

# Legend OAKS

May 2013

Volume 6, Issue 5

A Newsletter for the Residents of Legend Oaks

## May Events at the Wildflower Center

### **WILD NIGHT OUT**

6 to 9 p.m. Thursday, May 2

See the art and meet the artists whose work benefits the Wildflower Center. Enjoy organic wine, appetizers, Brazilian music and more.

### **GARDENS ON TOUR—A MOTHER'S DAY WEEKEND TRADITION**

9 a.m. to 5 p.m. Saturday, May 11

A self-guided tour of five inspirational private native plant gardens plus the Wildflower Center. Tickets available April 20 at Barton Springs Nursery, TreeHouse, Shoal Creek Nursery, the Natural Gardener and the Wildflower Center Store.

### **TEXAS HIGHWAYS WILDFLOWER PHOTOS**

Saturday, May 4 through Sunday, May 12

In honor of National Wildflower Week, striking photos from Texas Highways are on display and photo editor Griffin Smith offers a photo workshop at 9 a.m. on Saturday, May 11. In the McDermott Learning Center.

Closed at 3 p.m. Friday, May 3, for the Wildflower Gala. Open Memorial Day May 27.

*More information at [www.wildflower.org](http://www.wildflower.org)*



## NEWSLETTER INFO

### NEWSLETTER

Articles .....legendoaks@peelinc.com

### PUBLISHER

Peel, Inc.....www.PEELinc.com, 512-263-9181

Advertising .....advertising@PEELinc.com, 512-263-9181

### ADVERTISING INFORMATION

Please support the businesses that advertise in the Legend Oaks newsletter. Their advertising dollars make it possible for all Legend Oaks II residents to receive the monthly 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 our sales office at 512-263-9181 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com). The advertising deadline is the 8th of each month for the following month's newsletter.

## APD REPRESENTATIVES

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Join the Y by May 31  
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## OAK PRUNING & OAK WILT

By Guy LeBlanc  
Certified Arborist

Oak Wilt is a fungal disease that is often fatal to live oaks and red oaks. The disease primarily spreads through root system connections from oak to oak. This spread can even occur under driveways and streets, often killing scores of oaks in an area. This has happened in dozens of neighborhoods throughout Austin over the last 40-plus years.

New infection centers can get started through fresh, unprotected wounds above ground. Most of these wounds are caused by severe weather, animals like squirrels and certain birds and insects, and by tree limbs being hit by vehicles or rubbing on things. However, tree pruning also creates wounds.

For years, the Texas Forest Service has said advised the public that pruning oaks at this time of year significantly increases the risk of getting Oak Wilt. "This time of year" has been defined in numerous ways over the years, and currently encompasses February through June. Obviously it is extremely impractical to avoid pruning oaks for nearly half the year when they make up about half the trees in Austin's residential areas. Low limbs pose a threat to safety and increase the risk of Oak Wilt if they are damaged. For this reason, in 2011 the Forest Service met with Certified Arborists from the International Society of Arboriculture to clarify these guidelines. As the arborist who coordinated this meeting, let me offer some details of the revision.

The importance of proper pruning is emphasized. This means retaining all live limbs that are not a safety concern or at risk of rubbing or buildings or even other limbs. If you must prune branches that are at risk of causing injury or damage during this time, make sure to only use arborists that use the proper pruning techniques recommended by the Forest Service (not all so-called arborists do). Most important in this regard is to make proper pruning cuts and paint them immediately. Consult with an I.S.A. Certified Arborist if you are unclear about how to make proper pruning cuts, sometimes referred to as "branch collar" cuts.

A common mistake I see made by homeowners and non-professional tree services is that pruning wounds are not painted immediately (within minutes), and/or only the largest wounds are painted. This is NOT proper technique, and can result in infection. By far the most injurious practice I see is that far, far too many live branches are removed from trees.

Please protect your neighborhood's trees by only hiring competent I.S.A. Certified Arborists to prune your trees during this time of year. I recommend looking for companies that use Certified Arborists to do the actual pruning.

*Guy LeBlanc owns and operates Arbor Vitae Tree Care, which he established in 1983. In 2012 he was named Texas Arborist of the Year by the Texas A&M Forest Service and the Texas chapter of the*



*I.S.A.*

# Welcome Dr. DeWitte

David DeWitte, MD joins family practitioner Dr. Jennette Cross at The Austin Diagnostic Clinic Family Practice at Circle C.



