

THE VILLAGE

Gazette™

"It takes a Village..."

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

Villages at Western Oaks NEIGHBORHOOD-WIDE GARAGE SALE

WHEN: Saturday April 20, 2013

TIME: 8:00 a.m. - Noon. Rain or Shine!

The Village at Western Oaks spring neighborhood-wide garage sale will be held on Saturday, April 20th from 8-12p.

Everyone is encouraged to set up sales in their own garages and driveways. This is a great opportunity to meet your neighbors, make some extra money, and do a little spring cleaning all at once. The sale will be advertised in the Austin-American Statesman in order to publicize the event and attract buyers, and we will also promote the sale by putting up signs throughout the neighborhood.



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

Peel, Inc.	512-263-9181
Article Submissions	villagegazette@peelinc.com
Advertising.....	advertising@PEELinc.com

BUSINESS CLASSIFIEDS

WOW SCIENCE CAMPS - Gross Out Chemistry

1- Educational and fun experiments and activities. Ages 6-12, June 17-20, 9:30-12:30, \$175, register by June 10. Bugs- Explore nature through fun, educational activities. Ages 6-12, July 8-11, 9:30-12:30, \$175, Register by July 1. Gross Out Chemistry 2 - More exciting experiments and activities. Ages 6-12, July 22-25, 9:30-12:30, \$175, Register by July 15. Register online at www.wholechild.com/login or pick up a form at CCC Center or 512-514-0091, s.kelly@wholechild.com

Personal classifieds (one time sell items, such as a used bike...) run at no charge to Villages at Western Oaks residents, limit 30 words, please e-mail villagegazette@peelinc.com.

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



FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

SAFE SWIMMING SAVES LIVES

The Southwest Family YMCA teaches swimming and water safety skills that will enable your children to **enjoy water activities for a lifetime.** Programs include:

- Classes for all ages & abilities
- Water Exercise classes
- Lifeguard Certification
- Fitness & Water Safety
- Indoor & outdoor pools

**Summer Camp
Now Enrolling!**

SOUTHWEST FAMILY YMCA

6219 Oakclaire @ Hwy. 290
AustinYMCA.org • 891-YMCA

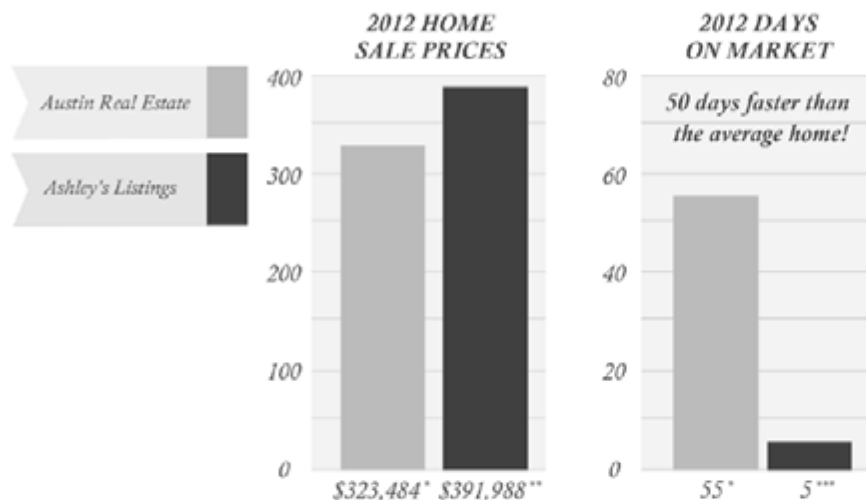


We do it all for you.

Ashley's proven system makes the home selling process stress free!

We offer flexible commissions. Call for more information!

Sell your home in less time & for more money.



Ashley sells 25x more homes than the Average Austin Realtor!

We create 100% custom marketing plans for our listings.

