doors shopping center on West 38th Street. The family are the folks that owned Brick Oven Pizza. Worth checking out!

still look higher than they would have been in normal, non-pandemic years.

Real estate markets, in general, can be influenced by various factors. These include employment rates, interest rates, and local policies. The market has steadied as the interest rates, as I write this, are hovering in the mid-6s. Not too high in our opinion, when my first house was at 9% back in 1980. As we ride the real estate wave this year, there are many balls in the air, making it a hard one to gauge. Additionally, this is an election year.

CONTINUED ON PAGE 16

Allandale's Real Estate Market: 2022 vs. 2023

Ruth Powers

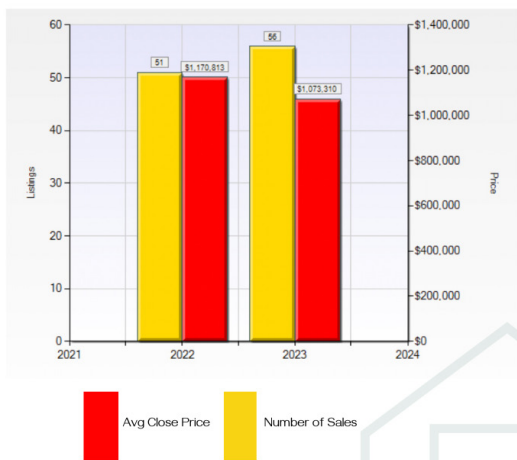
Comparing 2022 to 2023 stats for the Allandale neighborhood, it is apparent that Allandale is a lot stronger than most central neighborhoods.

We saw a nearby neighborhood drop by 19.2% and another just west of Allandale drop by 15.7%. Per stats for the entire zip code, 78757, the overall drop was only 3.4%.

A total of fifty-six homes sold in 2023 with a price average of \$1,073,310. It took an average of thirty-six days to sell. In comparison to 2022, a total of fifty-one homes were sold at an average price of \$1,170,813 and sold in twenty-five days.

When one compares 2019 to the year 2023 (remember that the pandemic officially began in late 2019) the numbers now

Allandale 2022 vs 2023 SALES HISTORY



This is for the Allandale Neighborhood, located north of 2222, east of Loop 1/MOPAC, south of Anderson Lane and west of Burnet Road



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Allandale sales in 2022 vs. 2023

Neighborhood Schools Report

Tara Bowman

Gullett Elementary continues school tours this semester on the first Wednesday of every month from 3:30 - 4:30 p.m. Be sure to bring an ID to present at the office before your tour. Tour dates are February 7, March 6, and April 3.

Highland Park Elementary's PTA offers scholarships for three graduating seniors who are Scottie alumni. Each scholarship recognizes the applicant who best distinguishes himself, or most embodies one of three areas of achievement: Service, Overcoming Obstacles, and Leadership. The scholarship can be used for any higher education setting or tools, such as tuition or room and board. The Overcoming Obstacles and Leadership scholarships are for McCallum graduates only and are each for \$2,500. The Service scholarship is open to any other HP alum and is \$5,000.

Lamar Middle School celebrates Toyota of North Austin's recognition of Thea Kilbane as a local honoree in their Amazing Teacher Awards. Ms. Kilbane teaches 7th and 8th grade band. Congratulations to Ms. Kilbane! The Keep Lamar Weird Dance/Social is back for the third year on February 23. Students are encouraged to dress in a way that expresses who they are, so long as it falls within the school dress code. Past years' attendees have worn everything from athletic wear, to favored Halloween costumes, to formal wear.



WE LOVE OUR SCHOOLS!



McCallum High School Girls' Basketball continued their winning ways in district play with an impressive 9-0 start. Coach Kehn and the Lady Knights are poised to repeat as undefeated district champions. Coach Fuentes has his Knights team in position to match the girls' performance with a 7-0 start to district play. The Knights soccer program is in full swing, and Coach Guerra and Coach Martin are looking forward to seeing their teams compete for the district title.

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Tikka Shack Indian Grub

Robert Mace

The quality of fast-casual dining can often lean toward E on the gas (or battery) gage. For example, a recent trip The Bride and I took to a national fast-casual joint revealed not only an empty tank but a rusting frame resting on concrete blocks in the front yard. As a consultant friend once told me, “Price, quality, and timeliness—choose two.”). Therefore, it was a joy to find the fast-casual Tikka Shack (over yonder by HopDoddy) great on all three factors (consulting friend: take note).

The foundation of the shack dates back to 2002 in Richardson, Texas, where Pramod Prodduturi and Bhoopal Reddy opened Masala Wok. As the Wok expanded across the state (including one in Austin near Center Ridge Drive and I-35), Pramod and Bhoopal noticed the popularity of their Indian menu, resulting in a side hustle called Tikka Shack Indian Grub.

