

RANCH RECORD

Official Newsletter for the Steiner Ranch HOA

VOLUME 8 ISSUE 1 JANUARY 2014







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Ranch Record - January 2014

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COMMUNITY INFO

STEINER RANCH COMMUNITY ASSOCIATIONS OFFICE

12550 Country Trails Lane Austin, Texas 78732 512-266-7553 – Telephone 512-266-9312 – Facsimile www.steinerranchhoa.org

The Association Office is no longer open on Saturdays. Please make a note of the "Regular" office hours that are now in effect.

REGULAR OFFICE HOURS

1:00pm - 5:00pm
10:00am - 5:00pm
CLOSED
ctor

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MISSION STATEMENT

Peel, Inc. Community Newsletters

Our goal is to provide the Steiner Ranch community with one source of local news content that is provided by Steiner Ranch residents. Our goal is to help build Steiner Ranch by connecting local businesses with residents and residents with relevant neighborhood information.

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Please support the advertisers that make The Ranch Record possible. If you are interested in advertising, please contact our sales office at 512-263-9181 or *advertising@peelinc.com*. The advertising deadline is the 8th of the month prior to the issue.

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ARTICLE INFO

The Ranch Record is mailed monthly to all Steiner Ranch residents. Residents, community groups, churches, etc. are welcome to submit information about their organizations in the newsletter. Personal news for the Stork Report, Teenage Job Seekers, recipes, special celebrations, and birthday announcements are also welcome.

To submit an article for consideration please email it to *steinerranch@peelinc.com*. The deadline is the 8th of the month prior to the issue.



COVER PHOTO

This month's cover photo was another great family photo session at the Lake Club of the Gower kids. You probably recognize that name because Elicia Gower is the Ranch Record's main back cover advertiser for her real estate business.

Do you take great photos?

Would you like to see your photo published? We are looking for great cover photos for upcoming February issue of the Ranch Record.

REQUIREMENTS FOR SUBMISSION:

- Must have been taken in Steiner Ranch (some exceptions)
- Be of High Resolution (240 dpi or higher)
- Prefer "portrait" orientation

We'd love to have something that pertains to this time of the year in some way, so be creative and give it a try. Our February 2014 issue submittal deadline is January 8th and photos should be submitted electronically by the deadline date to Sharon Adams at sharon@steinerranchhoa.org.

By submitting your photo you agree to allow your photo to be published in future issues of the Ranch Record or other Steiner Ranch publications.

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The RANCH REPORT

I hope everyone has had an enjoyable holiday break and is looking forward to a wonderful new year.

It is with great pleasure that I would like to take a moment to promote some recognition Steiner Ranch received from the Austin Chapter of the Community Associations Institute (CAI). Steiner Ranch was the recipient of the "Grand Award" for Communication Innovation among communities in the Austin area. This award was given to those communities that utilize websites, newsletters, social media, phone/text notification and other forms of communication to keep residents informed. Thank you to our Community Coordinator, Sharon Adams and our Facebook site creator and administrator Janine Farnum for all of their hard work in these areas.

If you don't frequent our website or Facebook page, they can be found at www.steinerranchhoa.org and at www.facebook.com/SRSocialCommittee?ref=hl. I would encourage everyone to become familiar with these sites as they are constantly being updated with new events and information. The website has community documents, architectural guidelines with the appropriate applications, and association budgets to name just a few of the informational items. There is also a calendar of community events as well as a place to sign up for weekly alerts. Each community center section also has a calendar to view availability for booking reservations. We are constantly looking to improve and expand this tool, so if you have any questions, comments or recommendations, please don't hesitate to contact the management office.

With more than 4800 Likes, the Social Committee Facebook page is also a great resource for association announcements and upcoming events as well as a place to network with other homeowners.

Once again, have a very happy new year, and we look forward to doing all we can to meet and exceed the expectations for Steiner Ranch.

-- Scott Selman, Executive Director



Mark Your Calendars

2014 Steiner Ranch Social Committee Events

IAN 18 - Chili Cook-Off

MAR. 30 - Run The Ranch 5K and KidsK

APR 4 - 6 - Spring Scrap-a-Thon

APR 12 - Spring Community Wide Garage Sale

APR 19 - Easter Egg Hunt

MAY 4 - Casino Night

JUN 7 - Movies in the Park

JUL 4 - Parade

JULY 19 – Movies in the Park

AUG 2 - Movies in the Park

AUG 16 - Concert in the Park

SEPT. 20 - Fall Community Wide Garage Sale

OCT 18 - Ladies Night Out for SafePlace

OCT 19 - Pumpkin Patch

OCT 26 - Halloween Trunk or Treat

NOV8 – Camping on the Ranch

NOV- Fall Scrap-a-Thon

NOV 15 - Holiday Shopping Event & Santa Photos

DEC 13 – Holiday Social

All Events are tentative and subject to change or cancel, so please check monthly issues of the Ranch Record, the Steiner Ranch website at www.steinerranchhoa.org and Facebook (Steiner Ranch Social Committee) for updates.







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STEINER RANCH ANNUAL CHILI COOK-OFF

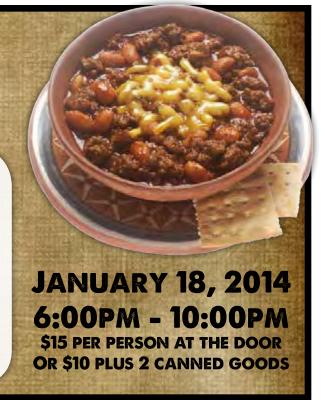
Come join us as we bring our community together for a good time, hot food and cold beer, and help the Hill Country Community Ministries* stock their pantry!

Think your Chili is the best in Steiner? Chili entry forms and rules can be found online at www.steinerranchhoa.org. Entry fee is \$15 per chili entry with entrance fee waived. 1st – 3rd place awarded a cash prize, and you can vote for your favorite chili in the People's Choice.

LIVE MUSIC!

It wouldn't be Austin without some live Music! Entertainment will be provided by Nudge who will be playing acoustics for our Chili loving patrons! Hope to see you there!

(This is not a sanctioned event, so have fun and be creative!)





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Around Steiner



The Steiner Ranch Firewise Committee was recently awarded a scholarship to attend the 2013 Backyards and Beyond Conference in Salt Lake City, Nov. 13-16. The conference was sponsored by the National Fire Protection Association, an international nonprofit organization founded to reduce the worldwide burden of fire and other hazards on the quality of life by providing and advocating consensus codes and standards, research, training and education.

Our dedicated chairperson, Nathasha Collmann, was going to be busy jumping out of a plane to celebrate her son turning 18 years old that weekend, so, I was the lucky one to attend the conference. Not having a background in fire prevention or science, I decided that I would use my journalism background and approach this from an investigative point of view. Technical, scientific speakers and fire talk, here I come with my reporter's notebook.

Much to my surprise, the featured speakers were not only knowledgeable about their topics but very engaging speakers as well. We heard from a research ecologist with the USDA Forest Service, a building and code specialist with the NFPA, an author and professor, insurance representatives, an author and homeowner who lost a home in a wildfire, and representatives from Firewise Communities.

I also was able to attend several educational sessions and hear what other neighborhoods are doing to become Firewise and to engage and educate their homeowners.

Some of my "take aways":

We live in an Wildlife Urban Interface (WIU). We WILL have fires again and need to do everything we can to protect ourselves and our property. The best way to do that is to make our neighborhood more Firewise by removing debris in the green belts and creating a defensible barrier around our homes.

The larger the community, the more time it will take to find collaboration and achieve mitigation effectiveness.

Understand that what your neighbors do or don't do may be the final reason your home ignites. We are in this together!

Making your home Firewise protects not only you and your property, but it also protects our FIREFIGHTERS. They sacrifice their lives to protect our property.

We need to change our attitude about wildland fires. By becoming knowledgeable, we can change our behavior and be prepared for the next fire.

I look forward to sharing more of the knowledge and ideas I learned from the conference with our Firewise Committee. We meet every third Monday at the Bella Mar Community Center at 7 pm. We'd love to have you join us!

YOUNG@HEART

Young at Heart activities are designed to appeal to people in the 50+ age group. To be a part of the group you simply send your contact information including name(s), address and contact information including phone numbers and email address to Karen Steans at kjsteans@gmail.com. You'll be placed on the Young at Heart group email list and will receive monthly and weekly schedules of upcoming activities and events. Below is a list of some of our activities.