Proven marketing strategy creates buzz before your home is listed • Professional photography & HGTV home stager (at no additional cost)
Our team studies the trends to help you know when to buy or sell • An extensive insider knowledge of upcoming homes



ASHLEY'S
90 DAY OR FREE
guarantee

Recently awarded...
2012 Austin Business Journal #6 top producing agent
2012 Texas monthly 5 star agent

Ashley's 90 Day or Free Guarantee is designed for motivated homeowners who are looking to sell their home for the most amount of money in the least amount of time. We are so confident that your home will sell in 90 days or we will sell it for FREE!

2013
FINALIST
PLATINUM TOP 50

Ashley Stucki Edgar, REALTOR®

2013 Platinum Top 50 Finalist
2012 #1 Top Producing Agent*
2011 #2 Top Producing Agent*
Keller Williams Realty
Market Center #199

*Keller Williams Realty MC #199

*Not intended to solicit homes currently for sale in the MLS.



ASHLEY AUSTIN
HOMES

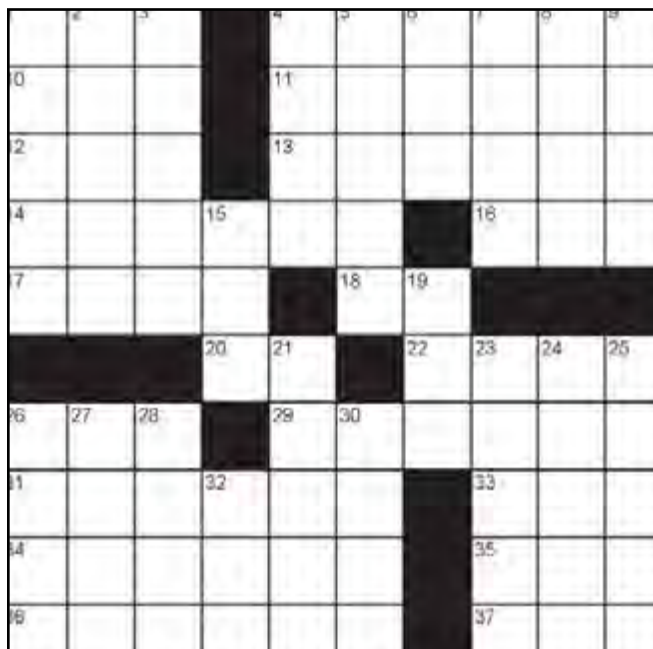
www.AshleyAustinHomes.com

512.217.6103 • Ashley@AshleyAustinHomes.com



KELLER
WILLIAMS
REALTY

CROSSWORD PUZZLE



ACROSS

1. Can
4. At sea
10. Maturity
11. Apt
12. Winter mo.
13. Cactus drug
14. Choose (2 wds.)
16. Long time
17. Tush
18. You
20. Hey!
22. Baby's "ball"
26. Fortify
29. Groove
31. Relating to the laity
33. Loose gown worn at mass
34. Accounts
35. Central Intelligence Agency
36. Stacking card game
37. Critical

DOWN

1. College field of study
2. Open mouthed
3. Rumormonger
4. Dog food brand
5. Zealous
6. Repose
7. Double-reed instrument
8. Singing voice
9. Adolescent
15. Saute
19. Move away
21. Toothbrush brand
23. Taken __ (shocked)
24. Negate
25. Treed (2 wds.)
26. Alack's partner
27. Standing
28. Short
30. Too
32. Hat

View answers online at www.peelinc.com

© 2006. Feature Exchange



Sunday, May 26, 2013, 7:30am
AT CAMP MABRY

REGISTER ONLINE at
www.autism8k.com

Great prizes for top 3 male/female finishers
and top 3 per age group. Athletic t-shirts
provided for all 8k and 1k participants.

THE AUTISM SPEAKS 8K RUN & 1K FUN RUN presented by The Coffee Bean & Tea Leaf features a challenging 8k (~5 miles) race through the iconic grounds of Camp Mabry. Runners on this challenging course will pass historic military vehicles and aircraft as they make their way through the hilly, scenic grounds.