The Shack focuses on Indian dishes, especially the curries, including tikki masala, butter masala, southern curry, methi malai, spinach masala, original curry, and goan vindaloo. But the menu is unusually deep for fast-cash with various wings, various sides, naan pizza and tacos, bowls, biryani, a kid’s menu, and, for the simmeringly angry people in your life, a vegan menu.

The Shack goes fully contactless with the ordering experience with touch screens and no one behind the counter (although there are ambassadors nearby to help the newbies through the process). Once ordered, you collect a number, sit down in a bright and cheery spot, and wait for your order to arrive.

Although this is fast casual with dispos-



Butter chicken, rice, and naan at Tikka Shack

able plates and what-not, the presentation is worthy of the ceramics of a sit-down, formal restaurant. Unlike the meth-head results that national burger joints feed you, the dishes at Tikka Shack look exactly like the photographs. This is food clearly made with care. And, even better, it delivers on flavor.

The Methi Malai (a curry made with fenugreek, paprika, turmeric, yogurt, and coriander served with rice; \$11 +\$1 for chicken) is warm, creamy, and rich with a wee bit of kick (you can specify spiciness for many dishes). The Kabob Bowl (two skewers served on Basmati rice with a side Mango Salad and Tikka sauce; \$11.5 +

\$1 for chicken) is healthy, spicy (I inflamed the flames), and satiating. The Bride thoroughly enjoyed the Veggie Jalfrezi (bell peppers, onions, potatoes, carrots, green beans, green peas, and cauliflower simmered in a sour succulent spicy house curry sauce; \$10). The naans (regular, garlic, Shack; ~\$2) are savory and a satisfying complement to the sauces.

With our batteries (and tummies) full, we’re sold on Tikka Shack for meeting all of our incurryable curry needs. And with such a deep and fascinating menu, we’ll be back many times to explore.

Tikka Shack Indian Grub, 2438 West Anderson Lane, tikkashack.com

Take Pride In our Neighborhood

- Help out a neighbor ■ Pick up litter ■ Spay/neuter your pets ■ Plant flowers ■ Volunteer ■ Use our trails, parks, and greenways ■ Conserve water ■ Drive carefully ■ Have a block party ■ Attend a neighborhood meeting ■ VOTE! ■ Flip over an upturned turtle ■ Observe the speed limit ■ Take walks around the neighborhood ■ Pick up after your pets ■ Keep bicycle lanes open ■ Join ANA ■ Donate household items ■ Report potholes 3-1-1 ■ Say hello to your neighbor

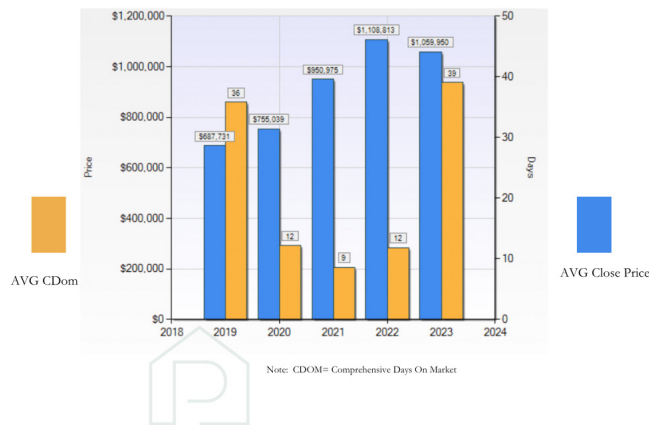
2022 vs. 2023 Real Estate

CONTINUED FROM PAGE 13

We can tell you this: We still have an influx of companies. People are still moving here, and we still feel a shortage of homes. People continue to need housing, and prices don't seem to be dropping a whole bunch, so we are seeing lines at the courthouses for foreclosures and short sales. We anticipate that our market will be robust in the spring and summer, which was our normal course prior to the pandemic years. It is taking longer to sell a home, and there are sellers out there willing to wait to obtain the price they feel is right for them. When representing buyers, we try and work to educate them about the neighborhoods, and our housing costs and help them to find something that works for their budget and priorities.

Allandale continues to be a "hot" neighborhood, as seen with all the builders and developers purchasing in the area. There is always good and bad to this, but it is a testament to the popularity of this neighborhood that we all love.

Allandale Sales 2019 to 2023



A multi-year perspective on Allandale home sales

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Allandale Election Day Judge Janis Reinken with Travis County Clerk Dyana Limon-Mercado at June 2023 Election Heroes Recognition.

New Polling Place

CONTINUED FROM FRONT PAGE

gym, in the hallway with the bearded dragon lizard and chinchillas, and most recently, in the library. Thank you, Gullett Elementary!

Looking forward, we are pleased to have Rosedale as a voting location within the Allandale neighborhood precinct areas. On election day, kids come with their parents, neighbors greet other neighbors, and we all come together as Americans proudly exercising our constitutional right to vote. This is a community tradition that needs to continue.