Because many young at Hearts travel or live in Steiner Ranch as a second home, the group is loosely organized. Members are welcome to participate as often as they can.

There are no dues but many individual activities have some cost. When a group has a regular meeting date, it is listed. However, these dates should always be confirmed since they may be changed. Because many activities take place in people's homes, some are limited in size but have substitute or waiting lists. Activities are held both during the day and evenings.

Several groups won't be meeting in December because of the busy holiday schedules and travel plans of most of our members.

Young at Heart Annual Cruise to the Caribbean January 25th to February 1st

Our regular activities are: Book Club (Second Tuesday)

Bridge - Ladies Social (Second and Fourth Wednesdays) Bunko (Third Thursday)

Canasta (Second Monday)

Concerts and Plays

Dinner Groups

Epicureans

Exploring Austin

Game Night

Happy Hours

Hiking

Ladies Lunching Out (third Tuesday)

Mexican Train - Daytime (first Monday)

Mexican Train - Couples (second Monday)

Movie Lovers

ROMEO - Retired Old Men Eating Out (Second Monday)

Scrabble

Technology Group (second Thursday)

Walking Group (every Thursday)

Wine Socials

For more information, please contact Dottie Thoms at 512-531-9360 or steinerranchyoungatheart@gmail.com.

Steiner Ranch Ladies Group

This newly formed group is just for the Ladies (over 21) of Steiner Ranch! It's for the working moms, stay-at-home moms, single, divorced, married, empty nesters and every Lady in between! We look forward to meeting you at any of the events we have planned. We want to keep the Steiner Ranch ladies connected and active. Join the Meet up group and the Facebook page for the latest updates. Just to start, here is what we have planned:

LADIES NIGHT OUT Organizer Jamie Clevlen

Hi, I am looking forward to meeting you at our Fun Ladies Night Out adventures. Our kickoff is Steiner Ranch Ladies Night Our for Safe Place, September 28th at Town Square, 7-11pm. We have a fun filled calendar for you join us at http://www.meetup.com/steinerranch-ladies-group/ we look forward to meeting you.

LADIES LUNCHEON

Organizer Sharon Adams and Myrta McGugan-Mogen

Every month and a new, great local restaurant! Just a fun way to get together, hang out and meet with new & old friends. We are looking forward to meeting you. Please join us at http://www.meetup.com/steiner-ranch-ladies-group/.

COOKING CLASSES

Organizer Chef Mike of Nola's Kitchen

Ladies, The Chef is looking forward to showing you the joy of cooking. You will also learn how to run your kitchen more efficiently saving you time and money. Please join us at http://www.meetup.com/steiner-ranch-ladies-group/.

BOOK CLUB

Organizer Cathy Hill

Please join us at http://www.meetup.com/steiner-ranch-ladiesgroup/.

WALKING GROUP

Organizer Myra Antell

Hi ladies! I love to walk and explore our beautiful neighborhood as part of my fun fitness routine. Our starting points will vary, just to keep it fun and interesting. Walks will be about an hour and we'll keep a pace that is comfortable for the group, smell the flowers, enjoy the scenery and each other's company. Our first walk will depart from the playground at Town Square. I am looking forward to seeing friends and making new ones! Please join us at http://www.meetup.com/steiner-ranch-ladies-group/.

MANI/PEDI HAPPY HOUR

Organizer: Jannine Farnum and Sharon Adams

A fun evening of getting pampered every month! Join us as we drink wine, enjoy a snack and get our nails done!

If you are interested in starting and organizing a group, just let us know!

Myrta McGugan-Mogen – mmgugan1 @live.com Sharon Adams – Sharon@steinerranchhoa.org

Congratulations MISS ADDIE CARRIERE

Miss Addie Carriere, daughter of Kevin and Amity Carriere, has earned the opportunity to attend Nationals through her successfully scored events as 1st runner up Miss Jr. Pre-Teen South Texas, 1st place in Acting, and 2nd runner up in Talent. The National Pageant is to be held in Anaheim, California at Disneyland® during Thanksgiving week, representing the great state of Texas, where she will have the opportunity to win her share of over \$500,000 in cash prizes!

The National American Miss Pageants are dedicated to celebrating America's greatness and encouraging its future leaders. Each year, the NAM Pageants awards 1.5 Million dollars in cash, scholarships, and prizes to recognize and assist the development of young women nationwide. National American Miss has added the ultimate door prize to Nationals 2013. Each girl that qualifies for the national pageant has a chance to win a new 2013 Ford Mustang Convertible. For more details visit www.



namiss.com/car. National American Miss is dedicated to developing the success of young women across our nation with a program that is designed to be age-appropriate and family-oriented. Pageants are held in each state for girls ages four to eighteen in five different age divisions.

The National American Miss Pageants are for "Today's Girl" and "Tomorrow's Leaders." The pageant program is based on inner beauty, as well as poise, presentation, and offers an "All American Spirit" of fun for family and friends. Emphasis is placed on the importance of gaining self-confidence, learning new skills, learning good attitudes about competition, and setting and achieving personal goals. The pageant seeks to recognize the accomplishments of each girl while encouraging her to set goals for the future! Find out more about national American Miss at www.namiss.com.

Miss Addie Carriere's additional activities and awards include Honor Roll at Laura Welch Bush Elementary and competing with Lonestar Soccer Jr. Academy program. Addie performs community service by singing the National Anthem for the Jr. Varsity Vipers Football games at Vandergrift High and has entertained residents at Longhorn Village in Steiner Ranch.









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SADDLE UP AND RIDE

Saturday we had about 70 riders for the Jester King Brewery Ride. Overall the event was a complete success. The weather was perfect but it was a little windy. There was a small crash involving a dead raccoon and vultures. A bunch of SRCC riders were hauling and there was a group of vultures feeding on a dead animal in the road and as they came up on the birds they expected them to fly off. Well the vultures did not fly away as expected and the first rider (Stuart S.) managed to swerve and miss them the second rider (Justin C.) hit his brakes and went over the front bars and the third rider (Thomas L.) went over his bars too. No one was seriously injured. SRCC was not able to defend its title for this event. The first rider in was 16 year old Bertram Jernejcic with 787 Racing and the 2nd and 3rd riders in were Weston Giunta and Don Bergman with Violet Crown.

Sunday only two riders showed up to ride so we rode up to Ski Shores.

STRAVA HIGHLIGHTS

The Strava highlights by category are as follows (need to ride over 75 miles in the week to be included in stats below):

DistanceThomas Lea131.7 MilesMountain GoatThomas Lea11,394 FeetSpeed DemonCody Summer18.3 Mph over76 Total Miles

NEXT RIDES

On Saturday January 4, 2014 the Steiner Ranch Cycling Group (SRC) along with the Austin Cycling Association (ACA) will be co-hosting a ride that will roll out from Cups & Cones at 8:30 am this Saturday. We will move the start time a little later when the temperatures get a little cooler.

The dam loop is a challenging ride and is about 40 miles with over 3,000 feet of climbing. I have included a map but effectively we bike out 620 right on Four Points Blvd. into River Place through Westminster Glenn up to City Park Road to Hwy 360 up to Bee Caves back to 620 towards Steiner Ranch. We will NOT bike over the dam bridge but rather take the low water crossing and go under the dam bridge. As always, we will start and finish at Cups & Cones. This is a B level ride (16 - 18 mph average) with plenty of climbs so I would consider it 3 level hills (scale 1 flat - 4 very big hills). Route: http://goo.gl/maps/3B9Nn

OTHER ANNOUNCEMENTS

Mellow Johnny's The guys as MJ's might gave me a 10% discount when I said I was with Steiner Ranch Cycling. If you ever shop there it might be worth doing that to see if they will give you the heads up. You can tell them they gave me one. Also my overall experience with MJ's has been awesome and they were really helpful when I had returns. I had a hop in my back wheel because of my tire and they gave me a new one after several months of use. Also, my Garmin elevation calculation was having issues and they took care of that return with no hassle. They keep all purchases in the system. It sounds like when we do new kits next year they will be willing to be a sponsor.