All proceeds benefit **AUTISM SPEAKS**—the world's leading autism science and advocacy organization, dedicated to funding research into the causes, prevention, treatments and a cure for autism.

citysprout

Local farms want to deliver to you at

VILLAGES OF WESTERN OAKS

Start getting offers of fresh produce, milk, eggs, cheese, locally roasted coffee and more!

Will Deliver



Will Deliver



sign up at

citysprout.com/go/oaks



April Events at the Wildflower Center

Submitted by Saralee Tiede

SPRING PLANT SALE & GARDENING FESTIVAL

Members Sale, 1 to 7 p.m. Fri., April 12 | Public Sale 9 a.m. to 5 p.m. Sat. & Sun., April 13 & 14

We're featuring plants that attract butterflies and a live butterfly demonstration. Guided walks, gardening tips and book signings. Information at wildflower.org

ART EXHIBITS

March 9 through May 27

Shou Ping's colorful paper sculptures in the McDermott Learning Center, Jim La Paso's kinetic metal creations in the gardens and Denise Counley's wildflower watercolors in The Store.

FREE PLANT CONSERVATION LECTURES

7 p.m. Wednesday, April 3—Dr. Gary Nabhan, "The Three-Legged Stool"

7 p.m. Thursday, April 4—Dr. Peter Raven, "Plant Conservation in a Rapidly-Changing World"

In the Auditorium

BOOK SIGNINGS AT THE STORE

1 to 4 p.m. Saturday, April 6

Susan and Van Metzler sign *Texas Mushrooms* and Allison Cunningham Amador signs *Goodnight Austin*.



ARE YOU READY FOR SUMMER?

Mr. Cool HVAC

DO YOU KNOW A DIRTY
AIR CONDITIONER CAN...

Spread dust, mites, allergens,
mold and foul smells? Cause
water leaks and damaged
ceilings? Easily consumes more
electricity than a clean one?

TACLB013299C

A/C & Heater Check-Ups
Servicing all Makes and Models.

**In Your Area. Family Owned and Operated
Out of Oak Hill.**

**Brian Weiss
445-0412**

www.mrcoolhvac.com

Honest. Dependable Service. Serving Austin for 20 years.



\$35.00

**Complete Check-Up
A/C and Heater**

No Bull! (\$65.00 Value)

EXPIRES: 06/15/2013

VALUABLE COUPON

American Standard
HEATING & AIR CONDITIONING

SAFE KIDS SAFETY TIPS

By Concentra Urgent Care

Accidental injury is the number one killer of America's children, taking more lives than disease, violence, and suicide. Prevention is the cure. It's estimated that by taking these and other simple precautions, almost all (90%) of these accidental injuries can be avoided.

- Childproof your home. Look at every room as your child would. Ask yourself what looks interesting and what can be reached. Get down on your hands and knees, and check for small things children can choke on.
- Use the back burners on stoves, and turn pot handles to the back. Keep children away from the stove or microwave when cooking, and don't serve hot food or drinks to them. Keep knives, glasses, and scissors where young kids can't reach them.
- Cover electrical outlets that are not in use.
- Keep guns locked, unloaded, and where kids can't reach them.
- Take precautions to avoid fire in the home. Install smoke alarms on every level of your home and in every sleeping area. Test them once a month.
- Plan several ways to escape from each room if a fire starts. Practice the fire escape plan with your family. Identify a safe place to meet outside.
- Lock up matches, lighters, and gasoline. Keep space heaters where kids can't reach them and away from curtains, beds, and papers.
- Never put electrical cords under rugs
- Always supervise children while they are in the bathroom, and follow other important bathroom safety guidelines. Keep the hot water

heater at low-medium or less than 120° Fahrenheit. Mix hot and cold water in the bathtub, and test it on your forearm before putting children into the tub. Never leave the room while they are bathing.

