

HOME *on the* RANCH

VOLUME 7 ISSUE 1

JANUARY 2013



Brookside • Casitas • Champions • Creekside • Enclave
Granite Shoals • Glenfield • Greens Highlands • Landing • Morningside
Overlook • Parkside • Reserve • Waters Edge • Westchester



Happy New Year Neighbors!

2013

Once again New Year's Eve has always been a time for looking back to the past, and more importantly, forward to the coming year. It's a time to reflect on the changes we want (or need) to make and resolve to follow through on those changes. Did your last year's resolutions make it through the new year? Hmm, for most of us probably not! So, this year I promise I will go to the gym and lose that weight that I have gained, I promise to get out of debt, and I promise to spend more time with family and friends. Well you know the rest....**So here's to 2013!!**

What's going on around Avery Ranch?

Our area continues to grow which still makes us one of Austin's #1 community. Just look around, we have more retail stores going in, the H.E.B. Plus on Lakeline Blvd and Hwy 183 just opened this past November in time for all your holiday shopping. Staked Plains Drive is now open which gets you even closer to all the retail shops nearby and a short cut to the Capital Metro Railway substation for those that commute to downtown. And if you haven't noticed along the way, the new community Avery Station is under development which brings us more growth and added value.

What's new in Avery Ingleside?

Avery Ingleside is D.R. Horton's luxurious Townhome community which offers that low maintenance lifestyle. This year you may be thinking of downsizing from your current home or may have the grandparents move closer to be near their grandkids. We are here to help in whatever your decision may be. It is hard to imagine that we have been here a little over a year and out of a total of 118 units 70 units are already occupied. Out of our floor plans that we offer we have 2 plans where the master bedroom is downstairs. This may be something for you, your family or friends. For more details feel free to call Pat Fulford at 716-0886. Don't forget to check smoke alarms, change the filters and protect your plants and animals this winter season! Best to you and your family in 2013!!

Glenfield Avery Ranch Ingleside



Available at Glenfield:

13916 Turkey Hollow, Drake 1790 sq. ft., 4 bed, 2 bath, 1 story, \$246,568.

13934 Turkey Hollow, Capistrano 2068 sq. ft., 3 bed + a study, 2.5 bath, 2 story with balcony, \$265,204.

Recently closed:

1600 Yeadon Way. Balboa 1775 sq. ft.. Sold for \$248,759.

13705 Turkey Hollow. Hillary 2528 sq. ft.. Sold for \$277,158.

Available at Avery Ingleside:

14001 Avery Ranch Blvd, Unit #101,

Bellamy 3 bed + Loft, Master down, \$208,700

14001 Avery Ranch Blvd, Unit 1801,

Mirabella 4 bed + Loft, Master down, \$224,400

Recently closed:

Mirabella, 4 bed + Loft - \$223,300.

Glenfield Sales Consultant:

Raquel Atwell • 218-4881

ratwell@drhorton.com



Ingleside Sales Consultant:

Pat Fulford • 716-0886

pkfulford@drhorton.com

Prices, plans, features, options and co-broke are subject to change without notice. Additional restrictions may apply. Square footages are approximate. Jan. 2013 DRH©

Meet and Greet

Join Us for the New Resident Meet and Greet!
Saturday, January 19th from 10am to Noon

Come meet some of your neighbors, learn about Avery Ranch, ask your top-of-mind questions about the HOA, and find out about neighborhood events hosted by the Social Committee. We will have housewarming door prizes, coffee, and a light breakfast. Welcome to Avery Ranch!!



Mardi Gras Adult Happy Hour

*Friday, February 8th from 7-10 pm
Sunset Grill at Avery Ranch Golf Club*

Save the date for our annual Mardi Gras Happy Hour!

Back by popular demand, DJ Jason Lynum will be providing the music and he'll be setting up a photo booth. Wear your Mardi Gras colors and favorite beads. Come on out for a fun evening and meet your neighbors!

Hot & cold appetizers will be served. A cash bar will be available. Kindly RSVP to mardigras@averyranchhoa.com. An RSVP is required to ensure that we have adequate food. If non-resident guests are in your party, a donation is appreciated.

(This is an event for adults only.)

