

# THE VILLAGE

## Gazette™

*"It takes a Village..."*

NEWS FOR THE RESIDENTS OF THE VILLAGES AT WESTERN OAKS AND LEGEND OAKS I



## NATIONAL LEMONADE DAY

### May 6, 2012

Please join 4 year-old Noah for his second annual national lemonade day stand! Help him raise money to find a cure for food allergies. Noah himself is allergic to dairy, egg, peanuts and tree nuts.

Noah's yummy lemonade stand will be located at the entrance to the Kurst Preserve (off of Tiombe Bend). Noah will be selling lemonade on Sunday, May 6th from 9-2.

## IMPORTANT NUMBERS

### EMERGENCY NUMBERS

EMERGENCY ..... 911  
Fire..... 911  
Ambulance ..... 911  
Sheriff – Non-Emergency ..... 512-974-0845

### SCHOOLS

Elementary  
Clayton ..... 512-841-9200  
Kiker..... 512-414-2584  
Mills ..... 512-841-2400  
Patton ..... 512-414-1780  
Middle  
Bailey..... 512-414-4990  
Small..... 512-841-6700  
Gorzycki ..... 512-841-8600  
High School  
Austin ..... 512-414-2505  
Bowie..... 512-414-5247

### UTILITIES

Water/Wastewater  
City of Austin..... 512-972-0101  
City of Austin (billing) ..... 512-494-9400  
Emergency ..... 512-972-1000  
Texas State Gas  
Customer Service ..... 1-800-700-2443  
Gas related emergency ..... 1-800-959-5325  
Pedernales Electric Cooperative  
New service, billing ..... 512-219-2602  
Problems ..... 512-219-2628  
ATT/SBC Telephone  
New Service ..... 1-800-288-2020  
Repair ..... 1-800-246-8464  
Billing ..... 1-800-288-2020  
Allied Waste ..... 512-247-5647  
Time Warner Cable..... 512-485-5555

### OTHER NUMBERS

Oak Hill Postal Station..... 1-800-275-8777  
City of Austin  
Dead Animal Collection..... 512-494-9400  
Abandoned/Disabled Vehicles ..... 512-974-8119  
Stop Sign Missing/Damaged ..... 512-974-2000  
Street Light Outage (report pole#)..... 512-505-7617

### NEWSLETTER PUBLISHER

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# SOUTHWEST AUSTIN REAL ESTATE UPDATE

May 2012

www.gotoaustinhomes.com

## SOUTHWEST AUSTIN NEIGHBORHOOD UPDATE

Stats from Oct 1, 2011 to March 31, 2012

	VILLAGE AT WESTERN OAKS One Story Homes	VILLAGE AT WESTERN OAKS Two Story Homes	CIRCLE C RANCH / AVANA	LEGEND OAKS/ WOODS LEGEND	BECKETT MEADOWS	JW SMITH – WESTERN OAKS	MERIDIAN
Active Listings:	5	4	32	4	0	1	17
Average List Price:	\$247,260	\$260,207	\$383,259	\$310,367	LIST YOUR HOME	\$269,000	\$471,059
Average List Price per SQ FT:	\$142.43	\$119.61	\$124.97	\$100.46		\$152.84	\$134.31
Sold Listings:	24	26	125	21	4	3	23
Average Sale Price:	\$233,266	\$272,340	\$334,054	\$257,074	\$251,563	\$219,683	\$405,902
Average Sale Price per SQ FT:	\$119.68	\$109.81	\$122.85	\$110.53	\$112.10	\$123.18	\$120.75

\*Data based on statistics from the Austin Board of Realtors® Multiple Listing Service (MLS). Does not include pending sales.

## SOUTHWEST AUSTIN COMMUNITY EVENT

### MARK YOUR CALENDARS

#### Movie night at Dick Nichols Park

May 5, 2012 @ Sundown

Alvin & The Chipmunks: Chipwrecked  
An evening of family fun at your local park.  
Bring the kids and a lawn chair.

HOSTED BY LORI GOTO AND REALTY AUSTIN



## WHAT MY CLIENTS ARE SAYING

“We could not be happier with Lori Goto in helping us sell our home. From the very beginning she was very friendly, out-going and professional. She was always very prompt in returning all our calls and continually kept us updated with every aspect of the selling process. The quality she applied to the listing and advertising of our home far surpassed those of our selling competition. Lori knows the current trends of what buyer's are looking for and what it takes to sell a house quickly. After giving us great advice on staging our home she went above and beyond and helped us move our furniture. This was our first-time selling a home and Lori's hard work and calm demeanor really helped take the stress out of the whole process. We would highly recommend Lori as a selling agent!”