- Keep toilet lids closed and locked, and doors to bathrooms and utility rooms closed when not in use. Put razors, curling irons, and hair dryers out of reach.
- Avoid exposing children to potential poisons. Lock up potential poisons out of children's reach, including cleaning supplies, pet food, medicine, vitamins, beer, wine, and liquor. Read labels and follow directions when giving medicine to children. Know which houseplants are poisonous and keep them where children can't reach them.
- Install carbon monoxide detectors in every sleeping area and test them every month. Make sure heating systems are vented outside and checked every year.
- Prevent serious falls. Keep furniture away from windows. Install guards or stops on windows that are not emergency exits.
- Install safety gates at the top and the bottom of stairs. Never use baby walkers.
- Keep emergency numbers by every telephone. Call 911 if a child is choking, collapses, can't breathe, or is having a seizure. If you suspect a child has been poisoned, call 1-800-222-1222.
- Keep first aid supplies on hand.

For more information about preventing child injury, you can visit the Safe Kids USA Web site at: <http://www.usa.safekids.org>



THE VILLAGE GAZETTE



**GO GREEN
GO PAPERLESS**

Sign up to get this newsletter in your inbox! Visit peelinc.com for details.



*Advertise
Your Business
Here!*

888.687.6444




**Being
there
is why
I'm here.**

Lee Ann LaBorde, Agent
8400 Brodie Lane, Suite 105
Austin, TX 78745
Bus: (512) 282-3100
www.leeannlaborde.net
Hablamos Español

Get discounts up to
40%

I'm always looking for ways to make your car insurance dollars work harder. **Like a good neighbor, State Farm is there.**
CALL FOR A QUOTE 24/7



State Farm

VW
P090106 04/09

State Farm Mutual Automobile Insurance Company, State Farm Indemnity Company, Bloomington, IL



**YOUR COMMUNITY,
YOUR VOICE**

Do you have an article or story that you would like to run in this newsletter? Send it to us and we will publish it in the next issue. Email your document to villagegazette@peelinc.com.

DIRECTV is rolling out the RED CARPET



VIP
PRICING
exclusively for
Villages at Western Oaks residents

DIRECTV
Prices starting at
\$29.99

Free 5 tuner Genie HD/DVR
Instant rebate on all packages
Record, watch and playback in HD from any room

FREE Installation
Up to 3 FREE additional HD client boxes
FREE HBO/Cinemax/Starz/ Showtime for 3 months