"Laissez Les Bon Temps Roulez" Let the good times roll!


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D.R. HORTON

Tom Moody..... TEMoody@drhorton.com

AVERY RANCH HOA WEBSITE

Visit the Avery Ranch HOA website at AveryRanchHOA.com

FOR QUESTIONS OR CONCERNS

For questions or concerns in your neighborhood contact
our Property Manager and HOA Board at GetHelp@
AveryRanchHOA.com.

IMPORTANT NUMBERS

EMERGENCY NUMBERS

EMERGENCY 911
Fire..... 911
Ambulance..... 911
Sheriff – Non-Emergency 512-943-1300

SCHOOLS

ROUND ROCK ISD

Patsy Sommer Elementary 704-0600
..... 16200 Avery Ranch Blvd.
Elsa England Elementary School 704-1200
..... 8801 Pearson Ranch Road
Cedar Valley Middle School..... 428-2300
..... 8139 Racine Trail
McNeil High School..... 464-6300
..... 5720 McNeil Dr.

LEANDER ISD

Rutledge Elementary..... 570-6500
..... 11501 Staked Plains Dr.
Stiles Middle School 570-0000
..... 3250 Barley Rd.
Vista Ridge High School..... 570-1800
..... 200 S. Vista Ridge Dr.

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City of Austin Water 512-494-9400
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Billing..... 1-800-858-7928

TIME WARNER CABLE

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Solid Waste Servies..... 512-494-9400

NEWSLETTER INFO

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PUBLISHER

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Advertising..... advertising@peelinc.com



From our HOA Board

By Steve Roebuck, AROA President

Tennis Courts:

The first annual meeting I attended in 2005, a question was asked, "What are we contributing to Capital Reserves?" The answer was "nothing". Just seven years later, I can report that not only are we planning for the future by contributing to this account, but we are actually exceeding the recommended minimum amount called for in our Reserve Study. In fact, our finances are now in such good shape that we believe it's time to do a rather large capital improvement that will further enhance the value of our property. At the December board meeting, the directors voted unanimously to commission proposals for Tennis Court Lights. Hopefully, we can get this project completed during 2013 and our players can enjoy extended court time this fall.

Swimming:

Additionally, since the tremendous success of our YMCA Swimming we are moving forward with a related effort. In 2013, we will have our own Avery Ranch Swim Team. Yes, the main pool will be a bit crowded now and then, but we feel this is a great value for our community. A resident is heading this effort and more information can be had by emailing arswim@AveryRanchHOA.com.

HOA Recognition

The Avery Ranch Homeowners Association are giving a shout out to the Avery Ranch Social Committee and to our community event sponsors Rudy's Country Store, Randolph Brooks Federal Credit Union, Mighty Fine Burgers, G's Dental Studio and Peace Frog Carpet Cleaning!!

They continue to make our neighborhood activities possible!

Shout Out!



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HOME ON THE RANCH

Calendar

HOA Monthly Board Meeting

Next meeting - Monday, January 14th

Board Meetings are held on the 2nd Monday of each month at 7pm, except for holidays. Board members will meet on these dates to discuss issues related to Avery Ranch. Agenda can be found on the Avery Ranch Website in the discussion forums section no later than Friday prior to the meeting. If you have an item you would like discussed during one of these meetings, please contact Alliance Association Management, Inc. at 347-2888. The location for meetings is at the Morningside Amenity Center.

UPCOMING AVERY RANCH EVENTS:

New Resident Meet and Greet

Saturday, January 19th from 10 a.m. to noon,
Main Amenities Center Meeting Room
Please refer to article for details.

Mardi Gras adult happy Hour

Friday, February 8th from 7 to 10 p.m.
Sunset Grill at Avery Ranch Golf Club
Please refer to article for details.

SEND US YOUR *Event Pictures!!*

Do you have a picture of an event that you would like to run in this newsletter? Send it to us and we will publish it in the next issue. Email the picture to ARNEWS@AveryRanchHOA.com. Be sure to include the text that you would like to have as the caption. Pictures will appear in color online at www.PEELinc.com.



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Formation of an Avery Ranch Swim Team

Swimmers, Avery Ranch is about to become an even better pond to live in!