Alex and Michelle  
Sellers in Western Oaks neighborhood

## MY SOUTHWEST AUSTIN LISTINGS SELL!

### Looking to make the move in 2012, but afraid your home won't sell?

Realty Austin (RA) Listings sell faster than homes listed with Traditional agents (ABOR) and Sell for 2% closer to listing price.



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Information on this flyer is deemed to be accurate, but it is not guaranteed.



## CIRCLE C MANAGER/DIRECTOR OF TENNIS GIVES ADVICE ON HOW TO PLAY TENNIS

*Submitted by Fernando Velasco, General Manager, Circle C Tennis Club*

In the previous issue, I answered questions about beginning to play tennis, and how to select tennis shoes. In this issue, I will answer questions regarding the proper selection of proper tennis attire.

**Q: I want to start playing tennis, do I need special tennis clothes?** A: The beauty of the sport is that you do not need to spend a great deal of money to purchase proper tennis attire. For men, a comfortable loose t-shirt and shorts with pockets will work nicely. For ladies, a t-shirt and a skirt or shorts with pockets to place the ball in when not in play.

**Q: Are there any shirt styles better than other for men?** A: Men have few options on shirts. The “polo” look is still popular but most players prefer the “crew” look. For a while, the “sleeveless” shirt was the “in” look when “Rafa” Nadal and other tour players were wearing it. This faded away when most changed his style to the “crew” look. Most players prefer the body map mesh and wicking for better cooling and ventilation. One hundred percent cotton t-shirts will get heavy and wet during the summer months and do not cool off the body as much as the new “wet and dry” materials.

**Q: How about shorts for men?** A: Tennis shorts come in different in seam sizes. The inseams range from 7” to 10” to fit to the man’s height. They also have elastic stretching properties and will have two pockets in the front. They are woven shorts with wicking fabric finish to allow maximum stretching properties. Some poly knit shorts are also popular and they are very light and flexible.

**Q: What about women’s shirts?** A: Women are much more aware of a proper fit for their tennis outfits. The three most popular styles are the “tank top”, the “v-neck” and the “polo” shirt. Some women, who are aware of the damage that the sun may cause, will choose to have the full pullover that covers their neck and their arms. The popular “dry-fit” material is their number one choice

with mesh inlets and some with full mesh in the back for cooling purposes. Colors will change from season to season and most of the women will stay with one particular fit

**Q: What about shorts vs skirts?** A: That is another major decision that women will need to make. The popular woven shorts allow maximum flexibility. These will also range on length from 12.5” to 14.5”. Most skirts now have a compression short with pockets included with the skirt. Some prefer the flare skirt, while others like the side inset. Still, many prefer the woven short with fixed waist and front pockets for holding the tennis ball not in play.

**Q: What about tennis dresses?** A: They are on their way back to becoming stylish. Many tennis professionals are wearing them. Most companies will have one or two styles of dresses for each season. They either have a racerback tank with mesh insets with V-neck, back and side panels. They also have tank dresses with elastic straps, internal support bra, overlay front panel and pleated skirts. It will all depend on the proper fit.

In the next issue, I will answer questions about what to do after taking a series of lessons and you are practicing with a partner or spouse. Until then, start shopping around for your tennis outfit and begin playing the “sport of a lifetime: Tennis”. :Like one of my students tells her accounting clients to use the “KISS” method, the same goes for tennis outfits: Keep it Simple, Simple, Simple and have fun!!

### CONGRATULATIONS TO OUR CIRCLE C TENNIS “10 & UNDER TEAMS”

Our “10 and under” tams have qualified for the finals of the CATA-USTA Playoffs following their successful rounds of play. The Circle C Aces will be bidding for first place in the league, and the Circle C Red, for fifth place. Matches are scheduled for April 28 and results will be announced in the June Newsletter.



#### “CIRCLE C ACES”

*Colin Doles, Brooke Taylor, Sol-Marie Nordstrom, William Ansdell, and Logan Lewis. Not in picture: Rohan Bhavsar, Jordan Jewell and Alex Johnson*



#### “CIRCLE C RED”

*Eleanor Nelson, Sydney Johnson, Kayleigh Shumaker, Jaxson Hataway, Meagan Zeng and Arik Suez. Not in picture: Gabriella Saidleman, and Satvick Raghunathan*

### CIRCLE C 8.0 SUPER SENIORS WIN CHAMPIONSHIP

The Circle C 8.0 Super Seniors (60 and over) Team captured First Place in the USTA League. They finished the season with a 7-1 record. Players on the team are: Don Primosic (captain), Steve Thurber, Del Campbell, Andrew Kugler, Larry Eichenbaum, Bill Terry, Carl Morris, Jack Clow, Karl Kamrath, Richard Pleasant, Randy Dryer, Ron Tope and Fernando Velasco. They qualified to play Sectionals in New Braunfels in November. Good luck team!!