CHARITY & OTHER CLUB RIDES

MS150-Saturday and Sunday April $12-13,2014\,$ The BP MS 150 is a two-day fundraising cycling ride organized by the National MS Society. It's not the miles that matter - it's the unforgettable journey. Steiner Ranch

(Continued on Page 13)

Saddle Up and Ride (Continued from Page 12)

Cycling Club will be setting up a team in October so people can start signing up. The ride starts in Houston and finishes in Austin. We are working on some sponsorships right now so we will get back to you soon with details on all the cool stuff we are going to get. This ride will cost \$100 to register for and you will have to raise \$400 in donations. If someone raises more than \$400 they will be able to shift there excess funds to another rider that has not hit their limit. This is a Beef Team approved ride so 60% of the entry fee can be reimbursed. You can join our team at http://main.nationalmssociety.org/goto/BEEF

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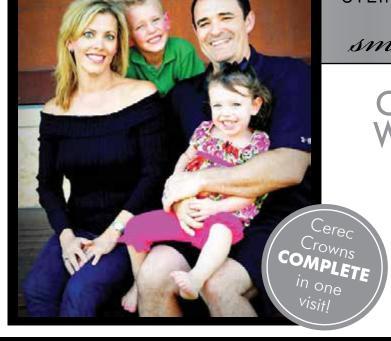
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Popular Steiner Ranch Facebook Pages

Technology has changed the way we communicate at the Homeowners Association, but with so many ways to get information it can be confusing to know if what you are reading is from a reliable source. The best way to get information regarding Steiner Ranch is from the HOA website at www. steinerranchhoa.org. This site has so many great features that just began last year, like the Message Boards, Classifieds, Young at Heart and Mom's and Tot's information. It is also the place to get community documents, such as Pool Hours, Architectural Modification Forms and the approved plant list, just to name a few. Once on the site, we recommend going into your "Profile" and signing up for important email notifications under "subscriptions". You can receive weekly Activity alerts, Lost & Found pet notification and important Safety alerts. The other most reliable source of information is on the Steiner Ranch Social Committee Facebook Page. This page is great for all the activities and programs in Steiner, but it also becomes the main source of information in case of an emergency, like the Labor Day fires of 2011. But, what about all the other Facebook Pages that say "Steiner Ranch"? There are some great resources that are not "official" Steiner Ranch HOA pages. Here is a list of a few that we recommend and why (notice this list is getting longer):

Steiner Ranch Social Committee—This site is run by members of the Social Committee and has very reliable information about events and emergency situations.

Steiner Ranch Ladies Group – A great place to meet new friends and join in on some fun "Ladies Only" events, luncheons, cooking & art classes, book clubs and more!

Steiner Ranch Lost & Found Pets—This site was created by a homeowner who lost her pet and is now helping other find their pets. Anyone who has found or lost a pet can post on this page.

Steiner Ranch Firewise – This page is run by the Steiner Ranch Firewise Committee and is a great resource for residents who are concerned about Wildfire and how to mitigate the risk of loss of life and property from wildfire.

Steiner Ranch Neighborhood Association—This page is run by the Steiner Ranch Neighborhood Association, which is a homeowner run Association. They are focused on addressing issues relevant to the community including safety, security, and smart growth.

Steiner Ranch Post – This page is also run by a resident of Steiner and shares community information and opinion, as well as business development information.

Steiner Ranch Moms and Tots Group – This is a closed group just for Moms and Tots of Steiner Ranch. This page is a great resource for all things "kids".

Steiner Serves —We love this page because it is dedicated to help different non-profit organizations in the area which changes monthly.

Steiner At Work—This page is perfect for those businesses in Steiner looking for work. They can post and if you "like" the page, you will be able to view what job opportunities are available.

Buy & Sell in Steiner – This page is for anyone in the Four Points area to buy and sell goods.

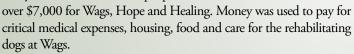
Steiner Ranch Small Business Group – If you own a small business, it's the place to advertise your goods and services.

Steiner Ranch Neighborhood Watch – Just a great site to help keep the neighborhood safe and informed.

We know there are more out there, so just send an email to Sharon Adams about being added to the list for future issues of the Ranch Record at Sharon@steinerranchhoa.org.

2nd Annual Steiner Community Wag and Walk

Get ready for Steiner Serves' second annual community dog walk to raise money for local dog rescue charity, Wags, Hope and Healing, on Saturday, February 22, at 10am. The Steiner Community Wag and Walk—a leisurely 1.75 mile journey—begins and ends at John Simpson Park where participants can also check out adoptable rescue dogs, browse products and services from local businesses, and bid on impressive silent auction items. Last year's event drew in 150 people and raised



ABOUT WAGS, HOPE AND HEALING

Wags, Hope and Healing is a nonprofit organization based out of Johnson City that rehabilitates dogs in small numbers on their five acres of rolling hills. Money generated from event registration, silent auction bids and sponsorships will be donated to the charity, which rescues, rehabilitates and finds forever homes for dogs that were victims



of abuse or neglect.

REGISTER TO WALK

Early-bird registration, which also includes an event t-shirt, is \$20 for adults before February 4th (\$25 after February 4), \$10 for youth and is not limited to Steiner residents. Walkers can bring their dog or walk solo and are asked to arrive at 9am for sign-in. Registration is available at www.steinerserves.org or www. wagshopeandhealing.org.

BUSINESS SPONSORSHIP AND PARTICIPATION

Individuals or business owners who would like to participate with a table display or by contributing a silent auction item can contact Steiner resident Kristen West at kristen@gustodogs.com.

ABOUT STEINER SERVES

The fundraising event has been organized by Steiner Serves - a group of volunteers in Steiner Ranch who put on events and awareness campaigns every month to benefit causes that are close to their hearts. For more information visit www.steinerserves.org









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The theme for this month's article is "Simple But Elegant". I love the small decorating touches that my next home owner has done in their home. It's amazing to me how some small details can make such a big difference in how "homey" your home can feel.

So let's start on the outside. Even before you get into this amazing home, you are made aware of how beautifully it has been decorated. I have always loved fountains and this home has a really cool one. Fountains come in all shapes, sizes, colors and price ranges. They usually have a small motor that recirculates the same water so they are not wasteful. Even during the drought, when fountains are not supposed to be run, the fountain acts as a piece of artwork in the yard (and you don't have to "maintain" a fountain like you do plants, bushes and grass!)

Next I go into one of their daughter's rooms and into her clothes closet. Look at this really cute way to add a little fun into your child's closet! Instead of just having a generic shelving unit, this home owner turned it into the shape of a doll house. The same great storage space but done in a decorative way. Of course if you have a boy, maybe think about turning into the shape of a high rise building or parking garage!

From there we move into the living room. Ever wonder what to do with those decorative windows that let in amazing natural light but don't pose a privacy issue? You don't really want to cover them up, yet it would be pretty to decorate them if possible. This home owner added a custom, metal-looking art design in the window. This solves all the problems and adds a level of class into the room. I have seen very heavy iron versions and extremely light plastic versions that all work. The hardest part is getting an accurate measurement of the window to order the right piece of artwork. The good news is that we

are very lucky to have many amazing artists in Austin to choose from.

Now let's move into the bathroom. It's always amazing to me at how much that just changing one thing in the bathroom can have a HUGE impact on the look and feel. Replacing the very common, beveled edge, large rectangular mirror, which comes with almost all production home builders, with a framed mirror will add warmth and style to the bathroom. This bathroom of course also has beautiful granite, oil rubbed bronze lights and faucets and a unique copper sink but you get the idea. The other thing I have seen people do to jazz up that beveled edge mirror is to add a border around it. The border can be made from tile accents or crown molding – be creative!

I saved my favorite for last. Check out the detail on this staircase. My home owner wanted wood stairs but decided to do something a little different. Instead of using wood for the height of the step, they accented the wood tops with small glass tile strips on the under mount of the step. This small change really makes the staircase pop and stand out in the space.

If you have done something unique in your home (big or small) that you would be willing to share in a future Steiner Ranch Neighborhood Spotlight, please contact Kimberly.A.McLaughlin@gmail.com.

Thank you to my photographer this month, Brendan Maloney, http://www.bpmaloney.com.















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Around Steiner



Gearing up our workshop series for 2014! Make it one of your New Year's resolutions to attend!

We are always looking for more unique and different workshops to offer residents so if you or someone you know can provide education opportunities that are not already being offered for Steiner Ranch residents, please contact Sharon Adams at sharon@steinerranchhoa.org or 512-266-7553.

JANUARY 9TH, 7:00PM TSCC

Why Fruits And Vegetables Are So Essential To Our Health Did you know that the elderberry has been proven to reduce cold and flu like symptoms by over 50%? Did you know that an apple has over 10,000 phytonutrients that can help keep our cells healthy and prevent disease? Please join us to learn more about the powerful effects of eating more fruits and vegetables and an easy way to incorporate them into your family's daily life. A light snack will be provided and raffle prizes will be given away. Please invite friends and neighbors to join you.