By Traci Whitney

At the December HOA Board meeting, a summer league swim team for our neighborhood was approved for a probationary season in 2013! This move promises healthier kids, better swimmers, a stronger community and the development of a program which should become one of the many big benefits of living in Avery Ranch.

The flagship Avery Ranch Swim Team will be using a portion of the Morningside Amenity Center (MAC) pool for practices and the complete facility to host two Saturday morning swim meets over the duration of the season. We are so pleased to have also been extended a probationary membership in the Austin Aquatics League for 2013 - a established group of swim teams that match our community demographically and geographically, including Balcones Woods, Forest Area, Great Hills/Jester Estates/Lakewood, Twin Creeks Country Club, Westover Hills and the Jewish Community Center. We are the 7th team in this outstanding organization.

In the coming months, information regarding registration will be coming your way, including participation fees. There will be six age groups for each gender – 6 years and under, 7-8, 9-10, 11-12, 13-14, and 15-18 years old. The age group in which a child swims is determined by their age as of May 1st. In our first year, we anticipate limiting our team enrollment to the first 100 Avery Ranch resident children and do anticipate filling quickly, so be ready to act fast and save these important dates on your calendar NOW. Swimmer evaluations will begin the week of

April 15th (your child must be able to swim the length of the pool) and after school practice will span Monday - Thursday April 22nd - June 6th, followed by morning practice Monday - Friday June 10th - June 29th. There will be no practice May 24th, May 27th, June 7th, July 3rd and July 4th.

The success of summer league swim teams is primarily dependent on the efforts of community volunteers. We anticipate a total of six (6) meets this coming year, including CHAMPS at the UT Swim Center. To be able to do this, we'll require around 100 volunteers for every swim meet! At least one parent of a swimmer is expected to volunteer at every meet in which their child participates. An even better way to be in "the know" on the Swim Team's development is to volunteer to serve on the Swim Team Board of Directors.

And finally...every swim team needs a FABULOUS mascot and we'd love to get your ideas! Please submit your mascot ideas, general questions, interest in serving on the Avery Ranch Swim Team Board of Directors or interest in team sponsorship to arswim@averyranchhoa.com. The Swim Team Board will convene in January, finalizing the written agreement with the HOA, adopting bylaws, beginning the search process for coaching staff and drafting a preliminary budget. It promises to be a fun and rewarding commitment!

Thank you in advance for your support.



GO AVERY RANCH! SWIM FAST!

HOME ON THE RANCH

Social Committee Help Wanted

Avery Ranch residents, do you enjoy and participate in the activities put on in the community by resident volunteers?

These activities include: Adult Mardi Gras Happy Hour, Spring Egg Hunt with visit from the Easter Bunny, Spring Crafts Bazaar, twice a year neighborhood Garage Sales, Garden Tour, Adult Luau, July 3rd events, Harvest Hayride & Costume Contest, Movie in the Park, Holiday Sleighride and visit from Santa along with New Resident Meet & Greet and hand delivery of Welcome Wagon bags.

If your answer is YES, then we need your help.

Less than 2 dozen people offer their time volunteering and assisting with coordination of events throughout the year.

Without an increase in the level of volunteerism, the community is in danger of shortening our list of events. The most popular events (i.e., Spring Egg Hunt, Holiday Sleigh Rides and July 3rd events) are the most labor-intensive, hence in most need of volunteers.

We know everyone has a busy lifestyle which makes volunteering a hard commitment.

Volunteers come and go as circumstances arise so having a fuller roster makes all tasks lighter.

We welcome you to our monthly meetings, held the first Thursday of every month from 7-9 PM at the MAC.

Please consider coming out and joining us! Email us at ARSC@AveryRanchHOA.com for information.

Avery Ranch Social Committee Officers 2013

Our community events are not planned and executed by a professional event planner. They are thought out, organized and implemented by the Avery Ranch Social Committee (ARSC) composed of residents who volunteer their time and talent to stage the events for the 3,200 Avery Ranch home owners and renters. During the December 2012 ARSC meeting, the following were elected as ARSC 2013 officers:

ARSC Chair - Karen Niefert
ARSC Vice Chair - Jean Mayo
ARSC Treasurer - Bob Beyer
ARSC Secretary - Kim Stanley

Hats off to you for stepping up to take the reins!