# It's Time to Tee it Up

**For the 9<sup>th</sup> Annual Bowie Football Coach  
Wade Pittsford Memorial Golf Classic**

**Presented By**



make the move.

**Saturday, May 19, 2012**

**Onion Creek Club**

**2510 Onion Creek Parkway, Austin, TX**

**Benefitting Bowie Football Program and the  
Coach Wade Pittsford Scholarship Fund**

*Building Champions for Life*



## **EVENT PROGRAM**

Registration: 12:30 pm    Shot Gun Start: 1:30 pm

Awards Dinner: 7:00 pm ~ Sponsored By

***Serrano's Mexican Restaurant***

## **REGISTRATION FEES**

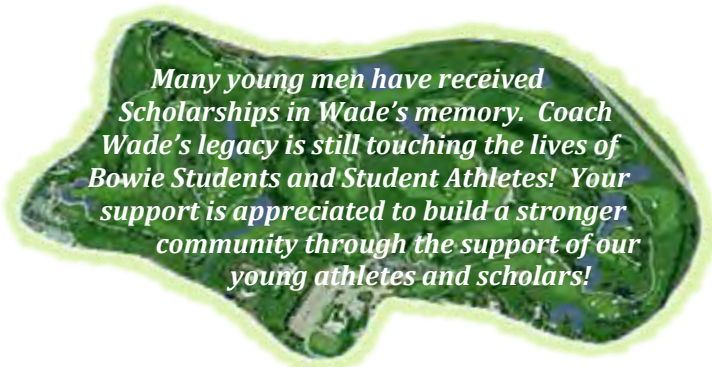
**Early Bird Fee:** March 22 – April 19

\$100 per player

**Tournament Fee:** April 19 – Tournament

\$125 per player

**All Current Bowie Football Players:** \$90 anytime



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support is appreciated to build a stronger  
community through the support of our  
young athletes and scholars!*

## **Attire for Private Club:**

- **NO** blue jeans or denim of any kind on the course as well as jogging/workout clothes, halter tops, tee shirts, short shorts, or bathing suits.
- Golf shirts **must** have collars and sleeves and tucked in at all times.
- Slacks or proper length Bermuda shorts (one fist above the knee) are acceptable.
- Onion Creek Club is a **Non-Metal Spike** facility; however, tennis shoes are permitted. Players must replace metal spikes prior to arrival or use courses replacement services.

**Golf and/or Sponsorship Registration Forms:**

**[www.bowiefootball.org/golf.htm](http://www.bowiefootball.org/golf.htm)**

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*Add Your Name To This List*

**[www.bowiefootball.org/golf.htm](http://www.bowiefootball.org/golf.htm)**

**We have some Great Prizes lined-up:**

### **Team Prizes:**

To include rounds of golf at

- Barton Creek Fazio,
- Barton Creek Crenshaw, and
- Onion Creek Club



**TaylorMade**

### **Lucky Dawg Team Prize:**

One lucky team will win a special prize to be drawn from all teams entered. This year's prize is a **Taylor-Made Stand-Up Bag** for each member of the drawn team.

### **Hole-in-One Prize:**



2012 Chevy Camaro  
(color & model – TBD)



### **Prizes ~ More To Come:**



**Golf Registration Deadline:**

**May 11, 2012**

**Questions:** Contact Golf Chair

**Durell Hoskins**

Cell: 512/507-6480

**[durellh@gmail.com](mailto:durellh@gmail.com)**



# THE VILLAGE GAZETTE

## Fabulous Working Ladies of South Austin

*Submitted by Melinda McKenna*

You are invited to "Fabulous Working Ladies of South Austin" Luncheon at Mandola's in Arbor Trails (MoPac & William Cannon) on Thursday May 31st at 11:30. Please join us for laughter, sharing, having fun & giving back to the community we live in! The cost is only \$20.00 if you RSVP & pay online by the deadline which includes a Fabulous lunch. After the deadline the cost is \$30.00 at the door Cash/Check/CC. For more information, please go to [www.FabulousWorkingLadies.com](http://www.FabulousWorkingLadies.com)

We also offer mini-trade show tables to display your business. Let me know when you RSVP if you would like to reserve a table. This is first come first serve and we only have 8 tables to offer. There is no additional cost for this, just prepay your luncheon, send me an email. We ask that you bring a door prize. You need to be fully set up no later than 11:15.