RSVP Debbie Swanston at 512-786-8938 or debbieswanstonjuiceplus@yahoo.com.

JANUARY 23RD, 7:00 TSCC

The Complicated Story of Obesity – Dr. Ben Rosin No RSVP required

For additional information go to www.steinerranchhoa. org or contact Sharon Adams, Community Coordinator at sharon@steinerranchhoa.org.

2014 Winter/Spring Programs

Registration Is Open

2014 Winter/Spring Programs in Steiner Ranch will begin in January! Registration has opened December 1st for Residents, so go online and look for all program information in the 2014 Program Guide at www.steinerranchhoa.org. Here is a summary at what you will find:

PRESCHOOL PROGRAMS

- Sportball
- Tap & Ballet Combo
- Gymnastics
- Tennis
- Music
- Touchdown Tots

SPECIAL PROGRAMS

- Neighborhood Sports
- o Flag Football
- o Soccer
- Spring Break Camps

ELEMENTARY – TEEN PROGRAMS

o Sportball

- o Tab & Ballet combo
- o Hip Hop
- o Gymnastics
- o Karate
- o Tennis
- o Abacus
- o Zumbatronics
- o Sylvan

ADULT PROGRAMS

- o Yoga
- o Adult Swimming
- o Karate
- o Tai Chi
- o Tennis
- o Line Dancing
- o Zumba
- o Carriefit
- o Walk-Live

Registration information can be found on-line at www. steinerranchhoa.org or at the Community Association Office at 12550 Country Trails Lane.

If you have any questions, please call Sharon Adams, Community Coordinator at 512-266-7553 or sharon@steinerranchhoa.org.



Pool & Swimming News

Year Round Swimming Program for Adults

Come join the Masters Swim Program! The workouts are adjusted for everyone from beginners all the way to advanced -- no swim experience needed!! No intimidation allowed!! If you can swim one length of the pool, then you are ready to join in on the fun. Currently, we have "newbies" who haven't ever participated in organized adult swim classes, new and experienced triathletes who want to improve the swim part of their triathlons, and experienced master's swimmers looking to enjoy an organized swim workout. Regardless of your skill level, you will find a lane with swimmers who match your ability and enthusiasm.

OUR SWIM SCHEDULE IS AS FOLLOWS:

- Wednesdays and Fridays at 5:30 a.m. until 6:45 a.m.
- Sundays at 6:30 a.m. until 7:45 a.m.
- \$45 per month for Residents

Come on and give it a try! It's easy to sign up:

- 1. You must be 18 yrs. and older.
- 2. Join U. S. Masters Swimming! To be eligible to compete in masters' meets, to get a great magazine, and for HOA insurance purposes, go to the United States Masters swimming website, www.usms.org/reg and join our team Red Giants Masters swimming. You can print your card immediately and take a copy to the HOA office.
- 3. Fill out the Program Registration form at the HOA office, provide a copy your USMS card and submit payment!

As this is a Year Round Program, it's a great way to meet new friends and be a part of a fun community of swimmers and neighbors!

POOL CLOSURE

Since the Towne Square pool is strictly a recreational pool and is not heated, the Facilities Committee has recommended its closure from November through February of each year. The SRMA Board of Directors has approved this recommendation on a trial basis. Since this pool doesn't get used during this time, the Committee feels closure is a good option to reduce chemical, water and maintenance cost at this facility.

So for now until February, the Towne Square Pool will be closed. Community input is important and if for some reason, there is an issue with this decision, please contact Sharon Adams, Community Coordinator at sharon@steinerranchhoa.org and let her know your concerns.

WINTER POOL HOURS

The following hours will apply: **BELLA MAR**

Closed Monday until 2:00pm Open Tue- Sun 7:00am – 10:00pm

The following programs will be using the Bella Mar lap pool:

Master's Swim Program

Wednesday & Friday 5:30am – 6:45am; Sunday 6:30am – 7:45am

Vandegrift High School Swim Team Monday – Thursday 7:15am – 9:15am

Lost Creek Aquatics
Mon – Fri 3:45pm – 7:00pm (6 lanes)

TOWNE SQUARE

Closed

IOHN SIMPSON

Closed Monday until 2:00pm Open Tuesday – Sunday 8:00am – 10:00pm

Please note**Lifeguard are no longer on duty after Labor Day. Swim at your own risk.

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Whether it's taking a cruise to Alaska, cruising the Caribbean, taking a European riverboat cruise or choosing all inclusive land resort, I can help you plan. You would be keeping your business local.



"I am a **Steiner Ranch** resident. I'd
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dream vacation."

Tip of the Month

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11/7/19/5		The state of the s				
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			HOA Office Closed Happy New Year Trash Service Slides One Day Association Assessments Due	8:30am – YAH Walking Group 9:00am-12:00pm Sportball Camp TSCC Trash Service Slides One Day	3 Trash Service Slides One Day	4 Super Bowl Sunday
Please Remove Common Area Decoration by Today Last Day to recycle your tree and remove common area decorations.	LISD Classes resume Winter Programs begin YAH Daytime Mexican Train 6:30pm – FREE Yoga (TSCC)	7 1:00pm – YAH Book Club (BMCC) 6:30pm – Facilities Committee Meeting (TSCC)	8 1:00pm YAH Ladies Social Bridge (TSCC) Newsletter Articles Due	8:30am - YAH Walking Group 1:00pm - YAH Technology (TSCC) 7:00pm - Why Fruits & Vegetables Are So Important (TSCC)	10	11
12	I 3 YAH - Couples Mexican Train YAH - ROMEO YAH Canesta 6:30pm - FREE Yoga 7:00pm - SRNA Meeting	9:30am - Social Committee Meeting (Cups & Cones) 7:00pm - SRLG Book Club (TSCC)	15	I 6 8:30am — YAH Walking Group 7:00pm — YAH Bunko (BMCC)	17	18 6:00pm - Chili Cook-Off
19	No LISD School Martin Luther King Jr. Day 6:30pm – FREE Yoga (TSCC) 7:00pm – Firewise Committee Meeting (BMCC)	2 I YAH Ladies Lunch	22 1:00pm YAH Ladies Social Bridge (TSCC)	23 8:30am – YAH Walking Group 7:00pm - The Complicated Story of Obesity (TSCC)	24	25 YAH - Cruise to the Caribbean
26	27 6:30pm – FREE Yoga (TSCC)	28	29 3:30pm - SRMA Board of Directors Meeting	30 8:30am - YAH Walking Group 6:00pm SRROA Board of Directors	3 I Chinese New Year	

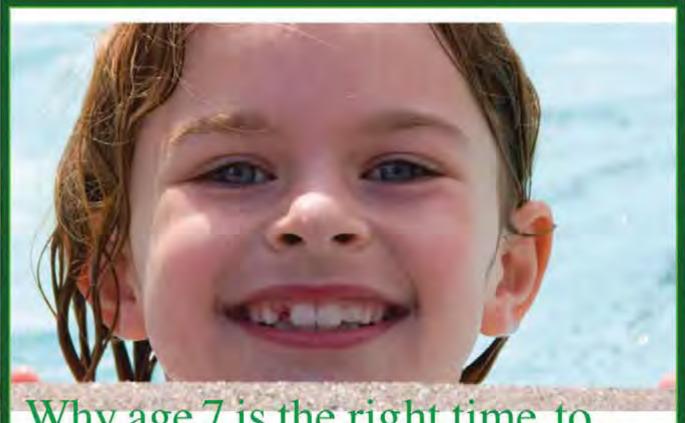
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9	I O YAH - Couples Mexican Train YAH - ROMEO YAH Canesta 6:30pm - FREE Yoga	9:30am – Social Committee Meeting (Cups & Cones)	I 2 1:00pm YAH Ladies Social Bridge (TSCC)	8:30am – YAH Walking Group 1:00pm - YAH Technology (TSCC) 6:30pm - New Owner Welcome Wine Social (TSCC)	I 4 Happy Valentine's Day 11:30am - SRLG Ladies Lunch	15
16	1 7 6:30pm – FREE Yoga (TSCC) 7:00pm – Firewise Committee Meeting (BMCC)	18	19	20 8:30am – YAH Walking Group 7:00pm - YAH Bunko (BMCC)	21	22 10:00am - Wag & Walk (JS Park)
23	24 6:30pm — FREE Yoga (TSCC)	25 6:00pm - SRLG Bingo Night (TSCC)	26 3:30pm - SRMA Board of Directors Meeting	27 8:30am – YAH Walking Group 6:00pm - SRROA Board of Directors Meeting 7:00pm - Exercise to Prevent Disability (BMCC)	28	





Why age 7 is the right time to see an orthodontist

While your child's teeth might appear to be straight, there may actually be a problem that needs to be evaluated by an orthodontist. If you recognize any of the following issues with your child, please schedule a check-up with your local orthodontist. It may be one of the most important actions you can take to ensure your child's healthy and happy smile.

