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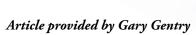
A Newsletter for the Residents of Legend Oaks



The Benefits of Listing Your Home

in the

Holiday Season



If the thought of trying to sell your home during the hectic holiday season sounds stressful, you aren't alone. Even if you've decided it's time to sell your home, you may find that the prospect of preparing your house for the market during this busy time of year sounds overwhelming. But before deciding to put the sale on hold, consider the potential advantages you may realize by marketing your home during the winter months.

Buyer Determination: Winter listings may attract fewer buyers, but those they have will most likely be more serious. This time of year, buyers are motivated to find a home quickly and be settled in for the holidays, so they are ready to take action.

Practical Considerations: Some buyers will be looking to close on a home before the beginning of next year for tax purposes. If they have children and are moving to a new school district, they will be hoping to have them settled in their new school before the second semester. This also points to more motivated buyers, which means less hassle for the seller.

Staging Opportunities: What's more emotionally appealing than a warm home that is tastefully decorated for the holidays? Seller's can really benefit from a beautifully-staged home this time of year. Subtle decorations like white lights strung on trees, a front door wreath, candles & fresh garland on the fireplace can create enormous appeal to a potential buyer during the holidays.

Less Inventory: Because many sellers will wait until spring to list their home, the inventory of homes for sale is often lower this time of year. Less inventory can mean less competition when trying to sell your home.

So before you decide to put your sale on hold for the holiday season, consider the potential gains of listing your home during the winter.

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NEWSLETTER INFO

NEWSLETTER

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PUBLISHER

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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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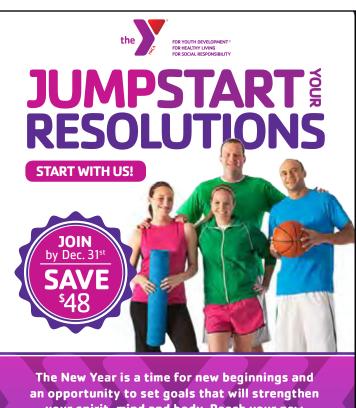
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"Bryan and Patty are very energetic, knowledgeable, and positive. They communicated with me regularly and helped me through a challenging real estate sale. I wouldn't hesitate to recommend them." -J.T.

Bryan Webb

Broker, Owner Cell: (512) 415-7379 bryan@bryanwebbtx.com

Patty Webb

Realtor

Cell: (512) 415-6321 patty@webbcirclec.com

DIAPER DAYS

Kiker Elementary's Drive Raises over 2.000 diapers for Austin Diaper Bank in Just One Week!

It's amazing what a small group of people can do when they work together for a common goal. The SBLC (Strength-based Learning Cohort) at Kiker Elementary conducted a week-long diaper drive. Led by their teachers Ms. Blake, Ms. Forrest and Ms. Reiman, these students netted over 2,200 diapers for Austin's babies and toddlers in need. These diapers will go to local babies and toddlers at Austin Children's Shelter, Helping Hand Home for Children, LifeWorks Austin and other non-profit groups who help children in need. What an inspiration these students are. To learn more about Austin Diaper Bank and their work in our community, please visit austindiapers.org.

> Beverly Hamilton, Board Member, Austin Diaper Bank, Village of Western Oaks Resident

Carrie Keith, Board Member, Circle C Resident



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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.



- Rotary Family and Community Service Award for his service to SW Austin
 - KWRI President's Award for Outstanding Leadership and Service
- 2012 Platinum Top 50 Award

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DECEMBER EVENTS at the Wildflower Center

Submitted by Saralee Tiede

WILD IDEAS SHOPPING EVENT DECEMBER 6-8, 9 A.M. TO 5 P.M.

Featuring free admission, local artists wares in the Visitors Gallery Saturday and Sunday, Early Bird Specials Friday and Sunday morning, book signings and other offerings in The Store, and lots of opportunities to find beautiful scarves, nature images, glassware, soaps and other holiday gift options.

LUMINATIONS

DEC. 14 AND 15, 6 TO 9 P.M.

Hundreds of luminarias light our garden paths, and twinkly lights light the trees as we celebrate the holidays with two free nights of music and festivities, including a visit from Frosty the Snowman. Bring two canned goods for the Capital Area Food Bank as entry fee.CLOSED FOR

THE WINTER BREAK

DEC. 23 THROUGH JANUARY 1, 2014

The Wildflower Center will be open Tuesday through Sunday in December through Sunday, December 22. Hours are listed at www.wildflower.org/visit.



More information at www.wildflower.org



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Don't Let the Flu Stop You

Protect yourself and your family against the flu. Now is the time to get your shot and The Austin Diagnostic Clinic makes it easy with convenient hours to meet your busy schedule. Adults 18 and older may walk into any ADC doctor's office and ask for a flu shot during normal business hours or you can visit ADC *EasyCare* in north Austin, after hours or over the weekend. Parents should consult their child's pediatrician for flu immunization.

For details visit ADClinic.com or call ADC's Flu Hotline 512-901-7117.