We look forward to seeing you, meeting new members, learning all about you and getting our hugs in. See you soon Fab Ladies of Austin. If you have question, please feel free to contact Melinda McKenna at 288-8088 or [Melinda@AustinReps.com](mailto:Melinda@AustinReps.com)



## LOOKING FOR VOLUNTEERS!

Center for Cultural Interchange is looking for volunteer hosts for foreign students. These students need a caring and safe environment to stay for the school year. Our students come from over 60 countries and are high school aged. They have their own spending money and are fully insured. Hosts are required to provide a bed and meals in their home. Searching for volunteers for the fall school year now. For more information or to get started please contact Jennifer Tausworthe at 713-203-6556 [jennifer4cci@aol.com](mailto:jennifer4cci@aol.com)



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## Austin Newcomers Club May Luncheon

Folks who have been in Austin for a while are familiar with Sue Patrick's clothing emporium. She has been in the clothing business in Austin for 37 years and at her current location, 5222 Burnet Road, for the past 13 years. The store is not like any other in Austin. The merchandise includes everything from UT T-shirts to formal wear. Sue specializes in Vera Bradley and Brighton Collection handbags and carries some wonderful clothing lines including FDJ Jeans, Not Your Daughter's Jeans, Foxcroft shirts and Joseph Ribkoff. In addition to great clothing lines, you will find special candles and home fragrances and University of Texas clothing and memorabilia. This is a very popular event, so be sure to make your reservations early.

**WHEN & WHERE**  
**Wednesday, May 16, 2012**  
**at Green Pastures Restaurant,**  
**811 West Live Oak Street,**  
**pre-payment \$20.00**  
**Reservations are required.**

**TIME**  
**11:30 a.m. socializing,**  
**Luncheon begins at noon.**  
**For Luncheon Reservations:**  
**Email: LuncheonDirector@**  
**AustinNewcomers.com**

Austin Newcomers Club is a non-profit social and recreational organization dedicated to introducing residents to the Austin Community and giving them the opportunity to meet and make new friends. To Join Austin Newcomers Club: Any person who has a zip code beginning with 787 is eligible for a new membership with the annual dues payment of \$40.00, membership includes The Welcome Mat, the monthly newsletter, and the annual Members' Directory. Contact Dotti Thoms, New Member Services, at (512) 314-5100. You are invited to attend a morning or evening Welcome Coffee and Orientation. For more information visit the website at:

**[www.AustinNewcomers.com](http://www.AustinNewcomers.com)**



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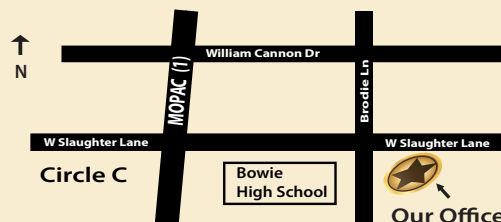
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## 666-HELP

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## SHRED DAY 2012

### FREE HOUSEHOLD DOCUMENT SHREDDING

With the increased awareness of identity theft, it is more important than ever to carefully dispose of personal records such as credit card statements and checking account records. ARMA, the Financial Fitness of Greater Austin and Austin Resource Recovery Department are sponsoring a free "Shred Day." Mark your calendar for Saturday, May 19, 8:00 a.m. to 1:30 p.m. at the Austin High School parking lot. Households can bring up five boxes of paper records for shredding. Box size should not be larger than 24" X 24". Mobile shredding trucks will be on site to shred all materials. Please make sure your records are paper only (no hard plastics, no plastic bags, electronic media or three-ring binders) and are not wet or moldy. In lieu of a fee – monetary donations will be accepted for the Capital Area Food Bank. Last year, the event shredded over 83,500 pounds of material and collected 302 pounds of food and over \$7,100 for the Capital Area Food Bank. All of the shredded material and cardboard boxes were recycled.

*For more details regarding the free household shredding,  
e-mail [Jannette.goodall@austintexas.gov](mailto:Jannette.goodall@austintexas.gov) or call 974-9045.*



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## A Focus on Physical Activity - Pathway to Improved Health

*By Concentra Urgent Care*

Being physically active is one of the most important steps you can take to maintain or improve your health. When combined with eating a healthy diet, regular exercise can substantially reduce your risk of chronic disease, prevent weight gain, and improve your overall level of physical and emotional fitness.

