

THE VILLAGE

Gazette™

"It takes a Village..."

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

Village at Western Oaks

Annual Homeowners Meeting & Community Fair

Sept 23rd, 2013 @ 6:30pm
at Mills Elementary



DOOR PRIZE RAFFLES
Throughout the Night



BRING YOUR VOICE
Let's Hit Quorum!

Come Meet Our Village at Western Oaks*:

- Community Businesses
- Community Clubs
- Volunteer Organizations
- HOA Board of Directors
- HOA Committees
- HOA Service Providers
- APD District Rep, Officer Joshua Visi

October 1st
*National Night Out &
Neighborhood Watch*

* Participant Slots Reserved for
HOA Members until Sept 12th!
Contact: smurphy@allianceonline.net
512-347-2888

IMPORTANT NUMBERS

EMERGENCY NUMBERS

EMERGENCY	911
Fire.....	911
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

GriefShare

Submitted by Nancy Zaloga

GriefShare (www.griefshare.org) will meet at Manchaca United Methodist Church, located at 1011 FM 1626, from 3-5 p.m. each Sunday beginning September 15, 2013. There is a \$15 charge for workbooks (scholarships available). GriefShare is a 13-week faith-based seminar and support group for people grieving the death of a loved one. It's a place where you can be around people who understand how you feel and the pain of your loss. You may begin the class at any point during the 13-week time frame. Call 512-970-6130 for further information.



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Village at Western Oaks HOA Landscaping Update

As many of you are aware, our HOA has experienced landscaping issues for months. Over the past several months, communication with our former landscaping vendor broke down when they engaged a lawyer, forcing us to engage our lawyer. After much discussion, the Board and the vendor mutually agreed to end the contract.

The Village at Western Oaks HOA's landscaping committee has been hard at work for several months developing a Request For Proposal (RFP) that aligns with our long term goals of creating a beautiful, healthy, and environmentally sustainable landscape for the Village at Western Oaks homeowners.

We are expecting that by mid-September, the Board will have awarded a contract to a professional, responsible, commercial landscaping firm that will support our long term goals. In the interim, a temporary landscaping company will be servicing the property.

While some may be frustrated with the length of time it has taken to resolve these issues, landscaping costs are over 60% of our HOA

budget. As this is the first time in over a decade that the landscaping contract has been put out to bid, it is imperative that the appropriate time be taken in which to make the best decisions. It is important to note that the Board has the responsibility to be fiscally responsible and conduct themselves in an ethical manner. To that end, we have taken great pains to ensure an ethical and fair bidding process. No decision makers have had direct, individual contact with bidders and there are no conflicts of interest present. All communication has been handled by the management company, Alliance, at the direction of the Board and the Landscaping Committee.

Be sure to attend the Village at Western Oaks Annual Homeowners Meeting and Community Fair on Sept 23rd to meet the new landscaping vendor!

We thank you for your patience as we work through these processes,

Theresa Schwab, Volunteer Landscaping Committee Chair

Nancy Flores, Volunteer HOA Board President

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CRIME, CRIME, AND MORE CRIME

There have been numerous car and home break ins throughout our area. At the latest meeting with police, in Western Oaks, residents were urged to keep their cars locked, home doors locked, and garage doors closed. Several of the burglaries occurring recently involved residents who left their garage doors open, at times even when they are not home!

As a whole, our communities here in Village at Western Oaks, Western Oaks, Legend Oaks, and Circle C are regarded as being complacent with our safety. As a neighborhood watch coordinator, and liaison to APD, I am constantly hearing that our residents are not consistently practicing safety measures and taking for granted that for years, we didn't have issues with crime.

Well...we have major issues with crime now. Crime sprees have been occurring for months now. We've had everything from vandalism to car break ins to home break ins to a sexual assault occur in our immediate neighborhood.

Lots of folks are engaging in neighborhood watch and safety efforts but we need everyone's participation for this to work! Please call 911, not 311 or your district representative, to report ANY suspicious activity. Don't worry about trying to figure out if a matter warrants calling 911--let police do their job and assess the situation. If they feel it should be downgraded to a 311 matter, they will do that. So....don't hesitate to call 911. You don't have to have an officer stop at your house so please don't stress about being "found out" by a neighbor or suspect.

Be vigilant. Be on the lookout for yourself, your property, and those around you. If something looks or feels suspicious.... call police. Lock all doors, garages, windows. Turn your alarm on if you have one. Get to know your neighbors. Get involved in HOA neighborhood watch programs! Be safe.