- · Early or late loss of baby teeth
- · Difficulty in chewing or biting
- · Mouth breathing
- Jaws that shift or make sounds
- Speech difficulties
- . Biting the cheek or the roof of the mouth
- Facial imbalance
- · Grinding or clenching of the teeth
- Thumb or finger sucking

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Steiner Ranch Orthodontics



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From the Association Office

Association Assessment Payments Due

Semi-annual assessments for January – July 2014 are due on January 1, 2014. Statements will be mailed to each homeowner at the mailing address on file in mid-December. If you do not receive a statement, please contact the Community Associations Office at 512-266-7553. You are not exempt from paying assessments or late fees even if you do not receive a statement. Payments received after January 31, 2014 for any reason are subject to an initial \$25.00 late fee per association and a \$25.00 late fee for each additional month that the assessment remains unpaid. Please note that the assessment must be received by January 31st, not simply postmarked by January 31st. Your escrow account does not pay your assessments.

Online Assessment payments can be made at www. steinerranchhoa.org, by clicking on the "Online Assessment Payments" link. You can also sign up to receive your statements online.

You can still mail in your payments at the address listed on your statement, or bring them to the Association office at 12550 Country Trails Lane to avoid an On-line fee.

Please note, you may lose resident privileges such as pool access, facility rental, and attendance at, or registration for, social functions and programs, if you have delinquent assessment.

Responsible Pet Owners

Please be a responsible pet owner by doing your part to keep Steiner Ranch a pleasant, clean, and safe neighborhood for all.

- 1. Scoop the Poop Pet stations are located all through out Steiner Ranch common areas.
- 2. Latch the leash not only is it safer for your dog, but others around you (and it's a law in Travis County)
- 3. No excessive barking be courteous of your neighbors and keep your barking dog quiet.
- 4.Report Violations go to our website at www.steinerranchhoa. org and clink on the link "Report a Problem" if you know someone violating the rules.

Christmas Tree Recycling

The Steiner Ranch HOA encourages residents to recycle their Christmas trees from Thursday, December 26, 2013 – Jan 6, 2014 at the entrance of the WCID Water Treatment driveway off of Quinlan Park Road and Logan's Way.

Before recycling your tree, please remove all decorations, nails, wires, ornaments, tree stands, lights, and tinsel.

Place your tree to the right side of the driveway.

Thank you to WCID #17 for the use of their entrance and to Landscape Resources for removing and shredding the trees.

Decorated Holiday Trees

There seems to be a new tradition that has started here in Steiner Ranch, which continues to grow each passing year.....picking out and decorating a tree in the common areas. Mostly along Quinlan Park Road, but many more are popping up along streets leading into neighborhoods, like Bella Mar Trail or Flat Top Ranch Road.

Where did this tradition get its start? The story goes that it started about 10 years ago along Hwy 360 by a family honoring their son who had recently passed away. Quickly the tradition grew with many more "trees of memory", then came along the fun quirky trees and the trees with local business logos on them. Now, you'll see hundreds of trees decorated on Hwy 360 in hopes of "keeping Austin weird".

If you plan on decorating a tree this year in Steiner Ranch, there are a few things we'd like you to consider:

- Do not use expensive or cherished ornaments
- Keep the tree maintained and looking nice throughout the season
- Be aware of your surroundings while decorating
- If you plan on being out of town, ask a friend or neighbor to maintain the tree while you are away and have the items removed by the deadline.
 - Remove all decorations no later than Sunday, January 5, 2014.
- If you do not remove your decorations, they will be removed by HOA staff and held for a few days. However, we do ask you to remove your own, so that this tradition may continue and does not become too costly to have removed.

Photo courtesy of Karen Trujillo of her kids decorating their common area tree last year



Community Associations Institute

America's leading advocate for responsible communities

Community Associations Institute (CAI) is a national membership association that provides information, education and resources to all those involved in community association governance and management. CAI's 30,000-plus members include homeowner volunteer leaders, community managers, association management companies and other professional service providers.

Working in partnership with almost 60 state and regional chapters, CAI also advocates on behalf of common-interest communities before legislatures, regulatory bodies and the courts. We believe homeowner and condominium associations should

strive to exceed the expectations of their residents. We work toward this objective by identifying and meeting the evolving needs of the homeowner leaders and professionals who serve associations and by helping our members learn, achieve and excel. Our mission is to inspire professionalism, effective leadership and responsible citizenship, ideals reflected in communities that are preferred places to call home.

Visit http://www.caionline.org/ or call (888) 224-4321. Learn more about the Austin chapter of CAI by visiting www.caiaustin. org or by calling 512-858-5228.



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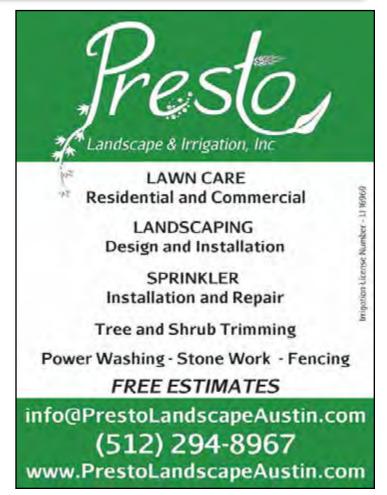
Steiner Ranch Campus (Laura Welch Bush Elementary) SUNDAY WORSHIP @ 10:30 AM

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Lakeline Campus

SUNDAY WORSHIP @ 8:30, 10 AND 11:30 AM

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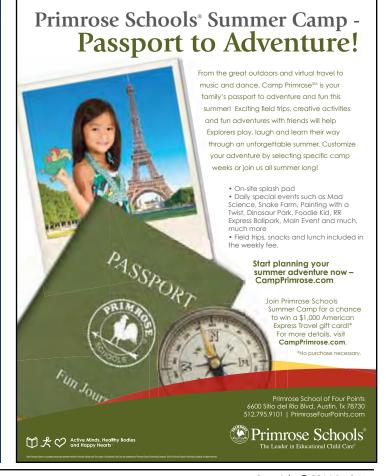




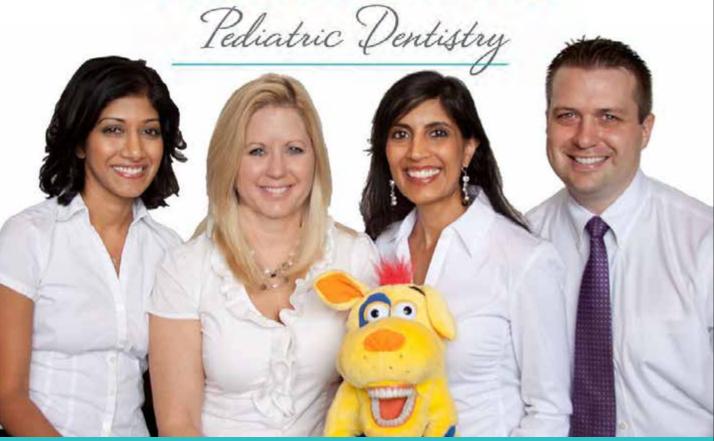


YMSL Four Points volunteers from Vandegrift High School at Barktober Fest on Oct. 26th. The boys helped Central Texas SPCA with their annual fundraiser. Pictured are Sam Hopson, Matthew O'Brien, Ryan Sanfratello, Alex Latimer and Alex Fernandez next to Bambino "the lion" after the dog costume contest.









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Roger Williams to Speak at Lake Travis Republican Club

Roger Williams, US Representative for Texas's 25th Congressional District, will be the featured speaker at the monthly meeting of the Lake Travis Republican Club, to be held Tuesday, January 21, 2014 at the Hills Country Club, from 11:30 AM to 1:00 PM. His district stretches from Tarrant County in the north to Hays County in the south, and includes much of Austin and the Texas Hill Country.

