

# HOME *on the* RANCH

VOLUME 7 ISSUE 7

JULY 2013



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







Hello Avery Ranch Neighbors!

As you read this Newsletter you will have already celebrated the 4th of July. Wow summer is officially half over. We hope you are having a wonderful summer break and have enjoyed your time at the pool and the hike & bike trails.

I'm sure you've noticed how fast our Glenfield Community has grown. We opened this section with 80 lots and have just a few left. For those of you that may be interested, or know friends that may be interested, we do have a new section coming soon.

The people that are moving in to Avery Ranch are Austinites that are moving up or have decided that renting is no longer an option for them and we have seen a lot of clients relocating to the Austin area. They are coming in from all over the country. Our job market is booming and the quality of life in our city has a lot to do with it!

Avery Ranch has always had a great reputation for its amenities including the well-known Avery Ranch Public Golf Course. And now that Staked Plains has opened up to Lakeline, we have direct access to the Capital Metro Park & Ride. This has really put us on the map for one of the most convenient locations in Austin.

I want to share with you some of my most recent sales that have closed in Glenfield. I know these sales prices will really make you happy and confident that your investment is doing well.

These are the most recent closing at Glenfield :

The Cartier 1607 sq. ft. \$248,000  
The Holly 1905 sq. ft. \$258,000  
The Cortez 2177 sq. ft. \$266,515  
The Capistrano 2068 sq. ft. \$264,000

Enjoy the remainder of your summer with friends and family and come visit us at our model. If you have anyone that may be interested in one of our inventory homes please email me at [ratwell@drhorton.com](mailto:ratwell@drhorton.com).

Here are just a few of the homes I have available in Glenfield:

11604 Yeadon Way, The Cartier • 1607 sq. ft. 3 bedrooms, \$265,496  
D.R. Horton is paying \$11,500 (2 pts. with DHI Mortgage, \$5,000 for closing cost and \$1,600 for the Owners Title Policy)

11612 Yeadon Way, The Drake • 1743 sq. ft. 4 bedrooms, \$268,738  
DR Horton is paying \$11,700 (2 pts. with DHI Mortgage, \$5,000 for closing cost and \$1,600 for the Owners Title Policy)

11608 Yeadon Way, The Balboa • 1775 sq. ft. 3 bed+study \$272,300  
DR Horton is paying \$11,760 (2 pts. with DHI Mortgage, \$5,000 for closing cost and \$1,600 for the Owners Title Policy)

In our condominium community just east of Glenfield, we only have 9 homes left at Avery Ingleside! So, if you know anyone who would love to live at Ingleside, please give Tamara a call at 512-426-0707. Have a Great Summer!



**D-R HORTON**

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**Glenfield Sales Consultant:**  
**Raquel Atwell • 512-218-4881**  
[ratwell@drhorton.com](mailto:ratwell@drhorton.com)



**Ingleside Sales Consultant:**  
**Tamara King • 512-426-0707**  
[tking@drhorton.com](mailto:tking@drhorton.com)

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

A large image of the Statue of Liberty's head and crown, set against a background of vibrant red, white, and blue fireworks exploding in the night sky. The text 'Avery Ranch INDEPENDENCE Day' is overlaid on the right side of the image.

## Avery Ranch INDEPENDENCE Day

Avery Ranch residents – Celebrate our Independence Day on Wednesday July 3rd at our Main Amenity Center. From 4 to 8 PM, hot dogs, hamburgers, chips, soft drinks and ice cream will be available for purchase. Music will be provided along with other entertainment along with patriotic handouts for the kids. And best of all (conditions permitting), the day's festivities will conclude with our annual fireworks display between 9:00 and 9:30 PM. So y'all come on down to the MAC and celebrate our nation's birthday with your family, neighbors and friends.

A small illustration of a blue and red bicycle with a white seat and handlebars.

Announcing....

