



October 2013

Volume 6, Issue 10

A Newsletter for the Residents of Legend Oaks

TRAVIS COUNTY SHERIFF'S OFFICE CRIME PREVENTION TIPS

- LOCK YOUR CARS!!!!
- Get to know your neighbors! Report suspicious activity immediately!
- Secure your vehicles, homes, garage doors at all times. (If you have an alarm, use it!) Remove garage door openers from your vehicle at night and when you are out of town.
- Utilize timers for lights, radios, and televisions to give the appearance that someone is home when you are out of town.
- Secure patio doors with a rod.
- Keep the perimeter of your home well lit.
- Take pictures of valuables and keep them stored in a secure location.
- Keep an inventory of all serial numbers for valuable items that can be given to Law Enforcement to track your items if stolen.
- Never leave a vacation message on your answering machine.
- Have a friend or family member pick up newspaper and mail, or stop delivery until you return.
- Keep shrubbery trimmed, to prevent hiding places.
- Park in well-lit areas at night.
- Do not leave valuables in plain sight. Lock them in the trunk or take them inside.
- Organize a community watch program in your neighborhood.
- Secure all windows and doors at all times.

DON'T BE A VICTIM!

CitizenObserver is being used by the Travis County Sheriff Office to communicate information to Citizens ranging from crime alerts and offender notifications. Be in touch with what's happening! Visit www.citizenobserver.com today and Be Informed!

NEWSLETTER INFO

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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. The advertising deadline is the 8th of each month for the following month's newsletter.

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OFFICER JOSH VISI

(covers south of Convict Hill toward Slaughter)
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Patty Webb

Realtor

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What Buyers Love Sellers Should Market!

Here's a list of 5 great selling points to focus on when marketing your home.

Article provided by Gary Gentry

When selling your home and preparing to “move up” you may be overlooking in your own home the very items that buyers are hoping to find. Perhaps you’ve been in your home for several years and feel that you’ve outgrown it or it doesn’t have all the amenities that you need. Don’t forget that there is a buyer out there that is excited to find what you might consider standard features of your home. Be sure to market these 5 items when placing your house on the market.

Location:

1.

It’s true that buyers usually have a certain area, zip code or school district in mind for their home purchase, but that doesn’t mean that they know everything about the neighborhoods in the area of their home search. Be sure to market what makes your location unique. Maybe it is your proximity to downtown, walkability to shopping and restaurants, a great nearby park, or easy freeway access.

Storage:

2.

For buyers who have lived without much storage in the past, this might just be one of the biggest selling points for them. Highlight large closets, garages, attics and sheds. Talk about not only the space, but what can be stored there, so that a buyer can visualize the extra space for all of their belongings.

Energy Efficient Items:

3.

You may see your home as plain & simple, but if it has features like double pane windows, new insulation, or a tankless water heater, be sure to mention this. You can also talk about the average savings per month on utilities that are a result of your energy efficient appliances.

Green Features:

4.

Even beyond energy efficiency, many buyers are interested in a green lifestyle. They start to visualize themselves in your green home when you mention things like your organic vegetable garden, compost bin, drip sprinkler system or energy efficient blinds.

Senior Friendly Features:

5.

Older buyers are often looking for a home they can live in for the rest of their lives. If your home has features like level-in entrances, minimal stairs or an easily maintained yard, be sure to mention it. In addition, some families may be looking for a home where their in-laws can live with them. If you have a guest bedroom with private bathroom, this can be a huge selling point.

The bottom line is, market what is unique to your home. Sometimes features that you are accustomed to and might tend to overlook when marketing your home, are exactly what a buyer needs to convince them that your home is perfect for them. If you have questions about which features you should focus on when marketing your home or even what upgrades make financial sense for a future sale, email us or give us a call. We are happy to help!

DROWNING IS PREVENTABLE



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WATER SAFETY TIPS AT
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October 19: Sharkfest Austin Swim benefiting Colin's Hope. Volunteers and swimmers needed.

November: Underwater Holiday Photos! Colin's Hope will be collaborating with Flashpool Productions and pool partners throughout the Central Texas area to capture your BEST Holiday picture Ever! Proceeds from photos will help us prevent drowning. Locations and dates will be posted at www.colinshope.org and our Facebook page soon.



Thank you to AG Real Estate Services for underwriting our Underwater Holiday Photo project.



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A special thank you to Peel, Inc. From donated ads to pledges raised in our golf tournament, their support helps us to raise water safety awareness to prevent children from drowning.

