

SENDERA

March 2007

Volume 2, Number 3

Sendera Homeowner's Association

Official Community Newsletter

Message from the Board of Directors - Annual Meeting Notice

The annual Sendera Home Owners Association meeting will take place on Thursday, March 22, 2007 at 7:00PM; with check-in and registration beginning at 6:30 PM. All residents will be mailed more information about this session which will include the location as well as HOA budget details and a proxy form for this year's Board member election (should you not be able to attend the Annual Meeting). At the meeting the Board of Directors (BoD) will provide a summary of community related activities and accomplishments for 2006 and the plans for 2007. This is an excellent forum to learn more about what's going on in the community, and is also an opportunity to ask any questions you may have regarding Sendera. Please plan to attend this all important event.

There will also be an HOA Board member election held at this meeting. There are two Board seats up for election, and we strongly encourage anyone interested in seeking one of those spots to come forward prior to the meeting in order to be included on the proxy form. If you are unable to attend this election, we ask that you complete a proxy form and forward it to Real Manage so that your vote is accounted for. Please remember that only one vote per residence is allowed.

Some of you may be wondering... "What exactly does the Board do?" The Sendera HOA Board is in place to make decisions and address situations pertinent to Sendera in a manner which is in the best interest of the community as a whole. This includes working closely and effectively with the various committees within Sendera (volunteers are ALWAYS welcome!), as well as with the City of Austin and surrounding communities. There are many issues raised and discussed each month... most of which are resolved in

a reasonable fashion. Unfortunately, from time to time some issues lie outside the reach of what the Board can actually do. When this happens, we try to call upon every resource available to Sendera in an effort to resolve the situation... always in the best interest of the community. It has always been the Board's intent to make decisions and act in a manner which makes Sendera a desirable and safe place to live.

We strongly encourage the residents of Sendera to submit any questions and/or concerns you may have prior to the Annual Meeting. Contact information for Real Manage and the current Board members can be found on the Sendera website, as well as in this newsletter.

Please come and participate on March 22... Thank You!
Jerry Riley, President



Don't want to wait for the mail?
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Sendera Homeowner's Association
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month at www.PEELinc.com**

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Discussion

Have You Seen What's On The Sendera Web Site?

Sendera residents have an outstanding communication tool available to them but few are taking advantage of it. Our very own web site offers a Message Board, an Events Calendar, a Resident Chat page, Classifieds, Bulletins, and many other subjects to choose from.

Anyone can access Public pages but, to access the Resident pages, you must first complete a Login Request Form. Go to www.senderahoa.com and click on Request Login. Fill out the form and click on Submit. Your Resident Login will be sent to you by the web master.

BE INFORMED! BE INVOLVED!

Playgrounds Get Ready for Spring with New Equipment

By Jennifer Fisher

With an early spring predicted by Punxsutawney Phil, Sendera residents will soon have the opportunity to enjoy the new and improved amenities at our playgrounds.

Installation of swings and a dome climber are scheduled for either the last week in February or the first week in March. The original target date for installation was in January but, due to the wet and inclement weather, work was delayed up to four weeks according to Scott Talbott of Walk in the Park, contractor for the installation.

In December 2006, the Board of Directors approved funding for four items: (1) new swings, (2) creating an area for the swings, (3) much-needed surface maintenance for existing Norman Trail and Sendera Mesa playgrounds, and (4) professional installation of the project. Additional items considered as a result of a September 2006 resident survey (dome climber and whirl) were not funded, but Ms. Sharon Boatwright has generously agreed to underwrite the dome climber. Purchase of the whirl will be part of future discussions.

Once the installation is complete, residents are welcomed to enjoy the new amenities immediately. An official opening ceremony is scheduled during our Easter Egg Hunt on March 31st to recognize and thank all those who made this project possible.

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Architectural Control Committee Questions and Answers

by Eric Steen, Architectural Committee Chair

This month I thought we could take a break from the ACC guidelines and answer a few questions. If you have any other questions regarding Sendera's Declaration of Covenants, Conditions and Restrictions (DCCR) or city ordinances either send me an e-mail at: eric_steen@kolarmail.com or post it on the Sendera Website: www.senderahoa.com.

Q: Is it necessary that house numbers be visible?

A: There is nothing in the Declaration of Covenants, Conditions and Restrictions (DCCR) that require house numbers to be visible. However, it is a safety issue. In discussing this issue with our property management company, I was informed that they recently had a situation where a resident at another community called 911 and the emergency crew could not find their house because the house number was obscured by plants.