## The Avery Ranch July 4th Bike Parade

Get out those streamers, pinwheels, and flags. Bring your decorated bikes, wagons, strollers, scooters or walking shoes and join us for the  
**Avery Ranch Bike Parade!**

**Beginning at 10am on July 4th**, the parade will leave from the front of Rutledge Elementary in Granite Shoals, make the block around the school, and end at the starting point. The parade route is approximately 1/2 mile.

You won't want to miss this festive event with your family and neighbors!

**Spectators Welcome!**  
Bring your flags and lawn chairs, and line the sidewalk on the parade route. The paraders would love the cheers!

A graphic illustration of several American flags waving, with yellow stars and streamers scattered around them.

**\*\*If you are a current military member or veteran, we would love to have you join our parade.\*\***

Please contact Mandy Erickson  
[aboilerbacker@hotmail.com](mailto:aboilerbacker@hotmail.com)



# HOME ON THE RANCH

## BOARD MEMBERS

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Steve Roebuck..... [steveroe@AveryRanchHOA.com](mailto:steveroe@AveryRanchHOA.com)

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### RESIDENT BOARD MEMBER

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### RESIDENT BOARD MEMBER

Robert Betts..... [Rbetts@AveryRanchHOA.com](mailto:Rbetts@AveryRanchHOA.com)

### RESIDENT BOARD MEMBER

Vacant Position .....

### D.R. HORTON

Tom Moody..... [TEMoody@drhorton.com](mailto:TEMoody@drhorton.com)

## AVERY RANCH HOA WEBSITE

Visit the Avery Ranch HOA website at [AveryRanchHOA.com](http://AveryRanchHOA.com)

## FOR QUESTIONS OR CONCERNS

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

### UTILITIES

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#### TEXAS GAS SERVICE

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## NEWSLETTER INFO

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## YOUR COMMUNITY, YOUR VOICE

Do you have an article or story that you would like to run in this newsletter? Send it to us for consideration in the next issue. Email your document to [ARNEWS@AveryRanchHOA.com](mailto:ARNEWS@AveryRanchHOA.com).



## AVERY RANCH HOME OWNERS ASSOCIATION Board Candidate Statement from Rhiannon Pfullman

Hello Neighbors, I am excited to be running for a position on the Avery Ranch Home Owners Association Board of Directors this year. My family and I are Granite Shoals residents. I am a Registered Nurse by day and a "Rutledge Rancher Momma" by night, with both of our children currently attending Rutledge Elementary School.

Professionally, I am a trusted medical staff partner that is viewed as knowledgeable and a reliable hard worker. Personally, I enjoy physical fitness and community involvement. I am looking forward to getting to know my neighborhood even better.

My primary motivation for stepping up to volunteer for the HOA is to continue to improve Avery Ranch. I love our community and am confident that my enthusiasm, experience, and talent of truly listening can represent the best interests of the community based on the community's feedback itself.



The Avery Ranch Homeowners Association are giving a shout out to the Avery Ranch Social Committee and to our community event sponsors ISS Grounds control (our landscapers), Lifeline Aquatics (our pool company),

Rudy's Country Store, Randolph Brooks Federal Credit Union, Mighty Fine Burgers, G's Dental Studio, Peace Frog Carpet & Tile Cleaning, Campbell Dental and Hang Ups Framing in Cedar Park!

*They continue to make our neighborhood activities possible!*

## New to the Avery Ranch HOA Public Website

**AveryRanchHOA.com**

**Pool Info:** Key doesn't work, you lost it, or just don't have one? Check here for how to obtain a key, addresses and brief description of all of the pools, as well as contact information for our management company.

**Home Improvement Projects:** Need to install a pool, basketball goal, xeriscape or some other project? Check out the list and guidelines for the Most Requested Projects under the "Important Documents" section of the website.





