

# THE VILLAGE

## Gazette™

"It takes a Village..."

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



### Village at Western Oaks

*Proudly Announces Our Annual  
Neighborhood*

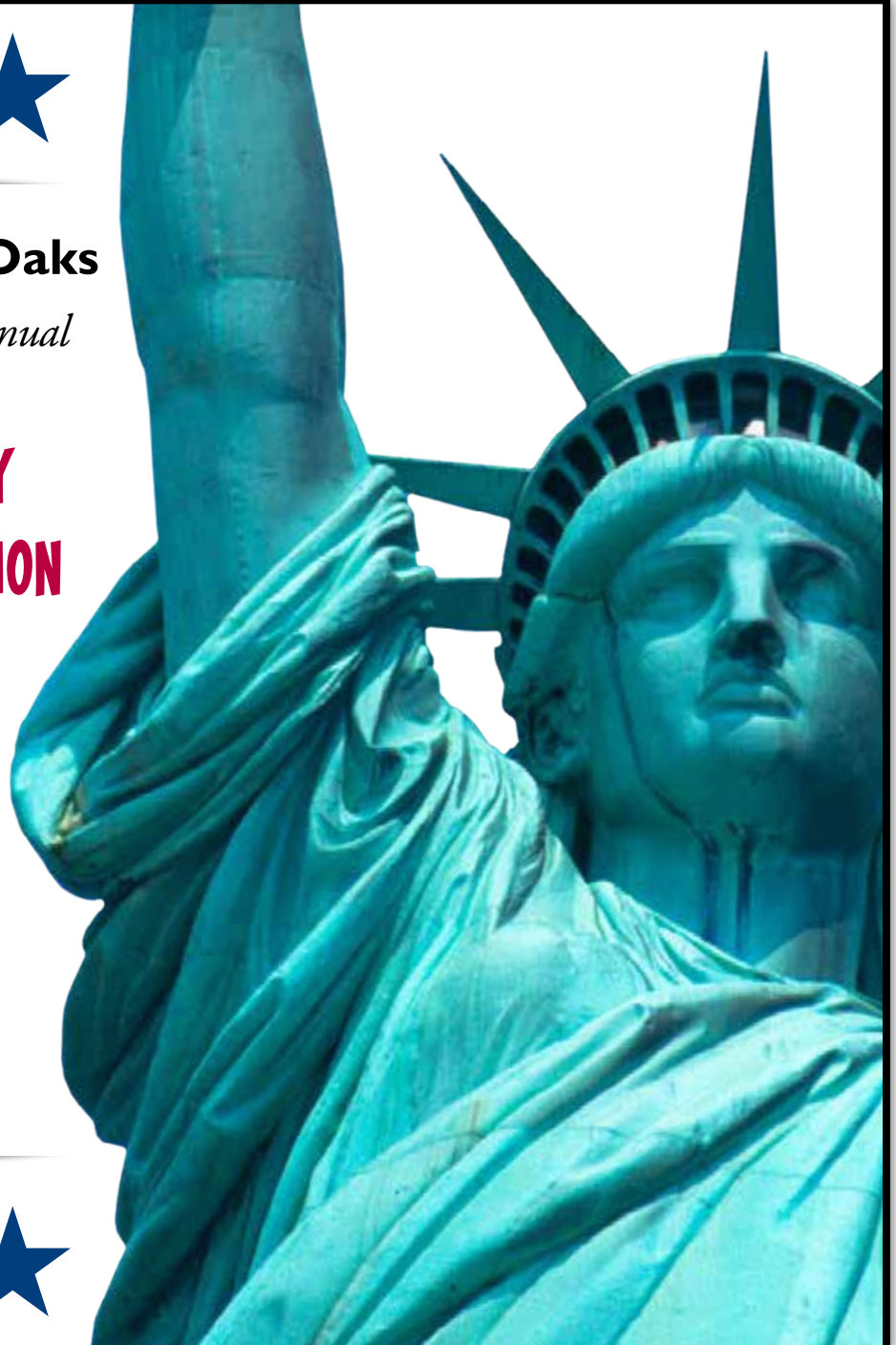
## INDEPENDENCE DAY PARADE & CELEBRATION

Starting in the back parking lot  
at Mills Elementary School.