Q: What should I do if my trash is not picked up on its designated day?

A: First, call City of Austin Solid Waste Services at 494-9400 and arrange for a pickup. You will be told to leave your trash can out, and that it could take 2 days for them to pick it up. Next, call RealManage at 866-473-2573 and let them know that you will be leaving your trash can out due to a missed collection. They will make a note so that

you don't receive a DRV notice and properly address any complaints that come in.

If you see someone has left their trash can out please do not move it. Either ask the resident why it is still out, or report it to RealManage. You can report Deed Restriction Violations by calling 866-473-2573, or report it via Sendera's website at www.senderahoa.com.

Q: How do I properly dispose of yard trimmings and large brush?

A: You may not dump brush anywhere. The city has provided the following ways to dispose of yard trimmings and large brush:

Yard Trimmings: Grass, leaves and small branches are collected each week on your recycling and yard trimmings collection day. Small branches (less than 5 feet long and 3 inches in diameter) should be tied in bundles with string or twine or placed in small, reusable containers. The bundles must be small enough for one person to pick up. If you put them in small, reusable containers, please make sure they don't protrude by more than a foot. Grass clippings and leaves should be placed in brown, kraft paper yard bags or in small, reusable containers. The paper yard bags are available from most hardware and garden stores. *Do not use plastic bags or you will be charged for the collection of extra garbage.*

(Continued on page 5)

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ACC - (Continued from page 4)

Large Brush: Large branches (over 3 inches in diameter and up to 15 feet long) are collected during specially-scheduled large brush collections. The large brush schedule is not published online to discourage illegal dumping. You can call Solid Waste Services at 494-9400 to find out when your next collection is tentatively scheduled. More info can be found on the Austin Solid Waste Services website: <http://www.ci.austin.tx.us/sws/yard.htm>.

Code Enforcement pursues two goals with illegal dumping: ensuring the dumpsite is cleaned up and catching the perpetrator. Offenders may be required to clean up the dumpsite and pay a fine if caught. However, cleaning up the dumpsite is ultimately the responsibility of the property owner. This means that HOA assessments have to be used to clean up the easements and common areas. Report suspected violations to 3-1-1

Q: Where can I go to find out about changes in the trash pickup schedule or special days?

A: The best source of information is the Austin Solid Waste Services website at: <http://www.ci.austin.tx.us/sws>. You can also pick up a free 2007 Texas Recycles Day calendar at all fire stations and libraries within the City of Austin while supplies last. These calendars contain a great deal of useful information about Austin Solid Wastes Services.

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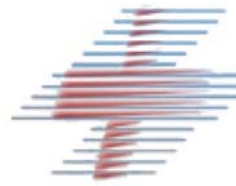
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The Teenage Job Seekers listing is offered free of charge to Sendera teenagers looking for work opportunities. With your parent's permission, you may send your name, age, contact information and job interests to pkgardensong@austin.rr.com. To appear in the next issue of the newsletter, you information must be received by the 8th of the month.

Classified Ads

Personal classifieds (one time sell items, such as a used bike...) run at no charge to Sendera residents, limit 30 words, please e-mail pkgardensong@austin.rr.com

Business classifieds (offering a service or product line for profit) are \$45, limit 40 words, please contact Peel, Inc. Sales at 512-989-8905 or advertising@PEELinc.com.

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Sendera Recreation Committee News



Mark Your Calendars for the Following

March 17 Happy St. Patrick's Day! (March 12-16 AISD Spring Break). **Sendera Recreation Committee Meeting, 7:30** at 9101 Hoffman Cove. All residents are welcomed to attend. Agenda includes final planning for Garage Sale & Easter Egg Hunt, discussion of BBQ cook-off.



The Spring Sendera Neighborhood Garage Sale will be held Friday, March 23 and Saturday, March 24 from 8:00-1:00. An ad will be placed in the Austin American Statesman. If you choose to participate on either/both day(s), have your items out by 8:00 A.M. A map of the neighborhood will be available for participants to pass out to customers. Map distribution proved to be very successful in increasing traffic for other participants a few years back. If you plan on participating and want a map to pass out to customers, you can get a stack of 20 from the porch of 8817 Whitworth Loop beginning March 20 while they last. Feel free to post additional signs on Davis, Brodie, Slaughter, etc.