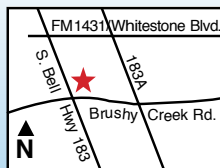


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ACCREDITED

Santa And Mrs. Claus Did Visit Avery Ranch!

By Karen Niefert, event co-chair

The Holiday Sleighride was an overwhelming success. We were all so glad that Mrs. Claus was able to attend with Santa Claus. She told stories in a canopy close to the sleigh loading zone while Santa held court in the pool pavilion. Avery Ranch residents were treated to hot cocoa, cider and cookies and the festival mood was heightened by carolers from a local high school.

Many children were able to let Santa know what their wishes are for Christmas this year, and many parents were able to connect with their neighbors. Our events further strengthen our community of Avery Ranch.

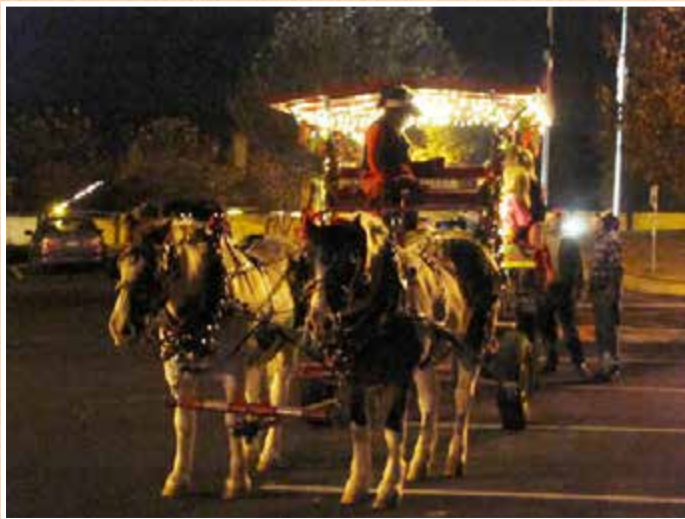
Our gratitude is extended to Decotah's Dream Team for providing the horse drawn carriages, to each member of the Vista Ridge High School choir and to all the volunteers who gave their time to stage such a wonderful celebration of the season. This is what makes Avery Ranch special.



HOLIDAY SLEIGHRIDE



Christmas Wishes Fulfilled



HOME ON THE RANCH



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Send in your ideas on what, when and how to _____.

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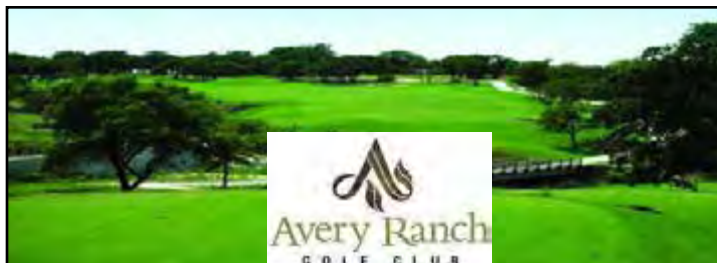
To register, contact Alliance for a form by mailing sperez@allianceonline.net or reach them at telephone number 512-347-3001. Ask for a Direct Debit form.

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Do You Have Oak Trees?

*by Patty Hoenigman, Oak Wilt Specialist
and Master Gardener*

Remember to finish all pruning of Oak trees before February 1st as a precaution against Oak Wilt Disease. It's very important to paint any fresh cut wounds on all Oak Trees immediately after cutting. The next day is too late! No trimming on Oaks is advised between February 1st and June 1st for the protection of your Oaks and your neighbors'. It is okay to use any kind of paint, oil based or latex, sprayed on or painted on the wound.



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Austin's #1 home search website and fastest growing real estate company, Realty Austin, is looking forward to opening its Northwest Austin location in the Shops at Avery Ranch. Realty Austin's team consists of 140 full-time, high-producing agents who were hand-selected for their real estate experience, market knowledge and career accomplishments. For more information, visit realtyaustin.com or call 512.241.1300

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Texas Wildscapes Comes To Avery Ranch

A Press Release from Texas Parks and Wildlife

The word is out that the Beyer family of Avery Ranch have put out the welcome mat for all kinds of birds, butterflies, and other wildlife while helping to protect the local environment. The Beyer property in Morningside is now recognized as a Texas Wildscape by Texas Parks and Wildlife Department. The Beyer family has joined the many habitat enthusiasts who have turned their backyards into enticing wildlife refuges.