Parade begins promptly at 9:15am,  
Thursday, July 4th

Decorate your bikes, wagons &  
strollers and follow the route to Dick  
Nichols Park. Fun festivities include  
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## IMPORTANT NUMBERS

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

### SCHOOLS

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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

## "Oak Wilt is a Problem in Our Neighborhood

Oak wilt is a disease caused by a fungus that clogs the water conducting vessels of infected trees, causing them to wilt and die. A fungus called *Ceratocystis fagacearum* causes oak wilt. Oak wilt is a problem for live oaks and red oaks (including Spanish oak and Blackjack oak).

Oak wilt can spread in two ways: Underground, it spreads through connected roots, and above ground the oak wilt fungus can be carried by insects from infected red oaks to fresh wounds on uninfected oak trees.

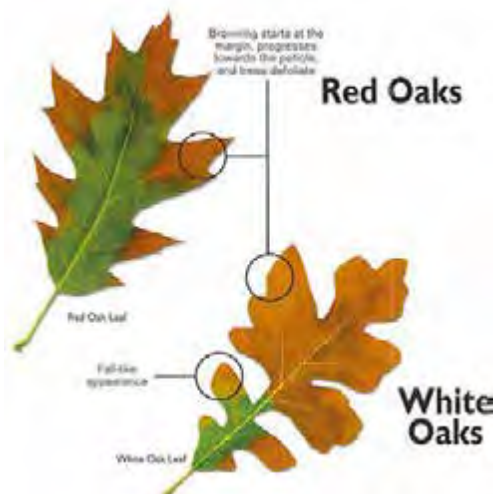
Live oaks and red oaks show distinctive symptoms when they are infected with oak wilt. In live oaks, the veins on the leaf will turn yellow or brown, while the rest of the leaf remains green. The tips of some leaves may also turn brown, or the leaves may turn yellow with only the veins remaining green. Once live oaks are infected, most gradually drop leaves and die over a period of three months to a year. Some trees survive many years in various states of decline.

In red oaks, leaf symptoms are less distinct. The main thing to watch for is a red oak whose leaves quickly turn pale green to brown, usually remaining attached to the tree for some time. Red oaks die very quickly (two weeks to several months).

Prevention of oak wilt is in the hands of the homeowner and their neighbors with oak trees. All property owners with healthy oaks should immediately paint all wounds, including fresh pruning. **ONLY PRUNE THESE TREES DURING THE HOTTEST AND COLDEST MONTHS OF THE YEAR.** Tree wound paint acts as a barrier that stops any fungal spores carried by insects.

Also, firewood from trees infected with oak wilt contains fungal mats and **WILL** infect your or your neighbor's trees. If you must store firewood on your property cover it in **CLEAR** plastic (so insects can't escape) and bury the edges of the plastic.