Sendera Easter Egg Hunt Saturday, March 31, will be held at the playscape by the pool at 10:30 A.M. A special appearance will be made by the Easter Bunny himself. Join us for games and prizes. If your child will participate please drop off 1 dozen filled eggs to 9101 Hoffman Cove by Friday, March 30th. Should you wish to help or have any questions contact Sharon at 653-5554(cell) or 602-0136 (wk).



HELP! The Sendera Newsletter is for the people **BY** the people! We really need entries and articles submitted.

Consider being a one time or feature writer.

Suggestions include but are not limited to:

- | | |
|--|----------------|
| What's going on around town | Pets' Page |
| Gardening tips for the season | Kudos page |
| Technology tips | Jokes/cartoons |
| Seasonal horoscopes, jumbles, crosswords | Kids' Korner |
| Dear Abbey type column | |
| Ask Miss Manners | |

If interested please submit for the next newsletter. The information for submission is inside this edition.

Sendera Sponsors Food Drive For The Capital Area Food Bank

On Saturday, March 31st, Sendera will hold a food collection event to benefit the Capital Area Food Bank (CAFB). Residents are asked to bring donations of money and/or nonperishable food items (see box below for most needed items) to the playscape next to the pool. A representative of the Food Bank will be available to answer questions about the services offered by CAFB and to provide information about how we can help address the issue of hunger in our community. Here are some surprising facts about the seriousness of the hunger issue in Travis County.

Did you know that:

- ⇒ 41,000 children under the age of 18 in Travis County are confronted with food insecurity (the lack of access to enough food to fully meet basic needs at all times due to lack of financial resources) every day.
- ⇒ 82% of Food Bank Partner Agency recipients are food insecure. 49% of recipients experience outright hunger. (Source: *Hunger in America 2006: Central Texas Report*, in association with *America's Second Harvest*)
- ⇒ 76% of households receiving assistance from CAFB Partner Agencies report incomes below the federal poverty level. (Source: *Hunger in America 2006: Central Texas Report*, in association with *America's Second Harvest*)

- ⇒ While the child poverty rate in Texas is 23.2%, for the CAFB service area, 35% of the household members receiving food are children. (Source: *Hunger in America 2006: Central Texas Report*, in association with *America's Second Harvest*)
- ⇒ Of Food Bank Partner Agencies, 71% of pantries and 37% of the soup kitchens are run by faith-based agencies. 59% of Partner Agency pantries and 12% of soup kitchens are entirely volunteer run with no paid staff.
- ⇒ CAFB is by far the most important source of food for its Partner Agencies, accounting for 76% of food for pantries and 38% for soup kitchens
- ⇒ *A \$1 donation to the Capital Area Food Bank provides 5 nutritious meals*

MOST NEEDED ITEMS

- Canned tuna, stew and chili in pop-top cans
- Canned beans and canned corn
- Pasta and pasta sauce
- Pinto beans and rice
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A Few Homeowners' Tips

By Rick Perkins



Burrrrrrrrr!! It's icy! Yes, Austin can have a deep freeze. Every few years we see a really cold spell. When that happens, we need to listen to the weather forecast and plan ahead. Sendera has a lot of folks new to our neighborhood who may not understand that we have colder areas in the western part of Austin. Don't forget to cover the pipes, and drip any exposed water faucets. This will reduce the possibility of a cracked water pipe, causing an expensive repair and possible future mold problems in the walls of your home.

Homeowner's insurance is designed to insure against a wide variety of losses and accidents but only if you have the proper coverage. It's not always easy to tell if you have the right coverage for your home, so here are some things you need

to check out.

Assessing your coverage starts with your insurance agent and selecting an established company. If your homeowner's coverage is issued by a mortgage company, you may not have the proper coverage for your family. The mortgage company's main concern, naturally, is ensuring that the loan and the lender are protected. Your personal exposures and protecting your assets must to be considered, too. An evaluation of your family's needs will help you decide how best to protect your assets. This includes everything from the equity in your home to cars, boats, cash, life insurance, retirements, burial plots and even money set aside for your kids' college funds. A good agent should present proper coverage to protect what you have acquired.

One item of coverage that should be on every homeowner's policy

is the Reconstruction Endorsement. This added coverage protects the property owner from rising costs of repairing/rebuilding your home (up to 25% of cost over-runs). Nothing is worse than having to pay out of pocket thousands of dollars over the deductible to rebuild. It is inexpensive coverage compared to the costs of recovering from a major storm or fire loss.