Prior to his election in November 2012, Congressman Williams served his country in a number of ways and brings a unique background to Congress. He was raised in the Fort Worth area where he graduated from high school and later

played baseball for Texas Christian University. After a brief stint in pro baseball, he began working in the family car business and has owned and operated the business for 40 years.

Along the way, he also became involved civically and politically. He served as Regional Finance Chairman for Governor Bush in 1994 and 1998 before he went on to later serve as the North Texas Finance Chairman and National Grassroots Fundraising Chairman for Bush/Chaney '04, Inc. Williams was appointed by President George W. Bush in 2001 as the Chairman of the Republican National Finance Committee's Eagles



Program. He has also served as State Finance Chair for John Cornyn for U.S Senate Inc., in 2002 and as the National Director of the "Patriots" program for Senator Cornyn.

In 2005, Governor Rick Perry appointed Congressman Williams to serve as Texas Secretary of State. As Chief Election Officer for Texas, he worked to insure the uniform application and interpretation of election laws throughout the state. The Congressman worked tirelessly to promote economic development investment and job creation in Texas. He also served as the state's Chief Liaison

for Texas Border and Mexican Affairs as well as Chair of the state's 2005 Base Realignment and Closure response Strike Force.

Congressman Williams was elected to his first term in Congress on November 6th, 2012 and was selected to serve on the House Committee on the Budget, along with the House Committee on Transportation and Infrastructure. Tickets for the meeting are available for \$15.00 for members, and \$20.00 for guests. Reservations can be obtained by calling 512-261-0722, or by email at wwarmuth@austin.rr.con. A lunch Buffet will be served.



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JOIN US FOR THE FOUR POINTS CHAMBER WINTER WINE TOUR SPONSORED BY RANDALLS ON SATURDAY, JANUARY 18TH FROM 11:30AM-5:30PM.

Itinerary:

- 11:30AM- Meet at Nik's Italian Kitchen + Bar, Lunch
- 1:00PM- Depart for Solaro Estate
- 1:45PM- Arrive at Solaro Estate, Tasting and Tour
- 3:00PM- Depart for Bell Springs Winery
- 3:30PM- Arrive at Bell Springs Winery, Tasting and Tour
- 4:45PM- Depart for Nik's Italian Kitchen + Bar
- 5:30PM- Drop off at Nik's Italian Kitchen + Bar

Tickets are \$50 per person and include buffet lunch at Nik's, transportation, tasting at both wineries, and wine sampling, cheese, crackers, and grapes provided by Randalls on the bus. To RSVP, please register online at www.fourpointschamber.com or call (512)551-0390

Four Points Chamber additional event Information please visit www.fourpointschamber.com



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DROUGHT UPDATE

WCID 17 UPDATES

OUTDOOR WATERING STILL LIMITED

Despite the recent rains, we are still in a severe drought. LCRA has asked the Texas Commission on Environmental Quality (TCEQ) for approval of yet another emergency order. The order effectively restricts downstream releases to farmers for the third year in a row and requires all municipal utilities to restrict outdoor watering to one day per week until the combined storage of lakes Travis and Buchanan reach 1.1 million acre feet (storage is currently 750,000 acre feet.) You are encouraged to turn off your automatic sprinkler systems during this time of year and allow nature to care for your lawn. Barring a significant rain event – the one day per week schedule will be in effect until further notice.

DIRECTORS ELECTION

WCID 17 will hold a directors election on May 10, 2014, Election Day. A Director must be at least 21 years of age, a resident of Texas and either a qualified voter or an owner of taxable land in the District.

Developers of property in the District are not eligible. Directors serve four (4) year staggered terms and must attend monthly and special meetings as well as serve on special committees. Applications, packets of state ethics and financial forms are available at the District office, 3812 Eck Lane, Austin 78734.

NEW EMERGENCY PHONE NUMBER

DISTRICT 17 HAS A NEW 24-HOUR EMERGENCY PHONE FOR AFTER-HOURS SERVICE. CALL 512-537-8302 AND A SERVICE TECHNICIAN WILL ASSIST YOU.



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Steiner Ranch Resident

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SANTA DAY

As an official drop-off location for the Austin Children's Shelter (ACS), the Real Estate Welcome Center accepted donations and presented ACS with a truckload of gifts and gift cards. "Our goal was to build awareness that during this Holiday Season, there are many Austin young people who are in need of help," said Susan Arant, part of the Gene Arant Team.

To give back to the community and encourage donations, the Keller Williams team hosted the first annual "Santa Day." The event was held on Friday, November 29th, the day after Thanksgiving. This allowed families to share the experience with their out of town visitors. Guests were provided complimentary Santa photos, desserts and a coffee barista.

Although Santa returned to the North Pole that day, he continued to correspond with his young fans throughout the month of December. A mailbox was posted in front of the Real Estate Welcome Center to allow children to drop-off their letters to Santa and receive a response before Christmas.

"Seeing the children's excitement while sitting on Santa's lap and then writing him a letter, was an amazing start to the Christmas season," said Gene Arant. "We are looking forward to expanding next year's event to gain more awareness for ACS and give more children the opportunity to have time with Santa."



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Submitted by Laura Kennedy

Basics for Every Family

Everyone is busy. The breakneck pace of modern life leaves little time for reflection. In addition to taking care of yourself, parents are focusing on the ever-changing needs of children while often simultaneously caring for aging parents. It is hard to think about the big picture when we need to cook dinner and walk the dog (even though someone shorter than you insisted that they would take care of the latter).

What if something happened to you? If a debilitating illness prevents you from taking care of your family? Organizing your affairs both in the event of incapacity and death is a gift to your loved ones. It will mean that they do not have to guess about your wishes. It also means that you, instead of Texas law, determine the guardians of your children, who will take care of you if necessary and to whom your property passes.

Whether you need to update your current estate plan or create one for the first time, every parent needs to consider the following:

- 1. Guardians for children. What happens to your children if you die? If you become incapacitated and cannot care for them? Choosing a guardian for a minor or incapacitated child is one of the most important decisions you can make. And wouldn't you rather name a guardian as opposed to leaving it to a court? Revisit your decision every couple years to see if you are still comfortable with the person you named guardian or to change the appointment.
- 2. Beneficiary designations. Review the beneficiary designations on your retirement accounts and life insurance policies to make sure the beneficiaries are correct and coordinate with your estate plan. A divorce or death may have changed things since you last filled out your designation form. Further, check your bank and brokerage accounts.

If there is a survivorship designation, that account will not pass under your will. This kind of asset is referred to as a non-probate asset. For example, a "joint with right of survivorship" bank account will be controlled by the designation on file with your bank.

- 3. Trusts. Should you leave your estate outright to your spouse or children or in a trust? Trusts are not just for the wealthy. A properly prepared trust can provide a certain level of creditor protection and asset protection in divorce. Further, a special needs trust should be considered if your child could be disqualified from government benefits because of his or her inheritance.
- 4. Powers of Attorney. You understand the benefits of an estate plan but think, "Aren't I too young for a will?" A complete estate plan includes more than just a will. What if you are in a debilitating accident? Who takes care of your finances and your medical decisions? You can tackle these issues in a durable power of attorney and medical power of attorney. Moreover, a health care directive gives you the opportunity to outline your wishes in case of terminal illness.
- **5.** Taxes. I have yet to meet a person who enjoys writing a check to the taxman. If you have a taxable estate above \$5.34 million (including life insurance, retirement accounts and certain other assets that pass outside of your will), your estate will be subject to the federal estate tax in 2014. A tax-planned will and other specialized techniques can minimize the estate tax and preserve your wealth.

There is no one-size-fits-all approach to estate planning. It will take some time and thoughtful discussion. However, there is no substitute for the peace of mind that will come with an estate plan that reflects your wishes and takes care of loved ones when you cannot.











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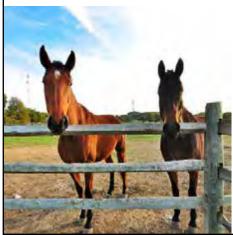




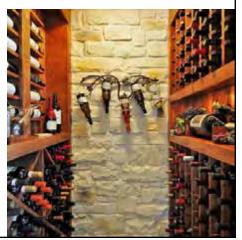












TRIM YOUR WASTE - LINE IN 2014

Submitted by Nissa Lind, Steiner Ranch Resident

This year resolve to reuse – start with these 10 waste reducing ideas. It is never too late to make a change that benefits the environment and strives to make it better for future generations.