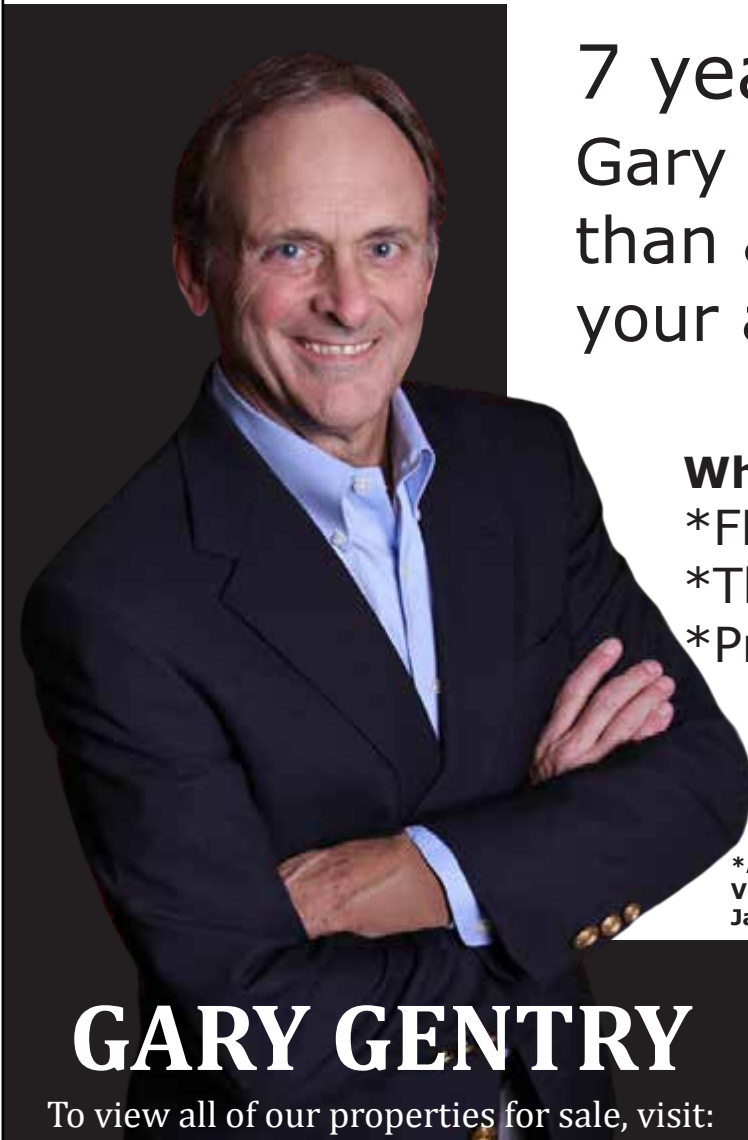
Additional information about oak wilt can be found at: [www.texasoakwilt.org](http://www.texasoakwilt.org).





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

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# THE VILLAGE GAZETTE

## BNI 2013 Mandolas Market

*Attention: SW Austin Business Owners, Marketing & Sales Professionals*

*Submitted by Melinda McKenna*

**WE ARE LOOKING FOR A FEW GOOD... PROFESSIONALS!**

### Quick Quiz:

1. Who do you know... that is reliable and trustworthy? A professional (residential, commercial, health and beauty, financial services, trades, or event planning) who places their customer's needs first?

2. Would you refer them to your friends and or family members without hesitation because they are the best you've ever seen?

If you answered "Yes", tell them BNI Referral Partners looking for more full-time, trustworthy, experienced professionals to join our growing network today!

BNI Referral Partners is a non-competitive professional referral organization that admits one high quality individual or company per professional category to share ideas, contacts and most importantly referrals.

Are you curious? Do you want to learn how to build your business by referral? Visit us this week! We meet each Wednesday morning, and there is no obligation to join.

Mandola's Italian Market  
Arbor Trail  
William Canon and MOPAC

BNI Referral Partners  
Tuesday - 8:00 AM to 9:30 AM

The \$10.00 meeting fee includes a healthy breakfast and beverages.

Bring at least 50 business cards to hand out to our members. For more information call 288-8088, or email [Melinda@AUSTINREPS.com](mailto:Melinda@AUSTINREPS.com)

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Austin Business Journal #6, 2012

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#2 Top Producing Agent 2011\*

\*Keller Williams Realty MC #100

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## Finding the Perfect Petsitter

For pet owners, pets are more than just animals who share your home; they're family members. So any summer travel plans for your family must also include plans for your pets: Will they go with you? Will they be boarded at a kennel or vet? Or will you get a petsitter to come take care of them in your home?