Another item that homeowners should consider is increasing Medical Payments under the Personal Liability coverage. With the high cost of emergency medical care, increasing the coverage to five thousand dollars is recommended. Here again, this is an inexpensive premium for a much better coverage. For a few dollars more in premium on your policy, an injured person is covered for a higher limit for their emergency medical bills. This coverage extends to injuries caused by an insured household member (you, your spouse or kids) on and off premises. If you have kids, dogs, trampolines, sport courts or are involved in activities such as sports, scouts or home parties, increasing your coverage may be particularly beneficial.

Next month, let's talk about mold and our Texas hail season.

Rick Perkins is a long-time Sendera resident. He has served on the Sendera Home Owners' Association Board of Directors and is currently Chair of the Pool Committee. Rick has 25 years of experience in the insurance industry.

Sendera Newsletter Editorial Policy

Purpose: The Sendera Newsletter is published monthly. It provides all residents of Sendera with information on activities that affect the Sendera neighborhood. The newsletter provides a venue for residents to share information, make announcements, express concerns and celebrate accomplishments.

Content:

- Anyone may submit an article for the newsletter.
- Content must be relevant to Sendera and/or Sendera residents.
- Articles should be submitted through the Peel, Inc. web site (www.Peelinc.com).
- Pictures must be submitted in separate JPG files.
- The deadline for submissions for the next month's newsletter is the 5th of the previous month.
- Articles may not be advertisements of material or services for sale (except for Teenage Job Seekers).
- Articles should be "G" rated.
- All articles are subject to editorial review.

Editorial Control:

- The Sendera HOA Board of Directors is the final authority on newsletter content.
- A member of the Sendera HOA Board of Directors will serve as Editor in Chief of the newsletter.
- The Board of Directors will appoint a Newsletter Editor to oversee the content of the newsletter.

At no time will any source be allowed to use the Sendera Newsletter contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from the Sendera Homeowner's Association and Peel, Inc. The information in the Sendera Newsletter is exclusively for the private use of Sendera Neighborhood residents only.

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From Senderas Kitchens

FRENCH ONION SOUP

(Soupe a L'Oignon au Fromage)
from the kitchen of Peggy Scherr

¼ cup	unsalted butter (1 stick)
6	large white onions, thinly sliced
½ tsp	sugar
¾ cups	brandy
1½ Tbls.	All-purpose flour
6 cups	beef broth, homemade or canned
Salt and freshly ground black pepper	
12	½ inch slices bread, toasted
1 cup	coarsely grated Gruyere cheese

Melt the butter in a large heavy pot over medium heat, add the sliced onions and stir up to coat with the butter. Cover the pan and cook over moderately low heat for 15 to 20 minutes, stirring occasionally, until onions are tender and translucent. Then uncover the pan, raise heat to moderately high, and stir in sugar. Cook for about 30 minutes, stirring frequently, until onions have turned an even deep golden brown.

Remove the pot from the heat and add the brandy. Return the pot to the heat and cook, stirring occasionally, until almost dry. Then lower the heat to moderate and sprinkle the onions with the flour and cook slowly stirring for about 3 minutes to brown the flour lightly.

While stirring, slowly add the broth. Bring the soup to a boil, lower the heat, and simmer, with the cover slightly ajar, about 20 minutes. Season the soup with salt and pepper.

Arrange a rack about 4 inches from the broiler and preheat.

Arrange 6 ovenproof crocks or deep soup bowls on a baking sheet and ladle the hot soup into them. Arrange 2 slices of toasted bread on top of each soup and sprinkle with the cheese.

Broil the soups until the cheese is melted and bubbling. Serve immediately.

6 servings



(Continued on page 11)

Advertising Information

- Please support the businesses that advertise in the Sendera Newsletter. Their advertising dollars make it possible for all residents to receive a newsletter at no charge. No homeowners association funds are used to produce or mail the newsletters. If you would like to support the newsletter by advertising, please contact Peel, Inc. Sales Office at 512-989-8905 or advertising@PEELinc.com for ad information and pricing.

