

HOME *on the* RANCH

VOLUME 7 ISSUE 8

AUGUST 2013



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Granite Shoals • Glenfield • Greens Highlands • Landing • Morningside
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Hello Avery Ranch Neighbors!

If you drive by the Glenfield Community on the West side of Avery Ranch, you'll see tons of new homes and SOLD signs popping up daily! Avery Ranch continues to be on the top of Austin homebuyers list. As a result, your home values continue to increase. Below is a list of recent closings that will give you an indication of what your current value may be.

In case you have a friend or family member in the new home market, I also included a list of available homes. Don't forget about our referral rewards program!

Recent Closings in Glenfield

- The Sunblest • 1604 sq. ft.
- 2 story 4 bed and 3 baths - \$250,000
- The Balboa • 2234 sq. ft.
- 1 ½ story 3 bed, 3 baths and study + loft - \$285,000
- The Holly • 1906 sq. ft.
- 2 story 3 bed + study, 3 baths - \$258,000

Homes for Sale in Glenfield

- 11604 Harpster Bend
- 3 bed, 2 baths, large living area - \$265,000
- 11608 Yeadon Way
- 4 bed, 2 baths, charming with arches, big kitchen and eating area - \$269,000

Please let me know if there is anything I can help with. I look forward to hearing from you.



Glenfield Sales Consultant:
Raquel Atwell • 512-218-4881
ratwell@drhorton.com



Thank you to everyone involved in the great success of D.R.Horton's Avery Ingleside Townhome community.

With only 3 remaining, Avery Ingleside is almost sold out. Tell your friends and family to run, don't walk, to snatch up one of the last new condo-style Townhomes in Avery. Each is excellently designed with a low maintenance lifestyle in mind. Just lock up and leave to enjoy your busy life and return to your oasis without the stress.

The community is designed so that all homes surround a central park with benches and abundant shade trees. As part of the Avery community you will enjoy the many parks, pools and Avery Ranch amenities.

Call anytime for additional information -
 Tamara King 512-426-0707.



Ingleside Sales Consultant:
Tamara King • 512-426-0707
tking@drhorton.com

Avery Ranch

Glenfield Ingleside



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

SAVE THE DATE!

*Saturday, November 9, 2013 for the
Holiday Bazaar! Bazaar! at Avery Ranch*

Although we are in the dog days of summer, the Fall season and the holidays are just around the corner. The AR social committee is planning a fun-filled day that will include food truck vendors, merchandise, crafters, non-profits, business information booths and more!! You will not want to miss this event!!

We just kicked off with the planning stage but we've already identified that we are in need of many volunteers to help make this event a success. There are several specific roles that need to be filled. So, if you are an experienced event organizer or simply enjoy planning and organizing large events/parties, recruiting people to help or just like helping out your community...



WE WANT YOU!

- Entertainment Chair – responsibilities include organizing the entertainment, i.e. bands, dance teams, cheer teams, etc...
- Family Activity Chair – responsibilities include obtaining and organizing kid/family activities, i.e. inflatables, face painting, clowns, balloons, photo booth, etc...
- Marketing and Communications – work with the Marketing and Communications Chair to help market the event via flyers, social media, as well as, city and local advertising.
- Silent Auction Chair – overall creation and management of the auction will include collecting, organizing and presenting donated items to be sold via a silent auction during the event.
- General Volunteers – these volunteers will be available for a variety of roles before, during and after the event.
- Bazaar! Bazaar! Sponsors – we are actively seeking sponsors for this event.
- Bazaar! Bazaar! Committee – Everyone is welcome and encouraged to attend our meetings and help us put on this great community event.

To contact the Bazaar! Bazaar! Committee, please email bazaar@AveryRanchHOA.com. If you would like to talk to someone by telephone, please email your contact information and a committee member will return your call.

From the HOA

The 2013 Avery Ranch Nominating Committee is accepting candidate considerations to develop a slate for the Board of Directors at this year's Annual Meeting in September. This year there are six seats up for election. Seats 1,2,3, and 4 are for a three-year term, and seats 6 and 7 are for a one-year term. If you are interested in running for a position on the Board of Directors, please send an email to arnominee@averyranchhoa requesting a questionnaire be sent to you. Additional names may be proposed from the floor at the annual meeting or written in on the mail-in ballot.



Avery Ranch Semi-Annual Garage Sale

It's time to clean out the garage, closets and under those beds! The Avery Ranch Semi-Annual Neighborhood Garage Sale is set for September 21st, Saturday from **7:00 a.m. until 1 p.m.**

The Social Committee does all the promoting by placing ads in the Austin American Statesman, on Craig's List and other on-line venues. They will also post Garage Sale Announcement banners at the four corners of Avery Ranch Blvd & Parmer Lane to get shoppers into the neighborhood. All you have to do is set up shop on your driveway!