In 1994, Texas Parks and Wildlife Department began their backyard habitat effort, introducing the Texas Wildscapes program, which has certified more than 4,500 properties and more than 15,000 acres as habitat for wildlife. These sites represent the hard work and commitment of individuals and families providing for the needs of wildlife near their homes like the Beyer garden, but schools, businesses, and community sites have also joined the effort to conserve our natural heritage. The average habitat is between 1/3rd and 2 acres, but certified sites range from urban balconies to thousand acre areas.

By creating a backyard habitat, the Beyer family in Avery Ranch has learned the rewards of "gardening for wildlife". Habitat restoration is critical for wildlife to survive in urban and suburban settings where commercial and residential development encroaches on natural areas. Changing our landscapes to encourage more wildlife also enhances the quality of the environment by improving the air, soil, and water throughout the community. This effort promotes common-sense conservation by reducing and eliminating the need for fertilizers, pesticides or irrigation water.

For more information on how you can create a Texas Wildscape, please contact Texas Parks and Wildlife at 512-389-4644.



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The goal is to fill in the grid so that every row, every column, and every 3x3 box contains the digits 1 through 9. Each digit may appear only once in each row, each column, and each 3x3 box.



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HOME ON THE RANCH



January Events *at the Wildflower Center*

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9 a.m. to 5 p.m. Saturday, January 27

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Cedar Fever or Common Cold?

Knowing the Difference is Key to Effective Treatment

WINTER IS CEDAR FEVER SEASON

The common cold and the Mountain cedar allergy called “Cedar Fever” often begin the same way: runny nose, sneezing, sinus pressure, scratchy throat, and headache. Yet knowing the difference between a cold and cedar pollen allergies can be very important when it comes to effective treatment options.

Cedar Fever is the popular term for cedar pollen allergies, which strike many residents in Central Texas during the winter months, when mountain cedar plants emit large amounts of pollen. The common cold, meanwhile, is caused by a virus and can occur any time of year. The problem is that the cedar season is also the height of the cold and flu season.

COLD VS. ALLERGY SYMPTOMS

“Despite the many similarities in symptoms between Cedar pollen allergies and a cold, there are some clear indications that can help you understand which condition you are suffering from,” says Dr. John Villacis, an allergist and immunologist with The Austin Diagnostic Clinic (ADC). “While a cold and related symptoms may only last a few days to one or two weeks, symptoms of cedar pollen allergies may persist for several weeks or months.”

Another important difference in symptoms has to do with the excess mucus production that both conditions tend to produce. While people with a cold may experience discolored mucus, those with cedar pollen allergies will experience clear mucus production. And while people with a cold may develop a fever, people who have cedar pollen allergy will not develop a fever.

WHEN IN DOUBT, ASK A DOCTOR

Dr. Villacis says people who are not sure if they have a cold or cedar pollen allergies should consult with a physician as soon as possible in order to get an accurate diagnosis and effective treatment options.

John Villacis, M.D., is an allergist and immunologist for The Austin Diagnostic Clinic, a multi-specialty clinic with physicians representing 21 medical specialties at more than seven locations throughout Austin and Central Texas. Dr.

Villacis sees patients at the ADC Main Clinic, at 12221 North MoPac, and at ADC Circle C, 5701 West Slaughter Lane, Building C. For more information, visit www.adclinic.com or call 512-901-4052.



HOME ON THE RANCH

TRAVEL THE WORLD WITHOUT LEAVING YOUR HOMETOWN

Host a Foreign Exchange Student

By Vicki Odom

Who hasn't dreamed about walking among the Egyptian pyramids, or soaking in the sun on a beach in Spain, or wandering along the Great Wall of China? Every parent wants to give their children a taste of the world, but the economic reality of international air travel for a family, not to mention hotels, passports and food, makes it tough for most of us to consider except in our daydreams.