Sendera's Kitchen - (Continued from page 10)

**MEXICAN TACO CHEESE SOUP-
A CROCKPOT RECIPE**

from the kitchen of Suzann Vera

- 1 pound processed cheese cubed- Velveeta
- 1 pound ground beef, cooked and drained
- 1 can whole kernel corn undrained
- 1 can kidney beans undrained
- 1 can diced tomatoes undrained- Rotel
- 1 can stewed tomatoes undrained
- 1 envelope taco seasoning
- 1 jalapeno pepper seeded and diced
- Corn chips



Grease the inside of the crockpot with butter or nonstick cooking spray. Put in all ingredients (except chips) and stir. Cover and cook on LOW for 4-5 hours or HIGH for 3 hours. Serve with Chips. Makes 6-8 servings. It's a crowd pleaser and great for the working Mom or novice chef.

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10—AUSTIN: If You Give a Mouse a Cookie & Other Story Books Eight delightful stories come to life in this TheatreworksUSA production. One World Theatre. www.oneworldtheatre.org 512/329-6753

10—GEORGETOWN: Market Day Features arts & crafts, antiques, collectibles and foods from 10 a.m. to 5 p.m. Historic Downtown Georgetown. www.downtowngeorgetownassociation.org 512/868-8675

10-17—FREDERICKSBURG: Texas Hell Week (Bicycle Tour) Offers various daily distances ranging from 40 to 105 miles. Starts at the Sunset Inn Motel, 900 S. Adams St. www.hellweek.com 806/683-6489

10, 17, 24, 31—BANDERA: Cowboys on Main Enjoy authentic cowboy entertainment from strolling musicians to chuck wagons and trick horses. Activities vary weekly. Downtown Main Street. www.banderacowboycapital.com 800/364-3833

11—AUSTIN: Explore the Story Meet some real-life characters as they share their stories and tall-tales about riding and roping on Lone Star ranches. The Bob Bullock Texas State History Museum. www.thestoryoftexas.com 512/936-8746

11—BURNET: Breakfast with the Birds Enjoy breakfast and take a leisurely, guided, electric boat trip through the best birding areas in the Hill Country. Reservations required. Inks Lake State Park. 512/793-2223

15-31—AUSTIN: I am Not Tartuffe Play! Theatre, 1204 Cedar. www.yellowtape.org 512/466-5221

16—AUSTIN: Nature Nights Enjoy habitat hikes, talks and plenty of kids activities. Lady Bird Johnson Wildflower Center. www.wildflower.org 512/292-4200

16—NEW BRAUNFELS: Champagne Gala Includes silent auction, gourmet meal, big band music and complimentary champagne. Hours are 6 to 11 p.m. New Braunfels Civic Center. 830/625-6291

16-17—FREDERICKSBURG: Classic Car Auction Begins at 2 p.m. Friday and 10 a.m. Saturday. Gillespie County Fairgrounds, Hwy. 16 S. E-mail: tiffany@kruse.com 866/495-8111 or 210/287-0017

16-18—BANDERA: Texas Equestrian Trail Riders & HCSNAP Trail Ride Enjoy three days of trail riding in the 5,400 acre Hill Country State Natural Area. www.hcsnap.net 830/796-4413

16-18—BANDERA: Wild Hog Explosion Involves team competition in wild hog catching for all ages, pork rib barbecue cook-off, hog kissing contest, arts & crafts, piggy pictures and more. Mansfield Park. www.banderacowboycapital.com 800/364-3833

116-18—FREDERICKSBURG: Trade Days Includes more than 300 vendors with antiques, collectibles, shabby chic and crafts. Hwy. 290 E. across from Wildseed Farms. www.fbgradedays.com 830/990-4900 or 210/846-4094

17—BOERNE: Cibolo Songs & Stories Features Irish storytelling. Cibolo Nature Center. www.cibolo.org 830/537-9184

17—NEW BRAUNFELS: Historic Home Tour Downtown New Braunfels. www.nbconservation.org 830/629-2943

17-18—AUSTIN: Artisans Festival Celebrates the beauty of nature in art. More than 20 artists and artisans show and sell their works, while local musicians perform. Children make their own nature-inspired

crafts. Lady Bird Johnson Wildflower Center. www.wildflower.org 512/292-4200

17-18—AUSTIN: Citywide Garage Sale Palmer Events Center. www.cwgs.com 512/441-2828

17-18—AUSTIN: First Austin African Violet Society 39th Annual Show & Plant Sale Hours are 10 a.m. to 4:30 p.m. Saturday and 10 a.m. to 4 p.m. Sunday. Austin Area Garden Center, Zilker Botanical Garden. www.faaavs.org 512/365-1818