Stranger Danger Alert: If you plan on participating, either keep your garage door closed or keep out-of-sight items of value that you are not selling. Unscrupulous individuals use opportunities like our neighborhood sale to window shop for "five-finger specials" later.



HOME ON THE RANCH

BOARD MEMBERS

PRESIDENT

Steve Roebuck..... steveroe@AveryRanchHOA.com

VICE PRESIDENT

Marc Boucher..... marcboucher@AveryRanchHOA.com

SECRETARY

Khrist Mire..... khristmire@averyranchhoa.com

TREASURER

Steven Pierce..... steven.pierce@AveryRanchHOA.com

RESIDENT BOARD MEMBER

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Lance Goldsmith..... b.lance.goldsmith@gmail.com

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April Aguren..... april.aguren@AveryRanchHOA.com

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Robert Betts..... Rbetts@AveryRanchHOA.com

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Vacant Position

RESIDENT BOARD MEMBER

Vacant Position

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.

UTILITIES

City of Austin Water 512-494-9400
Perdernalles Electric..... 512-219-2602

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Billing..... 1-800-858-7928

TIME WARNER CABLE

Customer Service 512-485-5555
Repairs..... 512-485-5080

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

NEWSLETTER INFO

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PUBLISHER

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Advertising..... advertising@peelinc.com

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.



..... From the Social Committee

To my Avery Ranch neighbors,

When we moved into this great neighborhood it was primarily because it was advantageous for us geographically. After living here for 3 years we just wouldn't consider living anywhere else and it's all because this is a true community.

I became involved in the Social Committee and now have the privilege of chairing it. I've volunteered my time for many years in the many places we've lived but I've never had the pleasure of working with a group of volunteers with the integrity of this group. I was compelled to write and let you know all the things that our neighbors take care of strictly on a volunteer basis.

- Every month Steve & Jan Roebuck receives a list of new folks who have moved into our community, stuff welcome bags and with the help from a hand full of volunteers hand deliver the bags and welcome new neighbors.
- Devina and Mike Goswani, Khris Mire, Ben and Sue Heitner update the marquees throughout Avery Ranch.
- April Bennett handles every task for our twice annually held Avery Ranch garage sales.
- Ben and Sue Heitner handle all the coordination every quarter for a Meet & Greet for new neighbors-serving a continental breakfast and helping welcome folks, giving them information about Avery Ranch in general.
- Bob Beyer handles all the treasury functions.
- Kim Stanley takes care of all the secretarial duties.
- Rona Quejada handles all coordination of our Home on the Ranch newsletter.
- Marc Boucher and Steve Roebuck along with the BoyScouts put out and picked up all the flags we saw last week.

The list goes on, but these are just a few of the behind the scenes things that go on. It doesn't touch all the volunteer hours that go into every event Avery Ranch hosts - buying supplies, decorating, clean-up afterward, servicing food or whatever else is needed during the event.

Here are the names of our Social Committee active volunteers who give their time consistently to keep Avery Ranch the awesome place it is.

Marc and Joan Boucher
Bob and Lana Beyer
Joyce Shalkowski
April Bennett
Nancy Hilliard

Ben and Sue Heitner
Steve and Jan Roebuck
Kim and Jack Stanley
Regina McKinnie
Rita Rear

Rona Quejada
Mike and Devina Goswani
Claudia Williams
Cavin Weber
Bala Goenka
Linda Mulkey

I have 6 words for everyone who volunteers - THANK YOU, THANK YOU, THANK YOU. It's an honor to work along side of each and every one of you.

Karen Niefert

Social Committee Chairperson

HOME ON THE RANCH

Calendar of Events HOA MONTHLY BOARD MEETING

Next meeting - Monday, August 12th

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:

Neighborhood Garage Sale
September 21st, Saturday from 7a.m. to 1p.m.

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 for information.



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HOA Recognition

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!



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HOME ON THE RANCH

Avery Ranch Home Owners Association

*Board Candidate Statement from
Rhannon 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.

CELEBRATING OUR NATION'S BIRTHDAY!

What a great turnout for our July 3 fireworks. Cars, lawn chairs and scores of people lined the streets and cul-de-sacs, and fairways to witness the 35 minute show, a show unparalleled in the history of Avery Ranch.

Long-time residents may already know that the fireworks are a joint venture between the HOA and the Golf Course, with the HOA funding the show and the Golf Course allowing the use of their land as the firing zone. Two years ago, the show was cancelled due to extreme fire danger. Last year, a technical malfunction halted the show after only 6-8 minutes. The HOA worked with the fireworks contractor in an effort to make up for that technical glitch, and what resulted was the show we saw July 3. I think most will agree it was fantastic!