Switch to reusable bags - In the United States alone, an estimated 12 million barrels of oil is used annually to make the plastic bags that Americans consume. The average American uses about 500 PLASTIC BAGS EACH YEAR, for an average of 12 MINUTES before they are discarded. So whether you buy the less expensive store brand reusable bags or the nicer looking and more stylish bags, each person that brings their own bags to the store can make a big impact over the course of the year.

Pack a waste free lunch - According to the EPA, each child who brings a brown bag lunch to school every day generates about 67 pounds of waste by the end of the school year. This applies to adults who take frozen entrees or other baggie laden lunches. There are lots of reusable options now for both kids and adults available on many different websites and in just about every store that carries kitchen products. My favorites have been the various bento box style lunch systems.

Bring your own beverage container - 2,480,000 tons of plastic bottles and jars were thrown away in one year (2008). Plastic bottles are among the most prevalent source of pollution found on our beaches. A report by the Pacific Institute explained how 17 million barrels of crude oil were necessary to fuel Americans' bottled water habit in 2006. As of 2006, an estimated 60 billion PET singleuse beverage containers were bought. Approximately 45 billion of these were discarded after use. (Container Recycling Institute). There are all kinds of options for reusable; refillable beverage containers whether you choose plastic, stainless steel, glass or ceramic, just pick the one which works best for you and your lifestyle.

Bag plastic baggies – Less than 1 percent of plastic bags are recycled each year. Recycling one ton of plastic bags costs \$4,000. The recycled product can be sold for \$32 (Clean Air Council). Cotton produce and bulk bags are readily available in stores and online to eliminate all those plastic produce bags. On the go, there are also reusable options for lunches made out of cloth, polypropylene, or PETA (a vinyl free option) and if you must use disposable, then try waxed paper bags.

Ditch paper towels – A massive 3,000 tons of waste get thrown in the landfill every day because of them. Impossible to not use paper towels you say? Not necessarily, even if you have kids. Clean with microfiber cloths that you can throw in the wash and reuse. Several options are available for the kitchen and bath made

out of bamboo, cotton and recycled wood cellulose. Many are even biodegradable if composted correctly. You might have a little more laundry, but that's a much smaller price to pay than adding waste to the landfills.

*Rethink your gift wrap – From Thanksgiving to New Years Day, household waste increases by more than 25%. Added food waste, shopping bags, packaging, wrapping paper, bows and ribbons - it all adds up to an additional 1 million tons a week to our landfills. (EPA and Use Less Stuff). In the U.S., annual trash from gift-wrap and shopping bags totals 4 million tons. (Use Less Stuff). For the last several years, my family has been moving to fabric wrapping for the winter holidays. A trip to the fabric store to pick out some holiday prints when they are 50% off, have several yards cut of each one, whether you get coordinating or completely different fabrics. You can use it over and over or switch it out every other year. There are several websites that have instructions on how to wrap to make a pretty fabric bow that allows you keep the festive look for the holidays. If it is a gift I'm giving away outside of the family, then we re-use birthday gift bags or if I can find it in a store, I buy paper wrapping that can be recycled (generally brown paper type).

Mix your own sports drinks – Yes, there are products out there. Not only do you keep the plastic bottle out of the landfill, but the mix your own products are sometimes healthier with less additives and sugar than buying the bottled drinks at the store.

8 Cut out plastic cutlery - Bamboo and stainless steel are the most common options. Choosing something reusable other than plastic is the best, but if you do use plastic, then why not wash and reuse.

Replace plastic wrap and foil - Using plastic or glass storage containers at home is the best option to eliminate excess plastic or ziploc baggies, aluminum foil, and plastic wrap.

Nix disposable dryer sheets – If your clothes washer doesn't make it easy to use liquid fabric softener, your other options include pvc-free rubber dryer balls, wool dryer balls, and reusable dryer sheets.

Everyone has different preferences and different chemical tolerance for their household, so I didn't include my favorite brands for these categories. You can find a plethora of choices for each product category with a basic internet search. Some resources if you need more inspiration or product ideas are www.use-less-stuff.com, www.ewg.org, www.reuseit.com, and www.bagitmovie.com.

TCSO Home Safety Programs



If you have concerns about Home Burglaries, our Community Services Unit offer a wide variety of programs geared towards Home Safety.

We have listed some of those programs below for your convenience.

- <u>Burglary Prevention</u>—learn how to keep your home and property from being the target of thieves. Call 512-854-3248 for more information
- <u>Home Security Surveys</u>—upon requests, certified crime prevention inspectors provide security surveys as a public service. For more information or to schedule your survey, call 512-854-4989 for Deputy V. Galloway or 512-854-4315 for Deputy D. Taylor.
- <u>Neighborhood Watch Program</u>-Brings citizens in a community together for the reduction of crime in their area. For more information contact Tiffany Taylor at 512-854-6615.

To view all our Programs, visit www.TCSheriff.org and click on the Community link.

The Real Estate Deal (RED) in Steiner Ranch

Steiner Ranch Real Estate Statistics

List Price Range	Homes Active for Sale			Homes Pending Sale			Homes Sold in the last 90 days			
	#of Homes	Avg List \$/SqFt	Avg Days on Market	#of Homes	Avg List \$/SqFt	Avg Days on Market	# of Homes	Avg Sold \$/SqFt	Avg % of	Avg Day on Market
Up to 300K	1	5 132,13	117	1	5 140,58	5	13	5 128,97	97,72%	19
301K-400K	9	\$ 185,13	53.	3	5 141.82	46	30	5 126,55	98.10%	50
401K-500K	18	\$ 164.35	81	4	5 148,46	42	33	5 131.80	97.56%	63
501K-600K	.5	\$ 141.84	91	3	\$ 154.25	25	12	5 160.50	98.65%	43
601K-700K	3	\$ 172.24	132	0	\$ -	0	6	\$ 153.90	97.28%	83
701K - 999K	2	\$ 201.49	165	3.	\$ 184.08	30	4	\$ 184.28	99.06%	31
1M and up	4	\$ 336.10	71	0	\$.	ė i	0	\$.	0.00%	Ó
Total	42			14			76		-	

*This data was pulled from the Multiple Listing Service provide by the Austin Board of Realtors on Dec. 4, 2013.

We have seen a significant jump in the number of homes available in the 400-500K price point. This is largely due to the condo's along Quinlan Park (Longhorn Canyon Condominiums) being listed for sale. I also noticed that our pending homes have continued to slow again, which will likely result in the number of closed home sales in December. There are still new constructions sales that will not be included in these numbers if they were not listed in the realtor database (MLS). Most builders only list a few of their homes for sale in the database. Some of the remaining new construction opportunities in Steiner Ranch include: The Fairways, Palisades and Santa Luz are closing out, and the Casitas at the UT Golf Club, The Bluffs, Beverly Villas, Shorelook Overview, Bellagio Estates, the new Gehan development (The View) and the up and coming Taylor Morrison development (Lake View) on Steiner Ranch Boulevard.

Now on to our real estate related topic of the month. Ever been confused about what stays with a home when you buy it verses what doesn't? This has become a more prevalent issue in real estate with the increased popularity of hanging TVs. The One to Four Family Residential Contract specifies a list of permanently installed and built in fixtures and improvements in property that are to remain with the property when it sells. Most of these items are obvious like ceiling fans and air-conditioning units. Others are not so obvious like valances and appliances. So here is the rule of thumb that will work in the majority of situations. If it is attached to the house (wall, floor or ceiling) then it is expected to convey with the sale of the house (meaning it will go to the buyer along with the house for the agreed to sale price). Let's talk about some specifics like refrigerators, microwaves, washer and dryers, mirrors, window coverings, pool equipment and wall hung televisions.

Kitchen appliances that are installed will stay with the property with the exception of a refrigerator. Even if the refrigerator is attached to the house by a water line, it is not expected to convey with the home sale. Another possible exception in the kitchen is the microwave. If the microwave is built in to the cabinets, then it will convey per the contract but if it is just a counter top microwave, you need to disclose whether it will convey with the sale or not. Washers and Dryers are not expected to convey with the same of a home even though they are attached by water lines, a drain and a vent.

Mirrors also cause confusion. Mirrors that are hung on a freestanding wall, like art, would not be included in the sale. Mirrors that serve a specific purpose, like hanging about a sink in a bathroom will be expected to convey

with the sale of the home. Mirrors that cover an entire wall, like in a dance room would be expected to convey with the sale of a home.