There is a way to give your children the world - without leaving your living room. How? Host a foreign exchange student from a country you've always admired! Fascinated by France? Curious about China? Intrigued by India? By welcoming an international student from one of these countries into your home, you instantly open a portal to a far off land.

Foreign exchange students come from all over the world. Ayusa matches host families with students from more than 60 different countries including Argentina, China, Ecuador, Egypt, France, Germany, Japan, Lebanon, Norway, Pakistan, Sweden, Thailand, Tunisia and Turkey. All high school foreign exchange students are fully insured, bring their own spending money, and are proficient in English - and all high school exchange programs are regulated by the U.S. Department of State.

"We welcome host families of all shapes and sizes - families with young children, families with no children, empty nesters whose children have left home, single parents and non-traditional families," says Heather Wells, Regional Director of Ayusa, a non-profit that promoting global learning and leadership through foreign exchange and study abroad opportunities for high school students. "The key requirements for a host family are to provide a safe and nurturing home environment, genuinely love children, and have a desire to learn more about a different culture."

Volunteer host families provide foreign exchange students a nurturing environment, three meals a day and a bedroom (either private or shared with a host sibling of the same gender). Each host family and student is supported by a professionally trained community representative who

works with the family and student for the entire program. All interested host families must pass a criminal background check and a home visit by an exchange organization.

Interested host families are required to fill out an application, pass a background check and interview with a local exchange program representative in their homes. Once accepted to a program, host families can view profiles of students to find the right match for their family.

"Hosting an exchange student is a life-changing experience - for the student, the host family, and the host community," says Wells. "There is no better way to teach your children about the world around them than through welcoming an international high school student into your home."

Ayusa is currently accepting applications for families to host an exchange student for the 2013 - 2014 school year. For more information about hosting a high school foreign exchange student, please contact Ayusa at 1.888.552.9872 or by visiting the website at www.ayusa.org.



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A Focus On Resolutions

By: Concentra Urgent Care

The New Year is a great time to make healthy lifestyle changes. According to the US Department of Health and Human Services, the most common resolutions focus on losing weight, getting fit, quitting smoking, and reducing stress. These are important themes that can reduce your risk of disease. Here are ways you can achieve your goals this year.

LOSING WEIGHT

A weight loss of five to seven percent of your body weight can improve your health and quality of life. It can also help prevent weight-related health problems, like diabetes. Changing your eating habits and increasing your physical activity are keys to successful weight loss and help to maintain optimal weight for the rest of your life. Create a plan for healthy eating and increased physical activity, while taking in fewer calories than you use. Your healthy eating plan should include:

- Taking into account foods you like and dislike
 - A focus on fresh fruits, vegetables, and whole grains
 - Fat-free or low-fat dairy products such as yogurt, cheese, and milk
 - Protein sources such as lean meats, poultry, fish, beans, eggs, and nuts
 - Avoiding saturated and trans fats such as animal fat, butter, and hydrogenated oils
 - Staying away from foods high in sodium and added sugars
- For more information on weight management and improving

nutritional practices, visit the National Institute of Diabetes and Digestive and Kidney Diseases at www.win.niddk.nih.gov/publications/for_life.htm.

GETTING FIT

Regular physical activity for at least 30 minutes each day, or broken up into several shorter periods of 20, 15, or 10 minutes, can help you lose weight, keep it off, and stay fit. It can also improve your energy and mood and lower your risk for heart disease, diabetes, and some cancers. Try some of these physical activities:

- Walking (15-minute miles or 4 miles per hour)
- Biking
- Tennis
- Aerobic exercise classes (step aerobics, kickboxing, dancing)
- Yard work or house cleaning (gardening, raking, mopping, vacuuming)

Taking the first step can be the hardest part. Start slowly, at a level that is comfortable for you and add activity as you go along. Sometimes, it helps to have a friend or activity buddy when you start out. It is recommended that adults get at least two and a half hours of moderate physical activity each week. Strengthening activities, such as pushups, sit-ups, or lifting weights, at least two days per week are also encouraged. For more information on getting fit, visit the President's Council on Physical Fitness and Sports at <http://fitness.gov/>. Happy New Year from Concentra Urgent Care!



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