(Continued on Page 9)

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HOME ON THE RANCH

Nation's Birthday (Continued from Page 8)

Prior to the 3rd, a drive down Avery Ranch Boulevard would have revealed around 300 small American Flags lining the entry monument. This was an effort started last year by the Social Committee who this year called on our own Boy Scouts to help place the flags. Many veterans commented on the sense of pride in our community that was portrayed by this action.

Now on to the MAC: The Social Committee set up concessions and served the crowd over 240 hot dogs and 200 hamburgers, among other items. The Hill Country Bible Church donated the use of a Bounce House to entertain



the little ones and two bands were brought in to entertain us. In case you are wondering, the first band was Tomzap, who treated us to Good Time Rock and Roll. You can find more about them at <http://tomzaptheband.com/index.html>. They were followed by the

band from the Journey Bible Fellowship Church in Leander. All of this entertainment was contributed by those organizations, so if you happen

across anyone from them, please give them some thanks!

Much appreciations goes to the Social Committee workers and board members who put a lot of planning and sweat into making this event what it was.

To the residents who turned out in droves to help celebrate the independence of our great nation - Thank y'all and see you all next year!



(Continued on Page 10)



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Nation's Birthday (Continued from Page 9)



4TH OF JULY BIKE PARADE

By Mandy Erickson

Three years ago, I noticed how many of my friends, who are scattered across Austin, having neighborhood bike parades to celebrate the Fourth of July. As I thought about Avery Ranch, its plentiful supply of families and children, and my three young children, I knew that it was simply something that we had to do! I called my Avery Ranch friends and sent out as many emails as I could. Then, I handmade a few signs to put out along Avery Ranch Boulevard. With just some emails and a few signs we had a wonderful response, and around 50 people came to walk, ride, and scoot the blocks around Rutledge Elementary on the morning of July 4th! I was ecstatic!! With more signs and, emails, and word of mouth our parade easily doubled in 2012. This year, with many thanks to the Social Committee and an advertisement in the newsletter, we again doubled the number of parade participants from the previous year! What a way to start the Fourth of July, surrounded by children and adults doused in red, white, and blue. Streamers flying, flags waving, and a community coming together to celebrate the amazing country that we live in! I can't wait to do it again next year and watch the parade grow. Hmmm... maybe we need a float!



Event Organizer Mandy Erickson and her family

(Continued on Page 11)



Chris Beltran

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HOME ON THE RANCH

Bike Parade (Continued from Page 10)



*Left: Lily flashes her red, white & blue
Right: Taylor and her Independence Day Spirit*

(Continued on Page 12)



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HOME ON THE RANCH

Bike Parade (Continued from Page 11)



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Back To School

School starts in August, so now is the time for drivers to pay closer attention to the school zones in the neighborhood. We want to remind you that the speed limit in a school zone is 20mph and traffic fines double!

Other changes to be aware of include;

- Children behaving unpredictably
- School Bus Stops
- Crossing Guards – please obey the guards! Remember, they are there for the safety of you and your children
- New areas of traffic congestion
- Be prepared for delays
- Use of cell phones in schools zones is prohibited!

Please give yourself extra time in the mornings and mid-afternoons and remember if you are traveling in a school zone to slow down.

Time To Slow Down!



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2013-2014 KINDERGARTEN REGISTRATION INFORMATION

Texas school districts require a child must be **at least five years of age** on September 1st of the school year before they can enter kindergarten. Kids'R'Kids can offer your child an excellent kindergarten education if you do not meet the district requirements and if you are looking for low child/teacher ratio. Your child can get the most from his/her learning experience if they are ready for the stimulation that we offer in our kindergarten classroom.

What makes KRK kindergarten program excel?

- We expand each child's ability to learn about the world, organize information and problem-solve; in turn this increases feeling of self-worth.
- Children should feel free to express themselves through talk and through use of blocks, paint, clay, journal writing, and other creative materials.
- A balanced program should also include a combination of formal and informal activities and projects-storytelling, music and movement which allow children to work in groups or on their own.
- Active hands on-learning.
- Texas Certified kindergarten teacher.

Bonus: All private kindergarten students are enrolled in the Spartans Afterschool Program.

What is the real purpose of kindergarten?

- Developing self-esteem
- Emphasis on cooperation
- Fostering children's natural love of learning by building on curiosity.



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Then we hunt down the best rates and programs for you, our client, with Texas tenacity.

EXPERIENCE THE DIFFERENCE.

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