Mention this ad for your VIP deal. CALL NOW!
1-888-799-0512

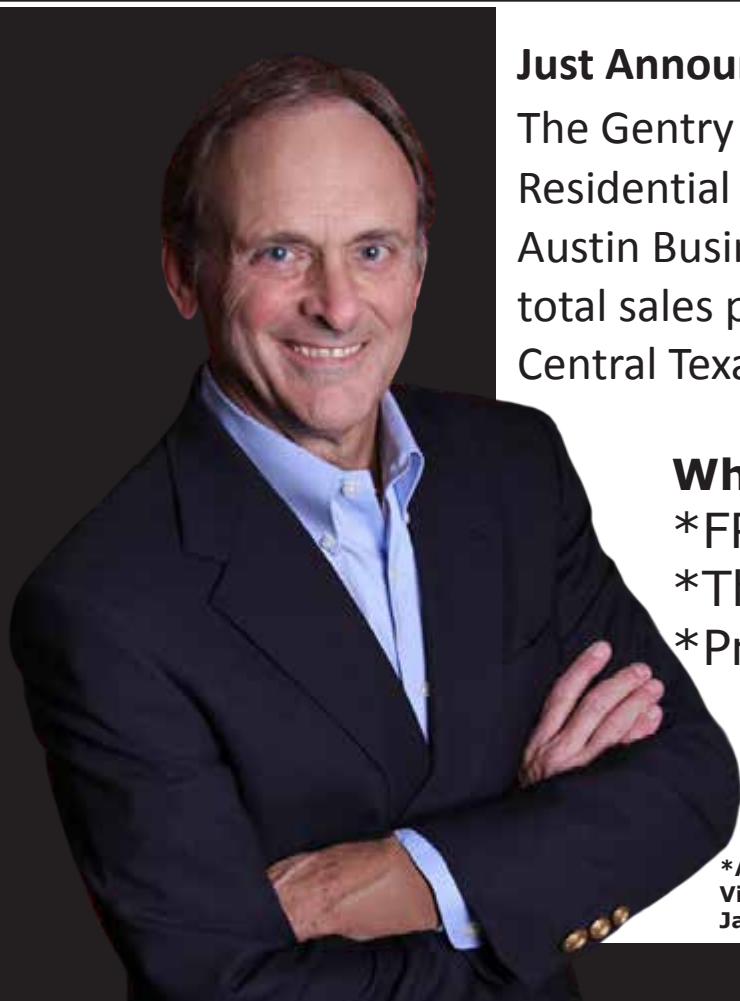




The
GENTRY
GROUP

CALL 794-6630

**TO SELL YOUR HOUSE FASTER
& FOR MORE MONEY
THAN ANYONE PERIOD**



Just Announced:

The Gentry Group was ranked a **Top 10** Residential Real Estate Team from the Austin Business Journal based on 2012 total sales production in the Austin, Central Texas area out of **9,312 agents!**

Why?

- *FREE Professional Staging
- *Thorough Market Knowledge
- *Pre-Marketing of Home

*All information based on MLS data from Legend Oaks, Village at Western Oaks & Shadowridge Crossing from January 1, 2006 through December 31, 2012.

GARY GENTRY

To view all of our properties for sale, visit:

www.gentrygrouprealtors.com

512-794-6630 | gentry@kw.com



**MILLION DOLLAR
GUILD**

**KELLER
WILLIAMS®**
REALTY

- Austin Business Journal's Residential Top Producer Award - 13 years running
- Rotary Family and Community Service Award for his service to SW Austin
- KWRI President's Award for Outstanding Leadership and Service
- 2012 Platinum Top 50 Award

PLAYER4LIFE

BASKETBALL CAMP FOR WOMEN OVER 45

JUNE 7-9, 2013

At Santa Fe Christian Gym

Solana Beach, CA

COST:

\$160 before May 1st

Email - player4life2013@gmail.com

www.player4lifecamp.weebly.com



SUDOKU

View answers online at www.peelinc.com

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

© 2006, Feature Exchange

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.

CIRCLE C DENTAL



FREE TEETH WHITENING!

Start the New Year off right with a **HEALTHY & WHITE** smile!

Bring this in with your first visit and receive a **FREE TEETH WHITENING KIT*** with completion of a new comprehensive exam, x-rays and cleaning.

Call us **TODAY** to schedule your appointment!



*a \$99 value. All services provided by Dr. Tuan Pham, a general dentist.

9600 Escarpment Blvd, Austin, TX 78749

512-301-2483 (BITE)

www.CIRCLECDENTAL.com

TENNIS TIPS

By USPTA/PTR Master Professional
Fernando Velasco



How to Execute The One Handed Backhand Volley

In previous newsletters, I offered tips on how to hit a forehand groundstroke, a two-handed backhand, one-handed backhand, forehand volley, the two handed backhand volley, the serve, and the forehand half-volley. In this issue, I will offer you instructions on how to execute the one –handed backhand volley when players are at the net and have to hit the ball on the fly. In the illustrations, the Manager and Director of Tennis at the Grey Rock Tennis Club, Fernando Velasco, demonstrates the proper form and technique. Photos by Charlie Palafox.

Step 1: The Split step: When the player comes up to the net, the player will stop and take the split step by bouncing off the toes at the same time and let the body lean forward to react to the ball. Both hands are on the racket so it can react to either move to the left or to the right. Eyes are focused on the incoming ball. Notice the left hand being on the throat of the racket, not next to the right hand

Step 2: The Back Swing: The left hand will guide the head of the racket at eye level and with a short back swing. The upper

body has made a turn and the weight of the body has been placed on the left leg. Eyes are focused toward the point of contact. The right hand is relaxed to allow the left hand to make the proper opening to meet the ball.