For your pets, hiring a petsitter means they may stay in the environment and routine they're comfortable with. They don't have to undergo the stress of travel, or of staying in an unfamiliar place with other animals they don't know. And they get the daily one-on-one attention and affection they'll be missing in your absence.

For you, hiring a petsitter can mean greater peace of mind and less guilt while you're gone, knowing your pets and your home are being visited and cared for daily. Your house will be more secure with someone coming and going throughout the day, and your pets will be there waiting for you the moment you come home.

Petsitting is an extremely personal service – it means someone being in your house without you there, and caring for your home and family members. So finding the perfect petsitter for you and your pets is essential. Here are some helpful hints for finding “the one:”

**POTENTIALS:** Good petsitters come from good authorities. Referrals from solid sources – your friends, neighbors, veterinarian, groomer or trainer – are the best way to find possible petsitters. There are also many specialty service sites worth exploring, such as Care.com or SitterCity.com.

**PROFESSIONALISM:** A good petsitter takes his job seriously. A professional petsitter returns your call, email or text within 24 hours; has ready answers to frequently asked questions; is prompt to and pleasant in face-to-face meetings; has established protocol and payment terms; and follows through with what he says she will do.

**PREPARATION:** A good petsitter is well prepared. Interview potential petsitters, inquiring about:

- experience or special training they might have;
- how many visits they will make every day, how much time they will spend at each visit and what tasks they'll do [feeding and “watering,” exercise/play, attention/affection, other household routines – like watering plants, managing lights, etc.?]; and
- their plan if your pet has an emergency, as well as if they have an emergency and must miss a visit.

Your petsitter should be equipped with thoughtful answers.

**PRICING:** A good petsitter has reasonable and transparent pricing. The average price for petsitting here in Austin is typically \$10 - \$20 per visit, and \$60 - \$75 for overnight stays. An extra charge for holiday care is common. Your petsitter should have established rates, and should be able to provide you with an estimated total cost for services upfront.

**PERSONAL:** A good petsitter shines in an in-home interview. Always invite a new petsitter to your home, so she can see your routine, answer your questions and, most importantly, meet your pets. This is the best opportunity for you to express your needs, work through details, and see how comfortable you are with this

person taking care of your pets and home. If you don't feel good about a petsitter – for any reason or none at all – then you should keep looking.

**PRECAUTIONS:** Protect yourself, your pet & your home to your comfort level. Whether the petsitter is an individual or a service, get and check references. If it's an individual, then she should be insured, and a background check is an option; if it's a service, then they should be insured and bonded, and you should receive a specific, written contract for services.

**POST-TRIP:** A good petsitter finishes the job right. Your petsitter should be willing to contact you with updates or leave behind notes about your pets' behavior while you're gone. He should also confirm your return home. Following up with a thank-you note or evaluation request shows your satisfaction matters.

A good petsitter is professional, experienced, dependable, quick-thinking and, above all, caring. Be thorough in your search, trust your gut, and the perfect petsitter will help both you and your pets enjoy your time off this summer!



FOR YOUTH DEVELOPMENT  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY

## DISCOVER NEW FRIENDS FIND YOURSELF

Camps at the Y all share one thing: they're about discovery. Kids have the opportunity to explore nature, find new talents, try new activities, gain independence, and make lasting friendships through the many activities that the YMCA of Austin provides.



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June 2013

Thank you for all your generous donations and coming to the movie in the park!  
We appreciate your support for our teachers in our community!

## MARKET STATS - WESTERN OAKS

	2012	YTD 2013		2013
Total Home Sales:	168	47	Active Listings:	2
Median Sold Price:	\$266,000	\$280,240	Median Asking Price:	\$305,000
Median Sold Price/Sq. Ft:	\$124.52	\$136.96	Median Price Per Sq. Ft.:	\$140.76
Median Days on Market:	7	25	Median Days on Market:	3
(as of April 30th, 2013)				

"I truly can not tell you how nice it was working with Lori Goto. My wife and I just loved her. She was always so nice and friendly all the time, along with very informative of all the communities in the Austin area. She took me to so many homes to visit and never got tired of showing me homes. When there was a problem with the builder, she was on my side and made the appropriate phone calls to back me up on my decisions. She is an asset to Realty Austin and they are lucky to have her working for their company."