### HOW MUCH PHYSICAL ACTIVITY DO I NEED?

The U.S. Department of Health & Human Services (HHS) has recently published several recommendations related to exercise:

*Any physical activity is better than no physical activity*

- Includes people with disabilities
- Far outweighs the possibility of risk of injury or illness
- *Most health benefits occur with at least 150 minutes a week*
- Both aerobic (endurance) and muscle-strengthening (resistance) are beneficial

*For most people, additional benefits occur when*

- You increase the intensity of your physical activity
- You increase the frequency of your physical activity
- You increase the duration of your physical activity

### SHOULD OLDER ADULTS EXERCISE, TOO?

The same HHS guidelines apply, but older adults need to make

sure that their fitness level and any chronic conditions allow them to safely perform physical activity. For example, if an older adult is at risk of falling, he should do exercises that maintain or improve his balance.

### WHAT IF I HAVE A CHRONIC MEDICAL CONDITION?

If you have a chronic medical condition, you should be under the care of a health care provider. It is important to consult your physician about the type and amount of physical activity appropriate for you.

### HOW DO I GET STARTED?

The health benefits of physical activity far outweigh the risks and some activity is better than none. Persons who have not been diagnosed with a chronic condition (such as diabetes, heart disease, or osteoarthritis) and do not have symptoms (e.g., chest pain or pressure, dizziness, or joint pain) do not need to consult with a health care provider prior to starting an exercise program.

*For more information on total fitness programs in general, you can contact your health care provider, your Concentra health specialist, or visit the National Safety Council's Web site at: <http://www.nsc.org/resources/Factsheets/hl/fitness.aspx>.*

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Services provided by Tuan Pham DDS, a general dentist.

## Recipe of the Month - Potato Cake Stacked Salmon

*By The Four Points Foodie*

This recipe has it all; delicious salmon, watercress, tangy aioli all stacked onto a crisp potato pancake. My problem with this recipe is that I didn't make enough (or rather we ate it all).

### INGREDIENTS

- Salmon filet
- juice of 1 lime
- cedar plank
- 4 potatoes
- 1 egg
- 1/4 C flour
- Lawry's Season Salt
- 2 T olive oil
- 2 bunches watercress
- 4 T mayonnaise
- 1 1/2 T capers
- 1 T Durkee Sauce
- juice of 1 lemon
- salt and pepper
- zest of 1 lemon

### DIRECTIONS

Preheat your grill and soak the cedar plank for about 30 minutes in water. Squeeze lime juice over salmon filet and season with salt and pepper. Place on cedar plank and grill until done and flaky. Peel potatoes and parboil whole for about 10 minutes, starting with potatoes covered with room temperature water and heat from there. Immerse in cold water. Remove from water, dry and let cool. Meanwhile, in a small bowl mash capers with a spoon. Then add mayonnaise, Durkee Sauce (or a brown mustard with a hint of horseradish), lemon juice and Lawry's Season Salt.

Once the potatoes are cool enough to touch, grate with a box grater into a medium bowl. Add a bit of Lawry's Season Salt. In a small bowl combine egg and flour and whisk well and add to potatoes. In a large fry pan, heat the olive oil over medium high heat. Make 4 large potato patties and place in hot oil. Leave it alone for 4-5 minutes until it crisps then flip to the other side and cook an additional 5 minutes. Drain on paper towels.

To assemble, start with a potato cake, then a handful of watercress, then a piece of cedar plank salmon, topped with the aioli sauce. Garnish with zest of lemon and serve.

*Enjoy!*



## BUSINESS CLASSIFIEDS

**SUSIE'S PIANO STUDIO:** Susan Duschatko is a private piano teacher in SW Austin, teaching beginning and intermediate levels. Located near Davis and Escarpment, one block from Mills Elementary. WEB: [susiespianostudio.musicteachershelper.com](http://susiespianostudio.musicteachershelper.com) 512-301-4939 Member of ADMTA.

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**Personal classifieds** (one time sell items, such as a used bike...) run at no charge to Village at Western Oak residents, limit 30 words, please e-mail [VillageGazette@PEELinc.com](mailto:VillageGazette@PEELinc.com).

**Business classifieds** (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office @ 512-263-9181 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com).


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## What are The Top 5 Reasons to move in 2012?

- 5) Home prices are more affordable than the peak prices of a few years ago...bringing more buyers into the market!
- 4) Pent up demand is starting to show in certain sub-markets as fewer homes are on the market!
- 3) The economy is showing continued improvement... which boosts confidence in the real estate market!
- 2) Low, Low, Low Interest Rates which improves buying power... and rates aren't likely to go any lower!
- 1) All the stars may be in alignment... if you are thinking of moving up your wait is over...take advantage of the market in 2012!

### What is your home worth?

Prepare for 2012, Call Me Now and you'll get a **FREE** no obligation Value Range Analysis.

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