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# HOME ON THE RANCH

## Calendar of Events HOA MONTHLY BOARD MEETING

*Next meeting - Monday, June 8th*

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:

#### Independence Day Celebration

**July 3rd, Wednesday from 4 p.m. to 8 p.m.**

*See Article in this issue for details*

#### July 4th Bike Ride

**July 4th, Thursday at 10 a.m.**

Granite Shoals, commencing in front of Rutledge Elementary School

*See Article in this issue for details*

#### Harvest Hayride

**October 26th, Saturday**

*Save the Date!*

#### Avery Ranch Bazaar

**Daytime of November 9th, Saturday**

*Save the Date!*

#### Movie in the Park

**Evening of November 9th, Saturday**

*Save the Date!*

#### Holiday Sleigh ride

**December 14th, Saturday**

*Save the Date!*

## 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 (ie.. 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](mailto:ARSC@AveryRanchHOA.com) for information.



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## Avery Ranch Residents Interested In Playing Bridge?

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If interested, please e-mail Manorama Khinduka at  
manokhinduka@yahoo.com

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## Avery Ranch Redfish Swim Team

It has been such a life-changing experience to be a part of the Avery Ranch Redfish Swim Team in our inaugural year. Our family is starting the summer of 2013 with over 100 more people in our pool of friends (pun intended) and our child has learned physical endurance, water skills, how to lose with (more) composure, and how to win with (more) grace. From the coldest swim team season start (remember all of those dry land practices?) to weathering the rainiest swim meet in the world to witnessing the smiles on our smallest swimmers' faces when they opened their ribbons folders for the first time, to getting handily beaten in every single parent/coach relay of the season, to the approving glances and positive comments from other communities, to the friendly beeps of horns on ARB as we passed one another with the painted cars, I wouldn't trade the opportunity for the world...and couldn't ask for a better group of families to have experienced it with. My life is truly forever changed. GoooOO REDFISH, indeed.

*Traci Whitney*

*President*

*Avery Ranch Redfish Swim Team*



*Inaugural 2013 Avery Ranch Redfish Swim Team*

### REDFISH TESTIMONIALS:

"Thank you for going above and beyond with my daughter! I cannot express how thankful I am."

– *Susan M.*

*(Continued on Page 9)*

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# HOME ON THE RANCH

## Redfish Swim Team (Continued from Page 8)

"What a blessing to be part of a team that parents are willing to take their time to help out in so many different ways. I am so glad that we are part of this FANTASTIC TEAM!" – **Marcia P.**



*Our first home swim meet at the MAC, hosting an estimated 375 swimmers on June 1st*

"I'm sad to see that it is ending. I am so proud that we have this team in Avery Ranch!" – **Misty B.**

"They swam their little hearts out." – **Julie W.**

"They are building such good sportsmanship and friendships under that crowded tent!" – **Diana T.**

"It was awesome! Such a good time!" – **Rbi P.**



*The 2013 Board and Coaching Staff*

"The music & dance, fun, enthusiasm, our awesome coaches, moms and dads – these can only happen at our Redfish team! My kids had such a fun time today. All the Redfish swimmers were awesome! I love cheering you all on!" – **Kim B.**

*(Continued on Page 10)*

  
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# HOME ON THE RANCH

## *Redfish Swim Team (Continued from Page 9)*

"I couldn't be any more proud of how our kids, coaches, volunteers, concessions folks, DJ, and our awesome moms and dads did! I tip my hat to you ALL! THANK YOU! It was soooooo fun..." – **Rachelle G.**

"...we moved to Avery Ranch in November, and have struggled a little bit with the 'loss' of our old community. We've wondered if we made the right decision to move here, we even considered moving AGAIN even though we'd have lost our shirts and had to move the kids once again. Joining the Redfish swim team has really helped us feel that sense of community, and we find ourselves having many conversations along the lines of, "We'd have never experienced this in our old neighborhood." It may be a little thing to many people, a few weeks of swimming laps and hauling tens, but this experience has meant a lot to me. I'm indebted." – **Jeff A.**