Here are some reminders ahead of Election Day: The last day to register to vote in Travis County for this primary is February 5. Early voting will run from February 20 through March 1. Other nearby voting locations include the Ben Hur Shrine Center, Northwest Recreation Center, and Yarborough Branch Library.

Answers to almost every question you might have about the March 5th primary election can be found online at elections.traviscountytexas.gov/current-election-information/current-election/#polling-locations.

Otherwise, you can email Travis Elections at elections@traviscountytexas.gov or call 512-238-8683. The League of Women Voters of Texas offers a nonpartisan Voters Guide, available online at VOTE411.org (vote411.org/plan-your-vote) as a PDF and in print before early voting for all statewide elections.



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If you do not plan to vote in person, the deadline to apply for a Ballot by Mail for the March 5, 2024 Election is February 23, 2024. For more details, see elections.traviscountytexas.gov/voter-information/ballot-by-mail/#AbsenteeBallotSearch.

Vote, and make your voice heard!



Mike Pantin (Alt Judge - R) Janis Reinken (Election Day Judge - D) at Travis Co. Clerk Election Workers Recognition event in June 2023.

Austin's Very Own Saltt

Robert Mace

It takes a lot to open up a restaurant. You have to have a business plan, financing, the right place, the right menu, the right staff, the right ingredients, and dedicated clientele. But there's also one intangible that's either on the plate or not: love. Love is the difference between simply exchanging calories for currency and proudly sharing cuisine that changed your life. Austin's Very Own Saltt is proudly sharing cuisine.

Inspired by Bruce's Seafood Deli, a little dive in Port Arthur, Saltt brings the best of southeast Texas chow to Austin. We've never had Port Arthur-style seafood before, but an Allandaler originally from the Port (let's call him Eddie since that's his name; he's rumored to have been babysat by Janis Joplin) tried it out and gave it two thumbs up. Bruce's, started by a

Vietnamese shrimper who wanted to spend more time at home, was Eddie's grandpa's fave joint, eating there until he was 99.

The signature dishes are prefaced "salt & pepper" with tempura-fried fish, chicken wings, or shrimp piled high with red pepper flakes and shredded green onions. It's an addictive combination meshing a light fry with an endorphin-tickling burn. The tempura is crunchy and chewy but also delicate, allowing your protein of choice to flavor through. Orders come with shrimp-fried rice or seasoned fries, both excellent.

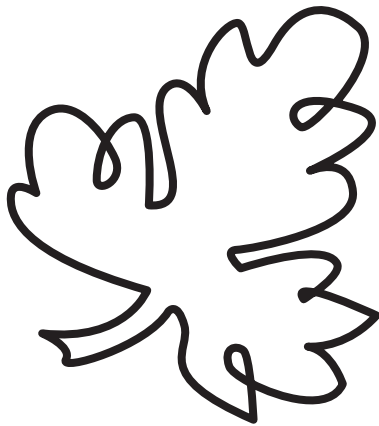
Similar to Bruce's (based on Yelp reviews), it can take a bit (15 to 20 minutes or more) for your food to arrive ("not-too-fast casual"). That's because your food is made fresh. Everything we've ordered has been impeccably prepared and delicious. My fave is what I ordered on my first visit, the Salt & Pepper Catfish Strips (with shrimp fried rice or fries, \$16). Again, that pile of pepper flake and onion ribbons with fried fish is perfection, a delectable fusion of Asian and Cajun cuisines. All the dipping sauces were good, but the jalapeno ranch dressing was particularly special. The Bride tried the

Grilled Catfish (with rice and steamed veggies, \$16) and I did the same but with shrimp (\$16). Both were, again, perfectly prepared with an amazing side of al dente rice.

Saltt has several brunch items on the menu that are available all week and all day. I plowed through the truck-driver-worthy Salt & Pepper Chicken and Waffles (4 wings, 1 waffle, 2 eggs, 2 pieces of bacon, and grits; \$20). The waffle crunched with slight sweetness while the robust cherry marmalade canceled the need for syrup complemented by the phalanx of savory choices across the rest of the plating field. The interior is hip, exhumes local regional pride, and spouts a 90s urban soundtrack that has everyone bopping in their seats.

It took a while for Saltt to open up, and for a bit, I was worried if they'd ever open. But now that they're slinging salt & pepper and dispensing daiquiris, it's clear that they were working out the details so everything would be the way it needed to be. The love is on the plate.

Austin's Very Own Saltt, 2525 West Anderson Ln. Suite 130, austinsveryown-saltt.com



Let Us Hear From You!

We'd love for readers to submit ideas and articles.

newsallandale@gmail.com



Salt and Pepper Shrimp and Fried Rice at Austin's Very Own Saltt



Take Pride in Our Neighborhood



Allandale Neighborhood Association New or Renewal Membership.

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

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I am willing to serve on the following committees: Bylaws Communications Finance Membership

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Get Involved with your Allandale Neighbor Newsletter

Allandale Neighborhood Association



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

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

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