Step 3: The Point of Contact: As the swing comes forward, the left hand releases the racket and the right foot leans toward the ball. The left hand stretches back to allow proper balance on the point of contact. The head of the racket is slightly tilted up to allow a slice on the ball. This assures good height above the net and will force the ball to stay low when making contact with the court, thus making it tougher for the opponent to return the ball back to the player.

Step 4: The Follow Through: Once the ball leaves the racket, the follow through is extended toward the target. The weight of the player is now on the right leg and the left arm is still balancing the body as a “butterfly swing”. The shoulders are still slightly turned and are ready to come back to the split position.

Look for in the next Newsletter: *The Two-Handed Backhand Volley*

FLOUR BEETLES

There are various insects that may invade stored products within the home. This will focus on red and confused flour beetles. These beetles are similar in looks and biologies. They are small, reddish-brown to brown in color with a somewhat flattened body.

The beetles are omnivorous and feed on grain dust and milled grains, but can also feed on undamaged grains. In homes they may be found in cereals, flour, pasta, dried beans, chocolate, nuts, herbs and spices. With large populations of the insects, they may cause a foul taste and odor to infested products due to a secretion from their scent glands.

If you are having a problem with these beetles, but cannot locate the source in your pantry, it may be that they are coming from somewhere else. Check where pet food is stored. Also look in areas with dried flowers or potpourri. Sometimes people will see these beetles during or after they have had a rodent infestation. The beetles can come from rodent baits that may contain grains or from rodent nests where food was stored.

MANAGEMENT TIPS:

Inspect all food items and get rid of anything infested. If you do not want to throw away the food, you can either put in in the freezer for a week or heat in the oven at 200 degrees for 2-3 hours.

Clean all pantry areas, making sure to get any grain dust out

of cracks and crevices. Use a cleaning solution after all debris is removed. Seal any cracks where grain dust may accumulate with a sealant product.

Do not buy damaged or expired items from the grocery store.

Use products promptly and if you go away for a period of time (a week or more), store items in the freezer.



For more information or help with identification, contact Wizzie Brown, Texas A&M AgriLife Extension Service Program Specialist at 512.854.9600. Also check out www.urban-ipm.blogspot.com

The information given herein is for educational purposes only. Reference to commercial products or trade names is made with the understanding that no discrimination is intended and no endorsement by Texas A&M AgriLife Extension Service or the Texas A&M AgriLife Research is implied.

ADVERTISE YOUR BUSINESS TO YOUR NEIGHBORS

Support Your Community Newsletter

Kelly Peel

VP Sales and Marketing
512-263-9181 ext 22
kelly@PEELinc.com



PEEL, INC.
community newsletters

www.PEELinc.com



Meche

organic salon

FREE

haircut with the purchase of an all over color (no foils). A \$55 savings

New Clients Only -- Additional charges may apply to hair past the shoulders. Expires 9/1/2013



Kim Whitted uses only Organic Salon Systems products. They are vegan, paraben, formaldehyde, and cruelty-free organic products.

Grapevine Salon South
(Meche Organic Salon is located in the Grapevine Salon South ste. 22)

5700 S Mo-Pac Expy.
512-685-3023
Grapevinesalons.com



Lori Goto, ABR, CNE, CRS, e-PRO
 REALTOR®
 512.461.1577



www.gotoaustinhomes.com

April 2013

MARKET STATS - WESTERN OAKS

	2012	YTD 2013		2013
Total Home Sales:	168	18	Active Listings	4
Median Sold Price:	\$266,000	\$263,500	Median Asking Price:	\$329,625
Median Sold Price/Sq. Ft:	\$124.52	\$124.20	Median Price Per Sq. Ft:	\$131.29
Median Days on Market: (as of March 1st, 2013)	7	12	Median Days on Market:	20

"We cannot say enough about Lori Goto, one of the agents at Realty Austin. Lori was incredibly professional, efficient and, most importantly, helped us get the most money for our house. She is very knowledgeable and even when unusual situations came up, she found answers and solutions quickly.