— Tom Orozco

## SAVE THE DATE for the next movie in the park

Friday, September 27, 2013 at sundown  
Dick Nichols Park: 8011 Beckett Road

**Ask me how your home can get sold before MLS and Market Value!**

### FEATURED LISTING IN SOUTHWEST AUSTIN: 5756 Gorham Glen Lane



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



## Older Adults Express Anxiety In Different Ways

While there are several factors that can cause anxiety in older adults, it can be difficult to identify because they express anxiety in unique ways, according to an expert at Baylor College of Medicine. According to Dr. Melinda Stanley, professor in the Menninger Department of Psychiatry and Behavioral Sciences at BCM, common types of anxiety disorders in adults include:

- Generalized anxiety
- Specific fears and phobias
- Social phobias
- Post-traumatic stress disorder

Anxiety symptoms that older adults and their family members should watch for include:

- Shortness of breath
- Increased heart rate
- Dizziness
- Difficulty sleeping
- Muscle aches and pains

Anxiety is not a normal part of aging and can be treated. The first important step is to have a physical exam. Cognitive behavioral therapy is a treatment option that teaches learning skills to manage anxiety. Skills that can help reduce anxiety include relaxation, changing thoughts, facing fears, learning how to solve problems and learning behaviors to improve sleep.



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

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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



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MULTIPLE BARRIERS ON  
ALL POOLS & HOTTUBS



KEEP BACKYARDS &  
BATHROOMS SAFE



LEARN CPR



CHECK POOLS/HOTTUBS  
1ST FOR MISSING CHILDREN



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ONLINE

## 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](http://www.wholechild.com/login) or pick up a form at CCC Center or 512-514-0091, [s.kelly@wholechild.com](mailto: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](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 at 512-263-9181 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com).

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## Allergy prevention, management tips

It is important for parents to remember the basics about prevention and management of allergies, said a pediatrician from Baylor College of Medicine.

Dr. Armando Correa, an assistant professor of pediatrics at BCM and a pediatrician at Texas Children's Hospital, offered the following tips:

- Seek immediate medical attention for difficulty breathing, swelling of the face, tongue or other extremities.
- Consider short-term medication for symptoms such as a runny nose, itchy eyes or sneezing.
- If symptoms persist, contact your pediatrician.
- For children under the age of 2 experiencing allergies, always seek medical attention.
- Help manage environmental allergies by avoiding places that have just been cleaned or places where pets frequent.

Correa also offered tips on food allergies:

- If your child has multiple or severe allergies, they should always carry an injectable medication.
  - Always read the food labels and be aware of where foods are manufactured.
  - Consider allergy testing for children with severe or multiple allergies.
- Always consult a pediatrician on questions related to allergy prevention and management.