All window coverings will be expected to convey with the sale of the home. This includes blinds, valances, curtain rods, curtain rod brackets and curtains. If you want to keep them then take them down and pack them away before you list the house and a buyer falls in love with them.

There is another section in the contract called "Accessories" that are conveyed with the sale of the property. This includes "swimming pool equipment and maintenance accessories". Although that is relatively generic, it should include things like pool brushes, nets, pool cleaners (such as Polaris) and chemicals.

TVs. The contract specifically includes "mounts and brackets for televisions" are included in the sale of the home. It does not specify TVs. The general consensus is that if the TV is attached to a wall bracket, then it will stay with the home. This also includes speakers that are attached to the ceiling or wall – they will be expected to convey with the sale of the home.

The best advice I can give you is this: If you are a seller and want to keep something either remove it before you list the house or clearly specify that item will not be included with the house sale by writing it in the seller's disclosure*1 and putting a sign on or near that object clearly states that it will be retained by the seller. If you are a seller and want to include something that may not be expected, then include that information in the marketing material and/ or place a sign on the item letting potential buyers know it will be included with the sale of the home. If you are a buyer and want to include something in the purchase of the home, then include these items in an addendum to the offer contract called the Non-Realty Item Addendum*2. Also make sure that your real estate agent is aware of these items so they can be included or excluded appropriately in the marketing materials and sale contract. If ever in doubt, DISCLOSE!

*1 The seller's disclosure is a document that is required by the state of Texas to be completed by the seller discussing the current condition of the home.

*2 The Non-Realty Item Addendum is a separate form that allows a buyer to request certain items that are not specifically included in the contract to convey with the sale of the home. There is also a section in the One to Four Family Residential Contracts (Section 22 Agreement of Parties) where you would specify that this addendum is part of the contract. Specifically you would check the "Other" box and specify the Non-Realty Items Addendum.

A FOCUS ON RESOLUTIONS

By: Concentra Urgent Care

The New Year is a great time to make healthy lifestyle changes. According to the US Department of Health and Human Services, the most common resolutions focus on losing weight, getting fit, quitting smoking, and reducing stress. These are important themes that can reduce your risk of disease. Here are ways you can achieve your goals this year.

LOSING WEIGHT

A weight loss of five to seven percent of your body weight can improve your health and quality of life. It can also help prevent weight-related health problems, like diabetes. Changing your eating habits and increasing your physical activity are keys to successful weight loss and help to maintain optimal weight for the rest of your life. Create a plan for healthy eating and increased physical activity, while taking in fewer calories than you use. Your healthy eating plan should include:

- Taking into account foods you like and dislike
- A focus on fresh fruits, vegetables, and whole grains
- Consuming fat-free or low-fat dairy products such as yogurt, cheese, and milk
- Protein sources such as lean meats, poultry, fish, beans, eggs, and nuts
- · Avoiding saturated and trans fats such as animal fat, butter, and

hydrogenated oils

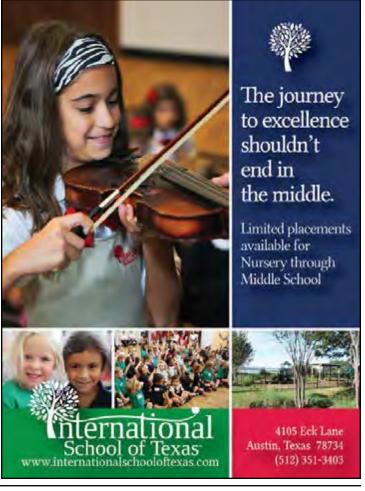
Staying away from foods high in sodium and added sugars

GETTING FIT

Regular physical activity for at least 30 minutes each day, or broken up into several shorter periods of 20, 15, or 10 minutes, can help you lose weight, keep it off, and stay fit. It can also improve your energy and mood and lower your risk for heart disease, diabetes, and some cancers. Try some of these physical activities:

- Walking (15-minute miles or 4 miles per hour)
- Biking
- Tennis
- Aerobic exercise classes (step aerobics, kickboxing, dancing)
- Yard work or house cleaning (gardening, raking, mopping, vacuuming)
 Taking the first step can be the hardest part. Start slowly, at a level that is
 comfortable for you and add activity as you go along. Sometimes, it helps
 to have a friend or activity buddy when you start out. It is recommended
 that adults get at least two and a half hours of moderate physical activity
 each week. Strengthening activities, such as pushups, sit-ups, or lifting
 weights, at least two days per week are also encouraged.





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GOOD NEIGHBORS CAN BE GREAT FOR STRESS LEVELS

Do you live in a neighborhood where you feel safe and connected to others, or do you feel overcrowded, threatened, and otherwise unsafe in your surroundings? This, and other aspects of neighborhood life, can impact both your level of happiness and stress.

Socializing: With our busy schedules, we don't always see friends as often as we'd like. For a bit of socializing that takes only minutes out of your day, it's nice to stop and chat with people for a few minutes on your way out to your car. And the more people you have available for shared social support, the better, generally speaking.

Pooled Resources: I know people in some more-friendly neighborhoods who share dinners, minimizing the effort it takes to cook. Others trade fruit from their trees. A neighbor who borrows a few eggs may come back with a plate of cookies that the eggs helped create. Knowing your neighbors increases everyone's ability to share.

Security: Knowing the people around you can bring a sense of security. If you need something--whether it's a cup of sugar when you're baking cookies, or someone to call the police if they see someone lurking ourside your home--it's nice to know you can depend on those around you and they can depend on you.

Home Pride: Knowing the people who live around you provides a strengthened sense of pride in your home and neighborhood. Coming home just feels nicer. While you may not be able to change the neighborhood in which you live, you can change the experience you have in your own neighborhood by getting more involved with those around you and taking pride in the area in which you live. The following are some ideas and resources that can help you to feel more at home in your neighborhood:

Get Out More: If you live in a generally safe area, I highly recommend taking a morning or evening walk. It's a great stress reliever that also allows you to get to know many of your neighbors, get an understanding of who lives where, and feel more at home in your surroundings.

Smile: It's simple enough, but if you're not in the habit of smiling and giving a friendly hello to the people you encounter in your neighborhood, it's a good habit to start. While not everyone will return the friendliness immediately, it's a quick way to get to know people and build relationships, even if you've lived close for years and haven't really said much to one another.

Talk To Your Elders: The more veteran members of the neighborhood often have the inside scoop on the neighborhood. You may be surprised at how much you can learn if you stop to take the time to talk to the sweet old lady at the end of the block.



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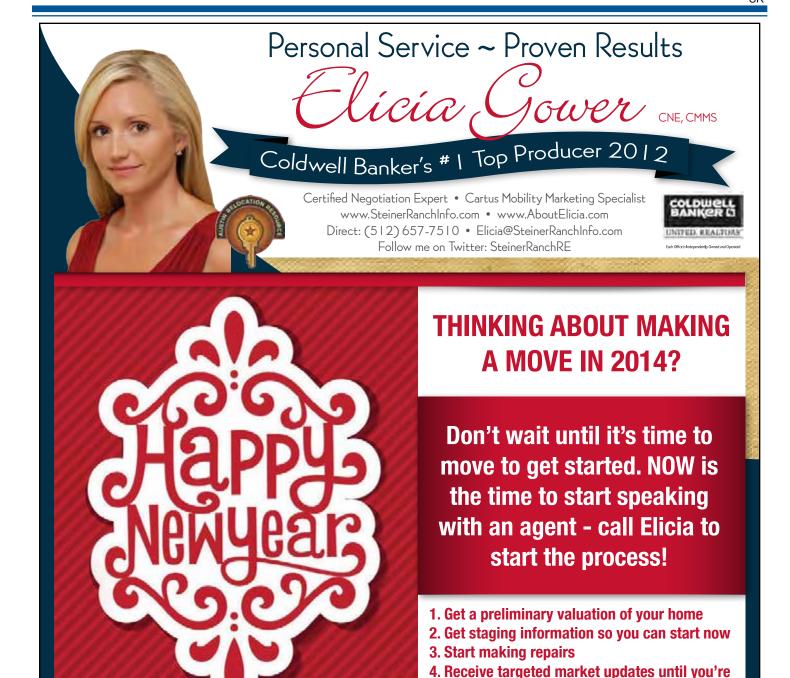




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