David DeWitte, MD  
Board Certified in  
Family Practice

Dr. DeWitte completed his medical degree at Indiana University School of Medicine, Indianapolis, IN and his internship & residency at St. Francis Family Practice Residency, Beech Grove, IN. Dr. DeWitte has been caring for patients since 2000.

New patients are welcome and appointments are available.

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# LEGEND OAKS

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**THE FAB BASH**  
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seven years | seven causes | one fabulous party

**TEXAS Hold'em**  
Charity Poker Tournament  
MAY 8<sup>th</sup>  
Charity Poker Tournament  
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**THE RANGE**  
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99.3 AUSTIN & COUNTRY ALTERNATIVE 98.5

**FIAT**  
**500**  
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MAY 9<sup>th</sup>  
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Suede Rocks the House! 7:30 to 11pm  
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# DROWNING IS PREVENTABLE

**COLIN'S HOPE**  
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**Volunteer - Donate**  
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**May is Texas and National Water Safety Month**

**Ongoing:** Volunteers needed to stuff and distribute water safety packets [info@colinshope.org](mailto:info@colinshope.org)  
**Ongoing:** Colin's Hope Athlete Ambassadors needed! <http://www.tinych.org/signup>  
**Now-June 18:** Discount Schlitterbahn Tickets for sale. <http://www.tinych.org/tickets>  
**May 18:** Colin's Hope Got2Swim Pure Austin Quarry Lake. <http://www.tinych.org/QuarryLake>

**Water Safety Alert:** 74 Texas children drowned last year.  
Keep your children and families safe in, near and around all bodies of water.  
Multiple layers of protection can prevent drowning.

## LAYERS OF PROTECTION

- CONSTANT VISUAL SUPERVISION**
- LEARN TO SWIM**
- WEAR LIFE JACKETS**
- MULTIPLE BARRIERS ON ALL POOLS & HOTTUBS**
- KEEP BACKYARDS & BATHROOMS SAFE**
- LEARN CPR**
- CHECK POOLS & HOTTUBS 1ST FOR MISSING CHILDREN**
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# LEGEND OAKS

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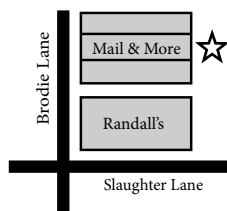
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# What's Going On With Homes In Our Neighborhood?

As you are probably aware, your Southwest Austin home value has been rising at a remarkable rate. The last 12 months has seen a very significant increase in average sales price in Legend Oaks and the Village at Western Oaks as compared to the previous 12 months average sales price. The below statistics are based on MLS data from Legend Oaks and Village at Western Oaks.

04/01/2011-04/01/2012

Average Sales Price **\$252,357**

Median Sales Price **\$253,650**

04/01/2012-04/01/2013

Average Sales Price **\$271,123**

Median Sales Price **\$268,500**

## Don't Wait Until Interest Rates Rise!

If you are considering selling your southwest Austin home, the timing is good. And although higher sales prices mean that buying a new home might be more expensive, taking advantage of low interest rates continues to motivate buyers. The average homebuyer can afford almost 25% more house than they could 5 years ago for the same house payment. Below is a payment chart for a \$350,000 home. The average house payment has fallen 23.9% in the past 5 years.\*

\*Assuming 20% down, financing \$280,000 over 30 years, fixed rate loan. Source: Freddie Mac's historical rate charts

Year	Annual Average Rate	Principal & Interest
2008	6.03%	\$1,685.95
2009	5.04%	\$1,509.95
2010	4.69%	\$1,450.50
2011	4.45%	\$1,410.41
<b>2012</b>	<b>3.66%</b>	<b>\$1,282.47</b>

## What If I Sell My Home But Haven't Found a New Home?

It's true that home inventory is currently low in Austin, which means it can take a little longer than normal for a buyer to find their perfect home. If you are selling your existing home in order to buy a new one, this can make timing difficult. You may find that your current home sells very quickly, but you need more time to find your new home. One option for dealing with this situation is to add a seller's temporary residential lease addendum when negotiating your contract. This can give you the opportunity to lease your existing home back from the buyers for a few days, weeks or months so that you have a place to stay while you are continuing your new home search.\* Call The Gentry Group for more information on lease backs or additional Austin real estate statistics. If you would like to be included on our monthly newsletter, please email us at [gentry@kw.com](mailto:gentry@kw.com) to sign up.

\*Allowable term of lease back will vary according to factors such as loan type, etc.