17-18—GRUENE: Old Gruene Market Days More than 100 vendors offer uniquely crafted items, collectibles and packaged Texas foods. Hours are 10 a.m. to 5 p.m. www.gruenemarketdays.com 830/832-1721

17, 20, 24, 27, 31—VANDERPOOL: Walking Birding Tour Begins at 8:30 a.m. Lost Maples State Natural Area. 830/966-3413

18—BURNET: Devil's Waterhole Canoe Tour Reservations required. Inks Lake State Park. 512/793-2223

18-19—KERRVILLE: Trinity Irish Dancers Begins at 7:30 p.m. Kathleen C. Cailloux Theater, 910 Main St. www.kpas.org 830/896-9393 or 830/895-5727

20—AUSTIN: David Broza One World Theatre. www.oneworldtheatre.org 512/329-6753

20—AUSTIN: UT Chamber Singers www.utpac.org 512/477-6060

22—MASON: Country Opry Begins at 7:30 p.m. Features Bobby Flores. Odeon Theater. www.hillbillyhits.com 325/597-2119

22—NEW BRAUNFELS: The Lowe Family Offers a unique blend of classical, Broadway, '20s, '40s, '60s, ballroom dance, Irish, jazz, swing, clog, tap, old-time melodies, six-part harmony, patriotic, bluegrass and gospel music. Brauntex Performing Arts Theatre. 830/627-0808

23-25—FREDERICKSBURG: The Peddler Show Gillespie County Fairgrounds. www.peddlershow.com 800/775-2774

23-Apr. 15—GEORGETOWN: Fantasticks Palace Theatre. 512/869-SHOW

24—AUSTIN: Paul Galbraith Plays on a unique 8-string guitar. Begins at 8 p.m. Northwest Hills United Methodist Church. www.austinclassicalguitar.org 512/300-ACGS

24—NEW BRAUNFELS: Seventh Annual Gartenfest Includes gardening, lectures and vendors. Hours are 9 a.m. to 1 p.m. Conservation Plaza. www.nbconservation.org 830/629-2943

25—AUSTIN: Capitol 10,000 The Cap 10, which is the largest 10-K in Texas, attracts the silly and serious and has become an annual tradition. Congress Avenue and Barton Springs Road. www.statesman.com/cap10k 512/445-3598 or 512/472-3254

25—GRUENE: Texas Summer Nights Showcases some of the finest talent in Central Texas. Gruene Hall. www.gruenehall.com 830/629-5077 or 830/606-1601

25—KERRVILLE: Bach Birthday Celebration First Presbyterian Church, 800 Jefferson St. www.fpcckerrville.org 830/895-3710

25—ROUND ROCK: Fourth Annual Texas Road Rash Inline Skate Marathon & 16K Recreational to professional skaters participate in two events on a closed loop course around Old Settlers Park. Includes

(Continued from page 15)

Sudoku

The challenge is to fill every row across, every column down, and every 3x3 box with the digits 1 through 9. Each 1 through 9 digit must appear only once in each row across, each column down, and each 3x3 box.

			1					
4	3		7	9	5			
	8							4
		7						2
				7	6	4		
	1		5		3	6		
		6		4			9	1
	4				1			
9			2					

*Solution at www.PEELinc.com © 2006, Feature Exchange

Sendera Community Cookbook

We are putting together a community cookbook. This is your opportunity to share your favorite recipes with your neighbors. Please submit all recipes to Jennifer Moore at JAMSquared@JAMSquared.net or mail to 8926 Whitworth Loop. We would like to get an idea of how many cookbooks to order, so please also send Jennifer an email if you would be interested in purchasing one. More information to come. All proceeds from sales will go toward the playscape fund.



Is Your Neighbor Getting the Newsletter?

The new Sendera newsletter is being distributed to all of the addresses in the homeowners' database. Do you know a resident that is not receiving their copy? Please let the editor know so we can ensure that the address we have is correct. Any name or address changes can be sent to pkgardensong@austin.rr.com.