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36TH ANNUAL MARKETPLACE

November 9 from 9AM-4PM

Bethany Marketplace is planned for SATURDAY, November 9 from 9AM-4PM. This craft show, featuring handcrafted items from over a hundred craftsmen is the major mission fundraiser for the Women of Bethany LWML. Lunch and baked items will be available for purchase. Admission & parking is FREE.

This event will be held at
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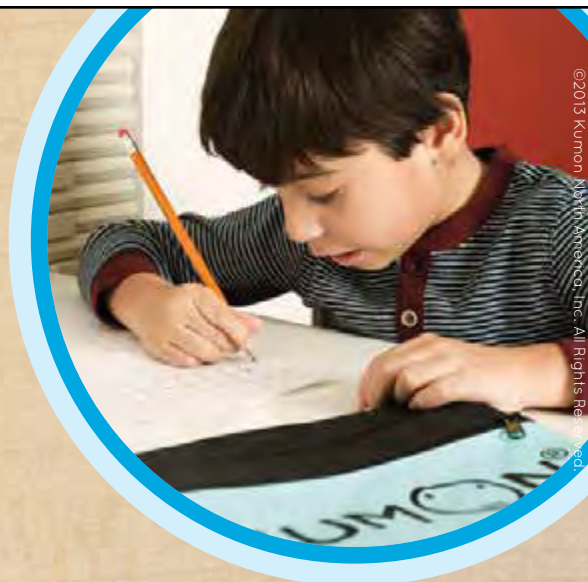
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Back To School

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.

Time To Slow Down!

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BREAST CANCER: IMPORTANCE OF EARLY DETECTION

By: Concentra Urgent Care

Breast cancer is the most common cancer among women in the United States, and is the second leading cause of cancer deaths. Screening is vital because early stages of the disease are easier to treat. The American Cancer Society recommends women:

- Obtain yearly mammography screenings, beginning at age 40
 - Obtain yearly clinical breast exams
 - Check your breasts regularly for lumps
 - Discuss their breast cancer risk with their physician
- Breast cancer risk increases as we age. Other factors that increase a woman's risk for breast cancer include:
- Having started menstrual periods at a young age
 - Having a first child after age 30

- Use of hormone replacement therapy
- Having a family history of breast cancer

Men are also at risk for rare cases of breast cancer. All persons familiar with the normal look and feel of their breasts should promptly report any unexpected changes to their physicians. The American Cancer Society recommends both women and men consult their doctor if they notice any of the following:

- A new, hard lump or thickening in any part of the breast
- Change in breast size or shape
- Dimpling or puckering of the skin
- Swelling, redness, or warmth that does not go away
- Recurrent pain in a particular part of the breast
- Pulling in of the nipple
- Nipple discharge that starts suddenly in only one breast
- An itchy, sore, or scaly area on one nipple

For more information about breast cancer and early detection, contact your health care provider, your Concentra health specialist, visit the American Cancer Society Web Site at: www.cancer.org, or visit the National Breast Cancer Awareness Month Web site at: <http://nbcam.org/>

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Date: Saturday, October 19th
Time: 9am-11am
**Place: Pool @ Corner of Convict Hill
& Escarpment**

Pumpkins and photos are complimentary! Dress up the family for cute Halloween photos, or just come as you are. If you can't join us at the Pumpkin Patch event, you can still donate to the Food Bank. Leave your donation sack outside your door on October 19th.



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Pruning Guidelines for Prevention of Oak Wilt in Texas

NOW IS THE TIME TO PRUNE YOUR OAK TREES

Oak wilt, caused by the fungus *Ceratocystis fagacearum*, is the most destructive disease affecting live oaks and red oaks in Central Texas. Most of the tree mortality results from tree-to-tree spread of the pathogen through interconnected or grafted root systems, once an oak wilt center becomes established. New infection centers begin when beetles carry oak wilt fungal spores from infected red oaks to fresh, open wounds on healthy oaks. Wounds include any damage caused by wind, hail, vehicles, construction, squirrels, birds or pruning. Research has shown that both oak wilt fungal mats on infected red oaks and insects that carry oak wilt spores are most prevalent in the spring. Below is a brief description of how you can reduce the risk of fungal spread when pruning.