Nancy Flores, Neighborhood Watch coordinator for the Village at Western Oaks

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Homebuyer's Corner

Don't Get Caught Up in the Frenzy: 4 Sound Tips for Potential Home Buyers

Tip 1: Act responsibly

"The market is going wild; most homes for sale are receiving multiple offers, often at above asking price. Interest Rates are low; don't wait to buy or it might be too late!" In the last couple of years, due to historically low interest rates and pent up demand, buyers may feel that they are participating in a buying frenzy. While it's true that lower interest rates have given buyers a real edge and that buying a home can be an excellent investment, savvy buyers don't allow market conditions to encourage them to make poor investment decisions. When buying a new home, you should look at it as a long term investment, refusing to make a fear-based decision or respond to pressure if the purchase doesn't "feel" right. Remember a wise investment requires a thorough evaluation of why you are buying a home, carefully deciding what you can afford to buy and doing a thorough analysis with the help of your agent to determine if your dream house is a wise investment.

like those homes better because they have more upgrades than homes in your target price range. You may then find yourself disappointed with what you can afford. The easiest way to prevent this let down is to look at homes only in your target price range. Period.

Tip 4: Know the facts.

Ask your agent questions about homes and neighborhoods when you are searching to buy a home. Realtors have access to very important past data about home prices, appreciation rates, rental rates, etc. They can run numbers to tell you if a home is priced too low or too high and what you should offer on the home. Buying a home should be exciting and, very often tends to be emotion based, but try not to get too caught up in the frenzy. You will be happier long term if you know you made a sound financial investment and you feel comfortable that you can afford your monthly payment.

Tip 2: Create a house budget.

Just because you qualify for a certain mortgage payment, doesn't mean you should spend that much. Sit down and create a budget, deciding how much money you want to spend & can afford to spend each month on a mortgage payment. Look at what you will have to give up in order to afford the more expensive home and decide if the potential sacrifice is really worth it to you. If you have to sacrifice vacation, entertainment, or other areas that are important to you, you may be happier in the long run if you adopt a more affordable house budget.

Tip 3: Don't look at homes that are over your budget.

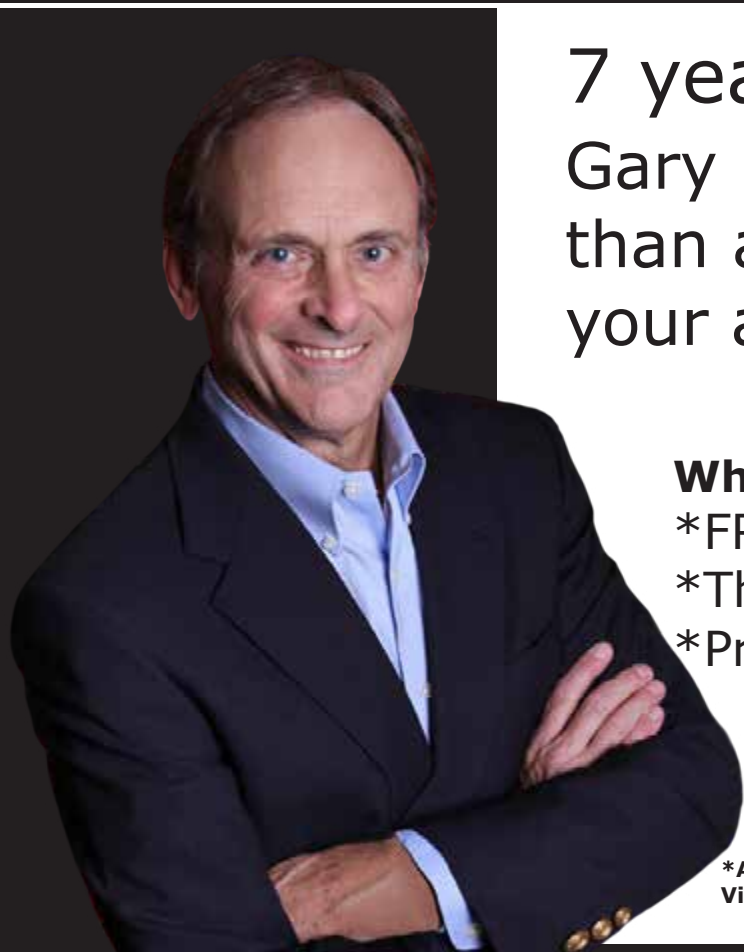
Buyers typically buy homes at the upper limit of their budget. Once you set a budget limit, even if you can qualify for a higher mortgage, you should stick to that budget limit when home searching. If you start to view homes that are above your limit "just to see what's out there", you will probably





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Back To School

School started 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.