We highly recommend working with Lori!"

- Elizabeth

SAVE THE DATE for MOVIE NIGHT

Friday, April 26, Sundown

Dick Nichols Park: 8011 Beckett Road

Showing "The Muppets"

Starring: Jason Segal and Amy Adams

There will be a
drawing for an
iPod!



5810 Marchmont lane

MLS: 6479162

Move in ready single story home in Village at Western Oaks. Fresh paint and flooring! Recent hardware on all doors. Updated back deck leads out to nicely shaded private yard. Very functional MIL floor plan with great flow to each room. Convenient south Austin location - walk to Dick Nichols Park, hike and bike trails and Mills Elementary!

Realty Austin Southwest Austin Office

Opening Soon in Your Neighborhood! 4301 W. William Cannon Dr, Bldg. K, #200

Property values are going up! Call or email for your FREE Property Evaluation.


512.461.1577 • lorigoto@realtyaustin.com • gotoaustinhomes.com

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


- Kids Stuff -

Section for Kids with news, puzzles, games and more!



 **What's a Sprayground?**

More and more cities are opening spraygrounds, which are water playgrounds. At a sprayground, kids can shoot each other with water cannons and get sprayed by dozens of water jets that squirt from different colored nozzles and hoses.



Do you have a favorite playground? Maybe it's a new wooden one that has lots of tall towers and passageways. Or maybe your favorite is an old-fashioned playground with swings and a seesaw. Playgrounds are fun places for kids because there's so much to do and other kids to have fun with. But sometimes kids get hurt at playgrounds. That's no fun, so here are 10 ways to keep safe:

1. Take a grown-up. As kids get bigger, they like doing things on their own. Going to the playground shouldn't be one of them, though. Grown-ups come in handy because they might spot problems at the playground, they can help you down if you get in a tight spot, and they can help if you happen to get hurt.

2. Take a good look around. If the playground has lots of trash, such as broken glass, or the equipment looks broken, don't play there.

3. Keep your size in mind. Many playgrounds have some equipment that's for little kids (like 2- to 5-year-olds) and other equipment that's meant for older kids. Use the equipment that's right for your age. If you squeeze yourself onto a swing for toddlers, you might get stuck. Likewise, if your little brother or sister starts climbing something meant for older kids, guide him or her to the little kid stuff.

4. Don't go too high. Many playgrounds have tall stuff to play on, such as towers or open passageways between equipment. Don't climb higher than you feel comfortable, and feel free to ask your grown-up if you need help getting down. Never climb up the outside of equipment, or hoist yourself up on the roof. The view might be cool, but it's a long way down.

5. Look out below. The best playgrounds put down special surfacing material, such as mulch, wood chips, sand, gravel, or rubber matting. These surfaces can help soften a fall, but that doesn't mean you won't get hurt, especially if you tumble from a high spot.

6. Swing safely. Kids often get hurt at the playground because they get hit by someone on a swing. If you're swinging, watch out for people who

might be getting too close. And if you're walking around the playground, don't get too close to the swingers.

7. Use your head. Sometimes you'll see kids going headfirst down the slide or maybe two or three kids will get on a piece of equipment that's only meant for one. Or some kids might start goofing around and trying to push each other off a swing or off of a high spot. If your grown-up sees you doing this, he or she will probably say, "Knock it off. Someone's going to get hurt." It's true, so try to use the playground equipment properly. And if you get stuck, or don't know how to get down from something, call your grown-up over so he or she can help you down.

8. Report problems. If you see graffiti (when people write or paint on stuff), a broken swing, or find any other problems while you're playing, tell your grown-up. He or she can report the problem so it can be fixed.

9. Clean up. If you bring a drink or snack to the playground, clean up your trash before you leave. When you do, the park will look nice when the next kid comes along to play and you will have shown that you're a good playground citizen.

10. Have a great time! How can you make a good time at the playground even better? Bring a friend and only complain a little when it's time to leave.