## AVERY RANCH GARDEN TOUR

### *Another Successful Event*

*by Bob Beyer*



Backyard garden of Uli and Meggy Seemann

The 7th annual Garden Tour on May 18th, sponsored by your Avery Ranch Social Committee, was another success with approximately 80 people participating. This was down from last year, but garden hosts said they really enjoyed meeting their visitors and received many expressions of appreciation for opening their gardens for the Tour. Lot's of "getting to know you" and gardening conversation was enjoyed by the hosts and visitors alike. Our thanks to garden hosts for participating. They were Bob and Lana Beyer and Lisa LaPaso/Cavin Weber of Morningside; Uli and Meggy Seemann, Frankie Mullen of Parkside; Bob and Virgie Gallagher of Granite Shoals; and Sandra Littlejohn of the Reserve. Greeters included Many Ann

*(Continued on Page 11)*



### **Chris Beltran**

Mortgage Market Manager

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[chris.beltran@pncmortgage.com](mailto:chris.beltran@pncmortgage.com)

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# HOME ON THE RANCH

## Garden Tour (Continued from Page 10)

Pirics, Poornima Omkant, Ben and Sue Heitner. Thank you to all who volunteered to make this event a success. Dry climate plants were won by 5 door prize winners and the Travis County Master Gardeners help and advice booth received a lot of visitors as well. You can still see the gardens that were on the Tour by going to [www.centraltexasgardening.info/artour.html](http://www.centraltexasgardening.info/artour.html). We are looking forward to doing it again next May. Hope to see you on the next Tour as either a garden host or "tourist".



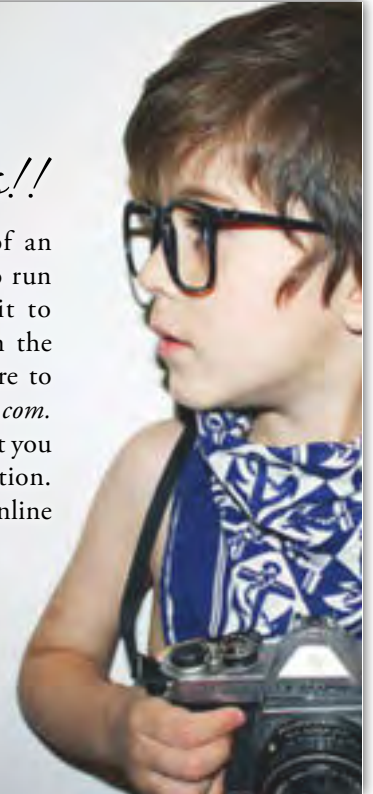
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## SEND US YOUR Event Pictures!!

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](mailto: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](http://www.PEELinc.com).



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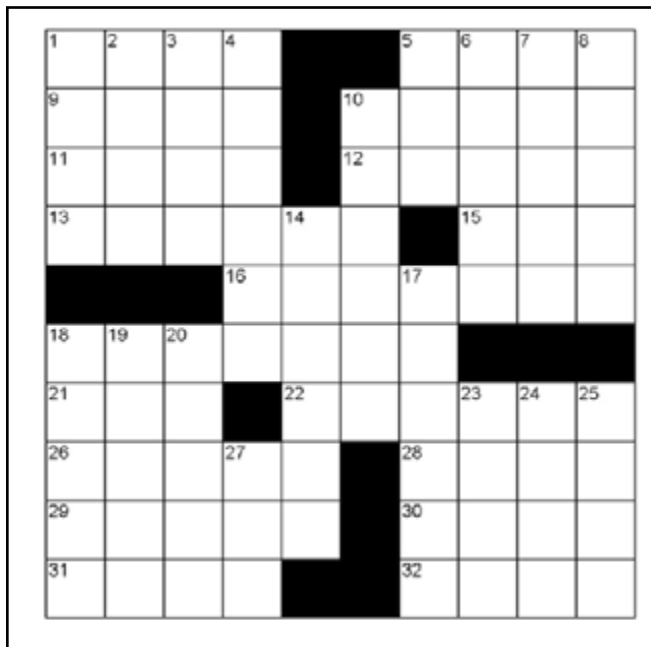
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# HOME ON THE RANCH