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TENNIS TIPS

By USPTA/PTR Master Professional
Fernando Velasco



How To Execute The Two-Handed High Backhand Volley Approach Shot

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, the forehand half-volley, the one-handed backhand volley, the overhead “smash”, the forehand service return, the backhand service return, and the forehand high volley approach shot.

In this issue, I will offer you instructions on how to execute the two-handed backhand high approach shot. This shot is used when a player is caught in “no-person’s land” (around the service line area) and receives a high ball to volley. The important part of this shot is to be able to hit a deep volley to the feet of the opponents and/or to hit a deep volley close to the baseline, so the opponent is put in a defensive mode and hits a softer ball so the player can now move closer to the net for the “killer or placement volley”. In the illustrations, Linda Henson, a player at the Grey Rock Tennis Club, shows the proper technique to execute this stroke.

Step 1: The Ready Position and Split Step: When Linda realizes that she is caught in “no-person’s land”, she takes the split step by bending the knees and staying on her toes. Her racket is in the volley position and her feet are angled toward the path of the incoming ball.

Step 2: The Back Swing: Once Linda realizes that the ball has been directed to her backhand, she will turn her upper body and will take the racket slightly back. Notice that the left hand next to the right

hand to allow her to keep her center of gravity in the center. She has loaded her weight on her left foot and will be ready to step forward to meet the ball. She will make a slight change toward the continental grip on both hands.

Step 3: The Point of Contact: Linda now is ready to step into the ball. She has kept her eye on the ball and her center of gravity now is shifted toward the point of contact. Notice the right toe pointing to the ball meeting the racket. The face of the racket is open to allow her to hit behind the ball and allow maximum net height and allow her to hit the ball deep. The control of the ball will be made with the left hand, which is holding the racket tighter. The right hand is more relaxed and helps keep the face of the racket in a 45 degree angle at the point of contact.

Step 4: The Follow Through: Once Linda has made contact with the ball, she finishes the follow through with her wrist laid back. Her right arm is next to her body and her eyes have shifted toward her target.

Step 5: The Move for the Kill Volley: As the ball is headed toward her opponent and Linda realizes that her shot is deep, now she moves close to the net for the put away volley. If her shot was not deep, Linda will decide to stay close to the service line to protect the lob over her head. By the look in her eyes and her smile, she is ready to go for the “kill volley”.

Look in the next Newsletter for: The One-Handed Backhand Volley Approach Shot

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 ARTICLES@peelinc.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.



BACK-TO-SCHOOL STRESS CAN TRIGGER ACNE

For teens, getting rid of embarrassing may seem impossible, but Dr. Denise Metry, an assistant professor of dermatology and pediatrics at Baylor College of Medicine, says improving your skin isn't as difficult as you may think. "Stress can be a catalyst for acne breakouts because it stimulates hormones, which in turn causes some skin glands to pump out more oil," Metry said. She suggests that teens wash their face twice a day with a gentle cleanser, maintain a healthy diet and get adequate rest to help prevent future breakouts.

Other treatment options include topical creams such as Retin-A to help unclog oil ducts and antibacterial creams, lotions or gels with benzoyl peroxide, which can be used alone or in combination with topical or oral antibiotics. Some young women may be prescribed the birth control pill to help control acne, and Metry may recommend chemical peels for those with severe acne. "I think that parents downplay acne a lot of the time, but it can become a serious problem if it's not addressed early on," Metry said. "I encourage kids to talk to their physicians and in severe cases contact a dermatologist."



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September 2013

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MARKET STATS - WESTERN OAKS

IN JUNE...

Number of New Listings:
Average Sales Price:
Average Days on Market:
Average Price Per Sq. Ft.:
(as of May 1st, 2013)

2011

15
\$254,621
69
\$124

2012

17
\$286,624
13
\$126

2013

26
\$306,825
8
\$150

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- Elizabeth

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Colletti, Mikayla	14	•	•	•	•	394-1795
Dalley, Kendra	14	•	•	•	•	288-1088
Daniel, Leah	15	•	•	•	•	484-8539
Fucci, Kelsie*+	13	•	•	•	•	394-9312
Gross, Amy*+	12	•	•	•	•	917-2191
Jinright, Coral	13	•	•	•	•	608-1286
Jones, Mark+	17	•	•	•	•	301-9038
Mangold, Lauren	15	•	•	•	•	762-6085
Nguyen, Michelle	14	•	•	•	•	767-5777
Nguyen, Samantha	16	•	•	•	•	978-491-8163
Ouimet, Emily	16	•	•	•	•	301-9426
Popovich, Sabina	14	•	•	•	•	288-0820
Quiroga, Epi	11	•	•	•	•	740-4733
Stager, Walter*+	14	•	•	•	•	850-1519
Zumar, Andrea	15	•	•	•	•	461-4144

