

THE VILLAGE

Gazette™

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

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.

Article provided by Gary Gentry



THE VILLAGE GAZETTE

IMPORTANT NUMBERS

EMERGENCY NUMBERS

EMERGENCY	911
Fire.....	911
Ambulance	911
Sheriff – Non-Emergency	512-974-0845

SCHOOLS

Elementary	
Clayton	512-841-9200
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

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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 villagegazette@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.



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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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Texas Monthly 5-Star Agent*

* Texas Monthly | † KW #199 | ‡ based on avg. home sales in 2013



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.

References available at <http://www.TexasOakWilt.org>.

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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.



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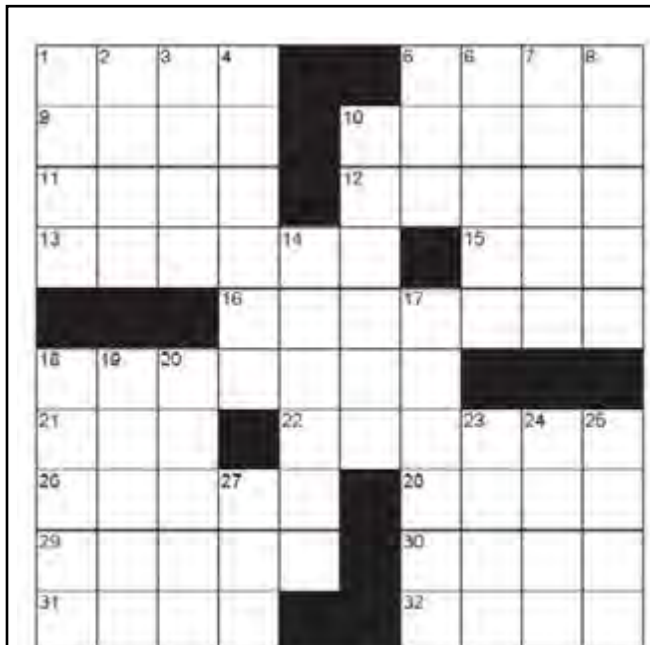
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ACROSS


1. Charge
5. Syrian bishop
9. Against
10. Landing
11. Leaves
12. Boom box
13. Allure
15. African antelope
16. Polite
18. Leafy green
21. Marry
22. Esophagus
26. Woken
28. Goad
29. Type of tooth
30. Refer
31. Posttraumatic stress disorder
32. Sieve

DOWN

1. Nativity scene piece
2. Competition at the Greek games
3. Capital of the Ukraine
4. Symbol
5. Expression of surprise
6. Emblem
7. Pickle juice
8. A ball out of bounds (2 wds.)
10. Twist violently
14. Ripper
17. Strums
18. Slough
19. Ross ____, philanthropist
20. Gods
23. Brand of sandwich cookie
24. Seaweed substance
25. Cabana
27. Blue

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THE VILLAGE GAZETTE

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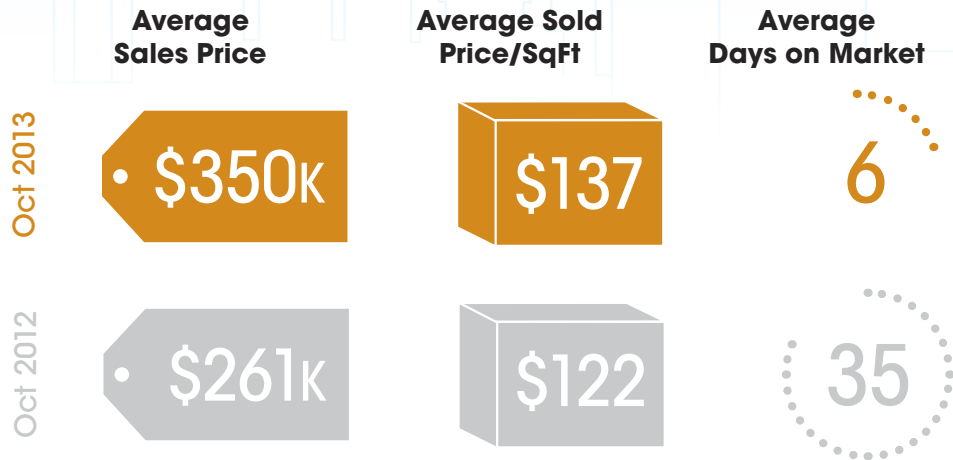
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DECEMBER 2013

REALTY AUSTIN MARKET UPDATE

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