- Always paint fresh wounds on oaks, including pruning cuts and stumps, with wound dressing or latex paint immediately after pruning or live tree removal at all times of the year.
- Clean all pruning tools with 10% bleach solution or Lysol™ between sites and/or trees.
- If possible avoid pruning or wounding of oaks during the spring (currently defined as February 1 through June 30). Reasons to prune in the spring include:

- To accommodate public safety concerns such as hazardous limbs, traffic visibility or emergency utility line clearance.
- To repair damaged limbs (from storms or other anomalies)
- To remove limbs rubbing on a building or rubbing on other branches, and to raise low limbs over a street.
- On sites where construction schedules take precedence, pruning any live tissue should only be done to accommodate required clearance.
- Dead branch removal where live tissue is not exposed.

Pruning for other reasons (general tree health, non-safety related clearance or thinning, etc.) should be conducted before February 1 or after June 30. Debris from diseased red oaks should be immediately chipped, burned or buried. Regardless of the reasons or time of year, proper pruning techniques should be used. These techniques include making proper pruning cuts and avoiding injurious practices such as topping or excessive crown thinning. If you are uncertain about any of this information, you should consult with a Texas Oak Wilt Certified arborist, ISA Certified Arborist, or an oak wilt specialist from a city, county or state government agency such as the Texas Forest Service or Texas AgriLife Extension Service.



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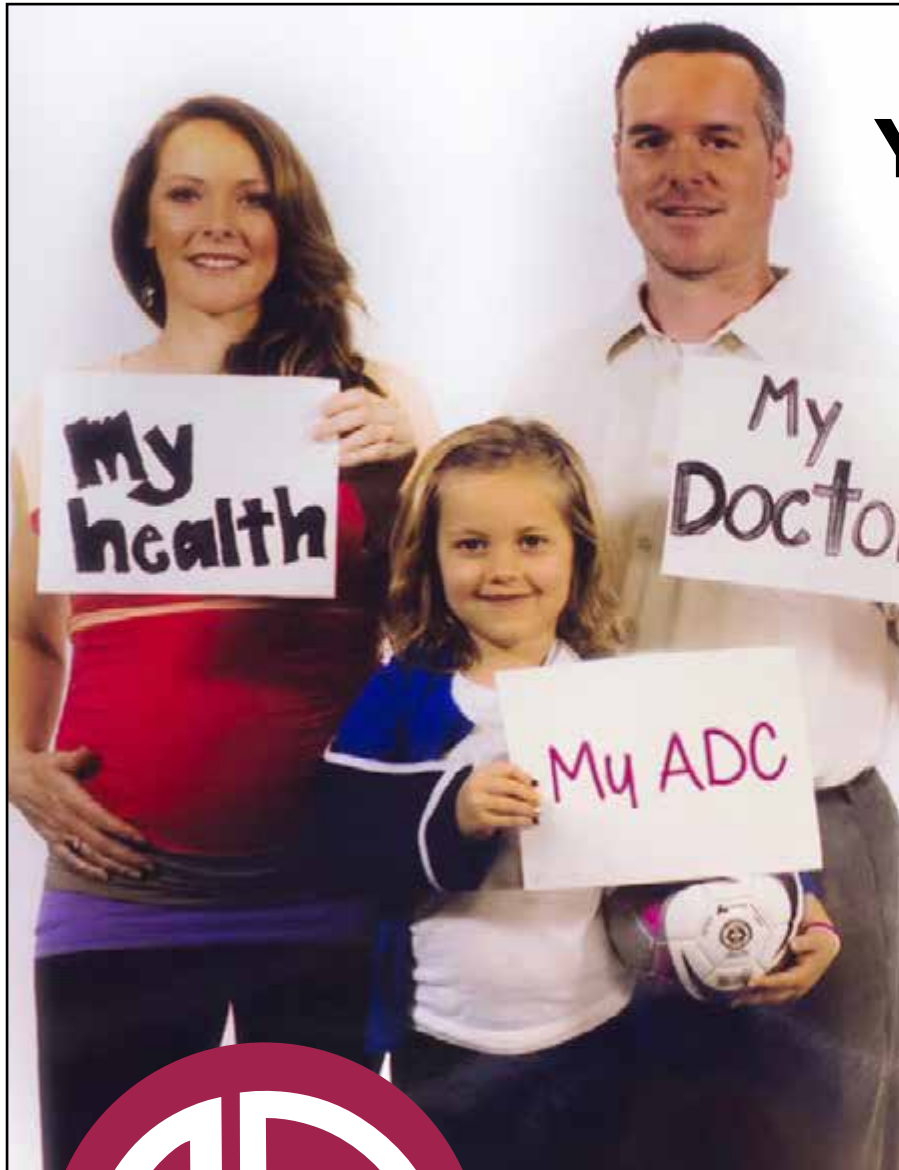


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