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Highland Park West Balcones
Hill Country/Westview Estates
Horizon Park
Jester Estates

North Acres
Park & Lakeside of Blackhawk
Ridgewood
Saxony
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Tanglewood Oaks
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Villages at Western Oaks
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Texas Events - (Continued from page 13)

a youth 1K for junior skaters. Begins at 7:30 a.m. 3300 E. Palm Valley Blvd. www.texasroadrash.com 512/218-5540

29—NEW BRAUNFELS: New Braunfels Founder's Day Celebration Includes dinner with a band. Begins at 6:30 p.m. 830/708-2832

29-Apr. 1—AUSTIN: Texas Hill Country Wine & Food Festival Texas chefs and wineries pair their culinary offerings and wine at a variety of venues, ranging from an exotic game ranch to a family festival in the park. Hilton Austin and various Hill Country sites. www.texaswineandfood.org 512/542-WINE

30-Apr. 1—AUSTIN: Jerry Jeff Walker's Birthday Bash Jerry Jeff Walker celebrates with three shows in three days. Broken Spoke, Paramount Theatre and Gruene Hall. www.jerryjeff.com/BirthdayBash2007.htm

30-Apr. 1—BANDERA: Thunder in the Hill Country Includes poker run, vendors, food, field events, live bands Friday and Saturday nights, bike show, tattoo contest, Sunday morning church service and more. Mansfield Park. www.bikerralliesoftexas.com 936/334-0558

30-Apr. 1—MARBLE FALLS: Bluebonnet Blues & Fine Arts Festival Includes live blues bands, Pianorama, Plein Air art competition and auction, kids activities, vendors and more. Main Street. www.bluebonnetblues.com 830/798-1041

31—AUSTIN: Top of Your Lungs Features Musicians from the Armstrong Community Music School. One World Theatre. www.oneworldtheatre.org 512/329-6753

31—AUSTIN: Clean Sweep Citywide and Waterloo Park. www.keeapaustinbeautiful.org 512/391-0617

31—AUSTIN: Louisiana Swamp Romp & Crawfish Festival Austin goes Cajun with Louisiana music, entertainment and all the crawfish a person can eat. Vendors sell crafts, and children enjoy activities. Congress Avenue and Martin Luther King, Jr. Boulevard. www.roadwayevents.com 512/441-9015

31—CANYON LAKE: Third Annual Rio Guadalupe Music Fest Enjoy food, arts & crafts, and live music on the banks of the Guadalupe River. Includes Shelley King Band, Sarah Jarosz and more. Hours are 1 to 10 p.m. www.rioraft.com 877/746-7238

31—MARBLE FALLS: Ninth Annual Hill Country Lawn & Garden Show More than 25 garden-related vendors offer plants, herbs, veggies and equipment. Includes seminars by Malcolm Beck, Bill Luedecke and the Antique Rose Emporium. Lakeside Pavilion. www.hillcountrylgshow.com 325/388-8849

31—NEW BRAUNFELS: SAFEhaven Kinderschuhe 5-K Run Begins at 7 a.m. www.nbutexas.com 830/629-8486

31-Apr. 1—ELDORADO: Elgoatarod E-mail: eoboc@hotmail.com 325/853-3678

Texas Events has been published with the permission of the Texas Department of Transportation. All events are taken in part from the Texas Events Calendar. All dates for events were correct at the time of publication and are subject to change.

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Austin Real Estate Partners - SW Austin Market Report

SW Austin by Neighborhood	6 Months Sold History (Aug '06 - Jan '07)					Current Market	
	Total	Average				Total	
	Homes Sold	Square Feet	Price / Sq. Feet	Year Built	Days On Market	Available	Pending Sale
Sendera	39	2,008	\$ 108	1999	36	5	3
Circle C	162	2,784	\$ 116	2000	46	54	30
Oak Creek Parke	4	3,036	\$ 93	1993	100	3	2
Shady Hollow	19	2,764	\$ 111	1988	43	6	4
Maple Run	65	1,711	\$ 98	1987	34	6	9
Western Oaks	7	2,599	\$ 107	1984	43	1	0
Legend Oaks	34	2,210	\$ 109	1994	29	3	4
Convict Hill Area	13	2,054	\$ 122	1996	17	4	4
Village At Western Oaks	89	2,113	\$ 116	1997	26	19	13
Barker Ranch	10	3,355	\$ 103	2003	52	1	0
Heights At Loma Vista	8	3,519	\$ 123	2005	40	6	2
Meridian	10	3,276	\$ 114	2006	93	12	4
SW Austin	460	2,408	\$ 112	1996	39	120	75

Questions? Email Partners@AustinReps.com

Market Report data was obtained from the Austin-Multiple Listing Service (MLS) on 02/10/2007. In some cases new construction and FSBO homes are not included in the MLS data and therefore are not represented. Data is deemed accurate but not guaranteed.



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