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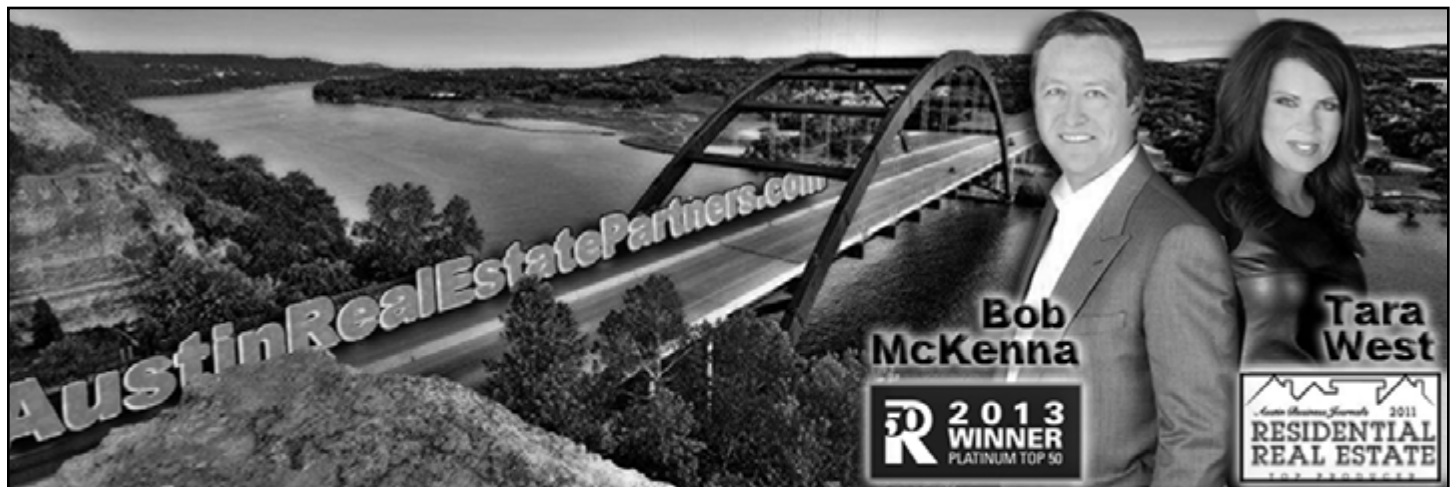


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31 Customer Reviews  
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	SW Austin Neighborhoods						CURRENT MARKET	
	TOTAL	Average 6 Months Sold History (10/2012 - 3/2013)					TOTAL	
	Homes Sold	Square Feet	Price / Sq. Foot	Sold Price \$K	Year Built	Days On Market	Available	Pending Sale
Belterra	57	3,012	\$ 109	\$ 328	2008	79	27	26
Circle C Ranch	128	2,870	\$ 128	\$ 368	2001	39	17	38
Heights at Loma Vista	1	4,438	\$ 118	\$ 524	2005	64	2	0
Highpointe	17	3,095	\$ 112	\$ 345	2010	87	18	5
Legend Oaks	23	2,506	\$ 119	\$ 298	1993	45	1	12
Lewis Mountain	4	4,191	\$ 130	\$ 546	1993	128	0	1
Loma Vista	4	3,685	\$ 138	\$ 509	2003	49	0	0
Maple Run	49	1,710	\$ 121	\$ 208	1988	24	2	8
Meridian	24	3,217	\$ 130	\$ 419	2008	67	7	8
Oak Creek Parke	7	2,542	\$ 115	\$ 292	1993	11	0	1
Overlook at Lewis Mtn	1	4,131	\$ 157	\$ 650	1999	160	0	1
Reunion Ranch (New)	n/a	n/a	n/a	n/a	n/a	n/a	4	1
Sendera	5	2,323	\$ 109	\$ 253	2000	16	0	1
Shady Hollow	32	2,420	\$ 121	\$ 293	1988	37	6	12
Villages at Western Oaks	73	2,093	\$ 131	\$ 274	1994	32	0	20
Western Oaks	5	2,043	\$ 143	\$ 292	1983	2	0	4
<b>Grand Total</b>	<b>430</b>	<b>2,605</b>	<b>\$ 124</b>	<b>\$ 322</b>	<b>1998</b>	<b>45</b>	<b>84</b>	<b>138</b>
<b>% Change Mo/Mo</b>	<b>-1%</b>	<b>1%</b>	<b>2%</b>	<b>2%</b>	<b>0%</b>	<b>5%</b>	<b>-2%</b>	<b>11%</b>

Market Report data was obtained from the Austin-Multiple Listing Service (MLS) on 4/23/2013. 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. License #515586