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 Stanley, Casey*+ 17 820-1947
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Skateboard Lessons

Scott, Jack 15 512-567-3506

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ATTENTION TEENAGERS

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September 8: 5th annual Colin's Hope Kids Tri, and All Star Burger Fundraiser (10% of sales donated).
October 19: Sharkfest Austin Swim benefiting Colin's Hope. Volunteers needed.
November: Underwater Holiday Photos (multiple days and locations).
February 16: Austin Marathon. Runners, walkers, and water stop volunteers needed.

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Thank you to all who supported our efforts this year to raise water safety awareness to prevent children from drowning!

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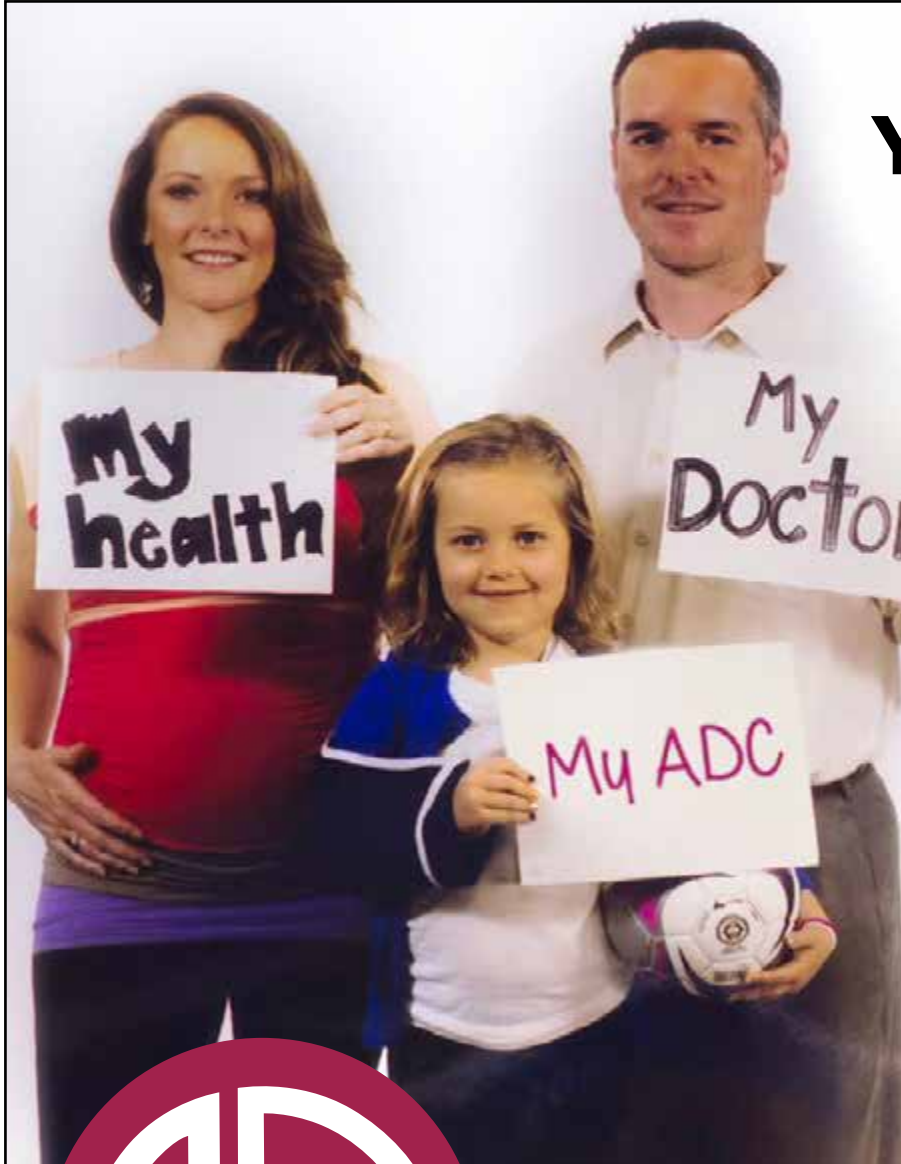


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