Reviewed by: Steven Dowshen, MD

Date reviewed: May 2008

This information was provided by KidsHealth, one of the largest resources online for medically reviewed health information written for parents, kids, and teens. For more articles like this one, visit www.KidsHealth.org or www.TeensHealth.org. ©1995-2006. The Nemours Foundation

NOT AVAILABLE ONLINE

At no time will any source be allowed to use The Village Gazette's 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 Peel, Inc. The information in the Village Gazette is exclusively for the private use of Peel, Inc.

DISCLAIMER: Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.



JOIN US FOR GOLF AND A GREAT CAUSE!

DATE: Tuesday, April 30th

11:00 am Registration - 1:00 pm Start

LOCATION: River Place Country Club

FORMAT: 4-person scramble

COST: \$165 per golfer*

*Includes lunch, dinner and lots of swag

Dinner provided by:

Craig O's



Pizza & Pastaria
Homestyle Italian Cooking

Register online at:
www.colinshope.org

Questions about the event?
Contact Jancy Darling
jancy.darling@colinshope.org
(512) 413-7641

We
envision
a WORLD
where
CHILDREN
DO NOT DROWN

WWW.COLINSHOPE.ORG



PEEL, INC.

308 Meadowlark St. South
Lakeway, TX 78734

PRSR STD
U.S. POSTAGE
PAID
PEEL, INC.

VW

Thank You SW Austin!

For allowing us to serve your community for the last 10 years!

SWAustinNeighborhoods.com ~ AustinRealEstatePartners.com



Tara West ~ Austin Real Estate Partners ~ Bob McKenna
(512) 288-8088 ~ Partners@AustinReps.com



SW Austin Neighborhoods	6 Months Sold History (09/2012-02/2013)						CURRENT MARKET	
	TOTAL	AVERAGE					TOTAL	
	Homes Sold	Square Feet	Price / Sq. Foot	Sold Price \$K	Year Built	Days On Market	Available	Pending Sale
Belterra	53	2,995	\$ 109	\$ 325	2006	67	30	19
Circle C Ranch	120	2,942	\$ 127	\$ 373	2001	39	13	37
Heights at Loma Vista	1	4,438	\$ 118	\$ 524	2005	64	1	0
Highpointe	19	3,087	\$ 113	\$ 347	2010	66	10	12
Legend Oaks	23	2,500	\$ 117	\$ 292	1993	47	1	5
Lewis Mountain	2	4,117	\$ 111	\$ 456	1993	92	1	1
Loma Vista	1	3,959	\$ 123	\$ 486	2004	152	0	0
Maple Run	50	1,707	\$ 119	\$ 203	1987	24	2	10
Meridian	19	3,278	\$ 128	\$ 420	2009	71	10	9
Oak Creek Park	0	2,553	\$ 114	\$ 296	1993	14	0	1
Overlook At Lewis Mtn	1	4,131	\$ 157	\$ 650	1999	160	1	0
Sedgemoor	19	2,065	\$ 118	\$ 244	1999	26	0	5
Shady Hollow	34	2,392	\$ 120	\$ 288	1988	48	5	3
Villages at Western Oaks	68	2,128	\$ 127	\$ 270	1993	35	3	21
Western Oaks	7	2,192	\$ 137	\$ 300	1984	2	1	1
Grand Total	433	2,589	\$ 122	\$ 315	1998	43	86	124
% Change Mo/Mo	15%	0%	1%	0%	0%	3%	-7%	15%

Market Report data was obtained from the Austin Multiple Listing Service (MLS) on 3/9/2013. In some cases new construction and FPO's (homes currently indicated by the MLS but not yet identified) are not represented. Data is deemed accurate but not guaranteed.



***Austin Real Estate Partners doesn't just help Clients Buy and Sell Homes....
We actively support the communities we live in!***

Partners In Education - Gorzycki Partner of the Year

Keep Austin Beautiful Escarpment Sponsor ~ Grey Rock Stars & Stripes Title Sponsor

Seton SW Hospital Community Liason ~ Clayton Elementary Campus Advisory Council