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1. Curse
5. Glasses
9. Charge card
10. Japanese dish
11. Pear type
12. Type of alcohol
13. Mete out
15. Deer relative
16. Mountains
18. Sin
21. Fawn's mom
22. Rain shoe
26. Angry
28. Sole
29. Whoop
30. A spinning toy (2 wds.)
31. Plateau
32. Former magistrate of Venice

### DOWN

1. Baby's "ball"
2. Famous cookies
3. Loch \_\_ monster
4. Levy
5. Jag
6. Direct
7. Animal kingdom division
8. Soft materials
10. Member of an American Indian people
14. Dancer Rogers
17. Put more ammunition in
18. Abhorrence
19. Skill
20. Heroic actions
23. Upon
24. Slug
25. Publicity
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— Jude & Ethan's Mom, Primrose Parent

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# HOME ON THE RANCH

## YOUTH JOB SEEKERS

Name	Age	Baby Sit	Pet Sit	House Sit	Yard Work	Phone
Bailey, Kiera .....	11	.....	•	.....	•	244-0458
Bailey, Riana.....	10	.....	•	.....	•	808-333-4115
Balczak, Hannah#.....	15	.....	•	.....	•	294-2621/585-1728
Banigan, Kelsey*+ .....	17	.....	•	.....	•	705-1640
Cheney, Claire.....	11	.....	•	.....	•	351-9345
Evans, Emily*+.....	12	.....	•	.....	•	246-2024
Hahn, Delaney#.....	13	.....	•	.....	•	963-6170
Harrison, Curtis.....	13	.....	•	.....	•	692-7467
Harrison, Nathan.....	17	.....	•	.....	•	299-1151
Heroy, Kenna.....	13	.....	•	.....	•	671-8072
Heroy, Cara.....	11	.....	•	.....	•	671-8072
Hillard, Blake*+.....	16	.....	•	.....	•	341-8887
Holmes, Karlee.....	11	.....	•	.....	•	733-7569
Guzman, Valentina*+...16	.....	•	.....	.....	•	705-4737
Jones, Jordan.....	17	.....	•	.....	•	487-2255
Klinte, Adella*+.....	14	.....	•	.....	•	354-6017
Lutz, Matthew.....	12	.....	•	.....	•	246-8070
Lutz, Megan#.....	13	.....	•	.....	•	246-8070
Meeker, Lauren#.....	15	.....	•	.....	•	656-9644
Mendoza, Andrea.....	17	.....	•	.....	•	944-4895
Morgan, Kira*+.....	.....	•	.....	.....	•	373-5611
Neves, Nicole*+.....	15	.....	•	.....	•	249-8508
Rivers, Katie*+.....	12	.....	•	.....	•	382-7916
Snodgrass, Rachel*+.....	16	.....	•	.....	•	709-5405
Traxler, Damon*+.....	18	.....	•	.....	•	246-0757
Traxler, Justin*+.....	15	.....	•	.....	•	246-0758
Wang, Susanna*+.....	13	.....	•	.....	•	246-0452
Whittaker, Megan.....	14	.....	•	.....	•	517-9396
Vacula, Nicholas.....	15	.....	•	.....	•	964-4359

\*-CPR Training +-First Aid Training #-Certification in Babysitting

### ATTENTION AVERY RANCH YOUTH

The Youth Job Seekers listing service is offered free of charge to all Avery Ranch youths seeking work. Submit your name and information to ARNEWS@AveryRanch.HOA.com by the 7th of the month.

**Note: This list was updated in MARCH 2013.**

*updated in June 2013*

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I to r: Dr. Yvette Schieffer-Gutierrez,  
Dr. Allison Devine, Dr. Stephanie McNelis,  
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Dr. Kiran Mechineni



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