## 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](mailto:villagegazette@peelinc.com).



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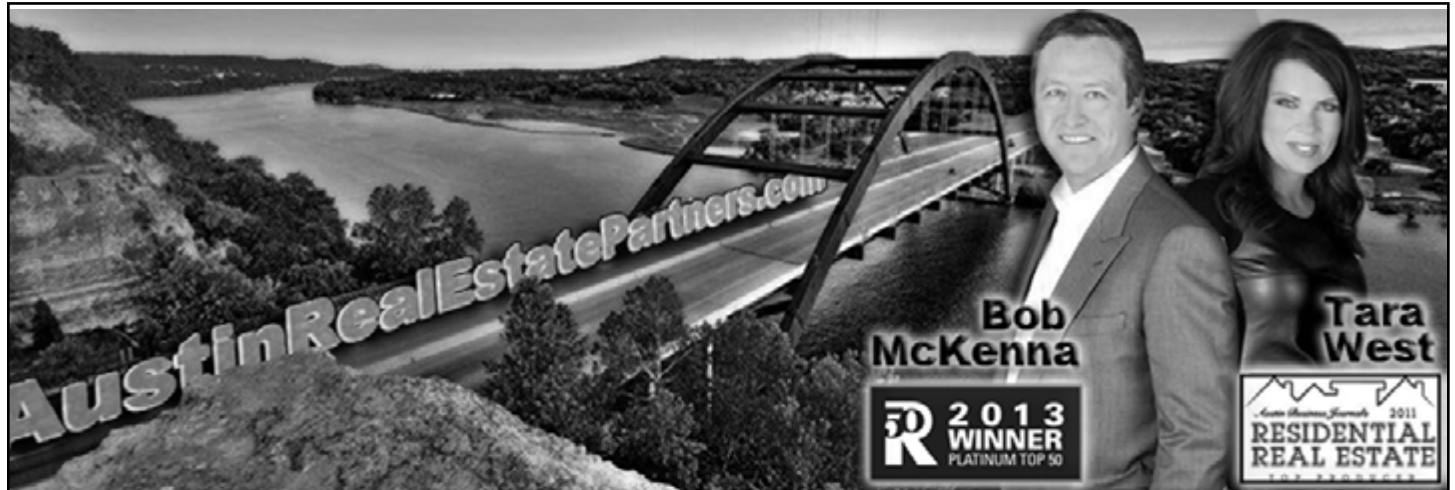


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31 Customer Reviews  
Average Rating: ★★★★★

	SW Austin Neighborhoods 6 Months Sold History (11/12- 4/13)						CURRENT MARKET	
	TOTAL	AVERAGE					TOTAL	
	Homes Sold	Square Feet	Price / Sq. Foot	Sold Price \$K	Year Built	Days On Market	Available	Pending Sale
Belterra	73	3,005	\$ 110	\$ 332	2008	78	30	32
Circle C Ranch	164	2,868	\$ 130	\$ 373	2001	34	16	53
Heights at Loma Vista	1	4,438	\$ 118	\$ 524	2005	64	0	2
Highpointe	32	3,280	\$ 110	\$ 362	2009	97	20	16
Legend Oaks	35	2,408	\$ 124	\$ 298	1993	32	1	7
Lewis Mountain	5	4,083	\$ 131	\$ 535	1994	111	0	0
Loma Vista	4	3,685	\$ 138	\$ 509	2003	49	0	0
Maple Run	55	1,697	\$ 122	\$ 208	1987	22	2	13
Meridian	33	3,262	\$ 130	\$ 423	2008	61	8	7
Oak Creek Parke	9	2,575	\$ 114	\$ 293	1993	12	0	1
Overlook at Lewis Mtn	2	5,008	\$ 164	\$ 819	2004	97	0	0
Reunion Ranch (New)	n/a	n/a	n/a	n/a	n/a	n/a	3	2
Sendera	27	2,020	\$ 123	\$ 248	1999	19	2	8
Shady Hollow	41	2,384	\$ 122	\$ 290	1988	31	3	12
Villages at Western Oaks	88	2,095	\$ 132	\$ 277	1994	29	2	21
Western Oaks	6	2,034	\$ 150	\$ 306	1982	3	1	5
<b>Grand Total</b>	<b>575</b>	<b>2,612</b>	<b>\$ 125</b>	<b>\$ 326</b>	<b>1999</b>	<b>42</b>	<b>88</b>	<b>179</b>
<b>% Change Mo/Mo</b>	<b>34%</b>	<b>0%</b>	<b>1%</b>	<b>1%</b>	<b>0%</b>	<b>-6%</b>	<b>5%</b>	<b>30%</b>

Market Report data was obtained from the Austin-Multiple Listing Service (MLS) on 4/02/2013. In some cases new construction and