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JUNE 2014







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2 Ranch Record - June 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

Monday - Thursday	1:00pm - 5:00pm
2	
Sunday	CLOSED

STAFF

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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.

"Be the Community."

ADVERTISING INFO

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 <u>advertising@peelinc.com</u>. The advertising deadline is the 8th of the month prior to the issue.

IMPORTANT NUMBERS

EMERGENCY NUMBERS

EMERGENCY	911
Fire	
Ambulance	
Sheriff – Non-Emergency	.512-974-0845
Travis County ESD No.6/Lake Travis Fire Rescu	e
Administration Office	.512-266-2533
Travis County Animal Control	.512-974-2000

STEINER RANCH CONTACTS

Steiner Ranch Community Association Office.....512-266-7553

SCHOOLS

Leander ISD	
Vandegrift High School	
Canyon Ridge Middle School	
Laura Welch Bush Elementary	
Steiner Ranch Elementary	
River Ridge Elementary	

UTILITIES

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Texas Gas Service	
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Emergencies	
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AT&T	
New Service	1-800-464-7928
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Time Warner Cable	
Customer Service	
Repairs	512-485-5080
TDS (Trash & Recycle)	
Austin/Travis County Hazardous Waste	

OTHER NUMBERS

Lake Travis Postal Office	
Coyote Sightings	

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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 <u>steinerranch@peelinc.com</u>. The deadline is the 8th of the month prior to the issue.



COVER PHOTO

This month's cover photo is of the Starrett Family. A resident of the Bella Mar sub-division, Chuk Starrett, was recently diagnosed with leukemia, a rather aggressive form called ALL. He's just completed the second of 8 chemo treatments at Houston at Baylor Methodist. Once he has kicked cancer into remission, he'll require a bone marrow or stem cell transplant, and since he doesn't have any siblings, he'll need to look for someone outside of his family to be a match. The Steiner Community recently conducted a stem cell drive for Chuk on May 18th. Chuk is a hard-working husband and father of three boys, and they are all active in soccer, flag football, lacrosse & music! His wife, Jennifer, is the owner of www.healthytrendchef.com.

Do you take great photos?

Would you like to see your photo published? We are looking for great cover photos for upcoming July 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 July 2014 issue submittal deadline is June 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.

4 Ranch Record - June 2014

Table of Contents

AROUND STEINER

- 6 Happy Birthday!
- 8 The Ranch Report
- 8 Mark Your Calendars!
- 9 Casino Royale Entertained Residents
- 10 Girl Scout Community
- 13 Steiner Ranch Movies in the Park
- 14 Steiner Ranch Ladies Group
- 14 Celebrate Independence Day
- 15 Concert in the Park
- 16 Thank You!
- 17 Firewise
- 17 Summer Camps in Steiner Ranch
- 18 Steiner Ranch Neighbor Spotlight
- 20 The Real Estate Deal in Steiner Ranch

POOL & SWIMMING NEWS

- 22 Year Round Swimming Program for Adults
- 22 No Diapers Allowed
- 22 Summer Pool Hours
- 22 Planning a Pool Party?
- 23 John Simpson 2014 Swim Lesson Schedule
- 24 Water Aerobics
- 25 2014 Steiner Ranch Pool Rules
- 25 Steiner Stars Sponsors
- 25 Viper Swim Camp
- 26 Stars Pool Usage Schedule

SPORTS

- 31 Saddle Up and Ride!
- 32 Tennis Tips

FROM THE ASSOCIATION OFFICE

- 34 Fireworks/Firecrackers Prohibited
- 36 Communication Overload
- 38 Association Assessment Payments Due
- 38 New Resident Information
- 40 Tenant/Occupant Registration Requirement
- 42 Where Am I?

SCHOOL NEWS

- 44 River Ridge Elementary
- 44 Summer Library
- 46 CRMS Theater Arts Program
- 48 Math Team Earns 26 Medalists

NEWSYOU CAN USE

52 Community Race Event to Benefit Local Nonprofit

IN EVERY ISSUE

- 28 Calendar
- 50 Classifieds
- 50 Teenage Job Seekers

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Around Steiner

Happy Birthday !!!

June Birthdays

June 3rd - Cameron Jew June 7th - Arnie Jew June 14th - Fungni Ciowono Lee June 21st - Christopher Jew

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Tip of the Month

In the past year, my travels included: Bermuda, South Pacific, Caribbean & Costa Rica. Please call me to help with your vacation.



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Around Steiner



WELCOME NEW BOARD MEMBERS

By Scott Selman, Executive Director

Community associations are a representative form of government founded on the principle of elected individuals representing the people. Much of our country is based on the principles of representative democracy. It starts with organizations like community associations and progresses through our schools boards, city governments, county governments, state governments—all the way to the federal government. We vote for a person, or persons, who will act on our behalf.

At the recent Annual meetings for the Steiner Ranch Master Association and the Steiner Ranch Residential Owners Association, new board members were elected to fill this role. I would like to welcome Alex Brooks, Tara Holleran, Bill Menzies and Doug Messer as the newly elected homeowners on the Board for the Steiner Ranch Master Association. I would also like to congratulate Karl McArthur and Martha Moring for being elected to serve a second term on the Steiner Ranch Residential Owners Association Board.

Some might advocate that a board should not take action without a vote of the members to find out what the people want. That would be counter-productive. If association members were to vote on every issue before a decision was made, there would be no need for a board, but simply someone to send out ballots and tally results. However, boards find out what their constituents want in other ways. Many make time to hear from residents at each board meeting, but it's up to you to attend meetings, voice your opinions and participate in the exchange of ideas with the board. We also encourage your involvement and participation in our Committees. We want your input, ideas, thoughts and opinions. To do so, you can contact the HOA office at 512-266-7553 for more information.

Meeting dates and times for committees and Boards are listed on our community calendar in the middle of this newsletter as well as on our website. Please take the time to get involved and support these dedicated volunteer board members.

Mark Your Calendars

2014 Steiner Ranch Social Committee Events

JUN 14 – Splash & Dash 10K, 5K and Kids Run (by Four Point Chamber of Commerce)
JUN 28 – Movies in the Park
JUL 4 – Parade
AUG 9 – Movies in the Park
AUG 16 – Concert in the Park
SEPT. 20 – Fall Community Wide Garage Sale
OCT 10-12 – Fall Scrap-a-Thon
OCT 18 – Ladies Night Out for SafePlace
OCT 19 – Pumpkin Patch
OCT 26 – Halloween Trunk or Treat
NOV 8 – Camping on the Ranch
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.



CASINO ROYALE ENTERTAINED RESIDENTS

On Saturday, May 3rd at the Towne Square Community Center, residents dressed up in their 007 best and enjoyed a taste of Vegas ...in Steiner Ranch. Everyone had a great time playing Black Jack, Craps, and Texas Hold'em.

The Texas Hold'em tables were packed throughout the evening and were definitely a crowd pleaser! The Craps table was buzzing with excitement and there was a constant stream of cheers and applause at the Black Jack table. All of the great Vegas style gaming was supplied by Casino Knights.

Everyone who attended the event was given 20,000 in chips to start off the evening, and at the end of the night traded in their winnings for raffle tickets for a chance to win some of the many items generously donated from area businesses!

As always, we owe a big thank you to the Steiner Ranch Social Committee Volunteers - event chairperson, Jannine Farnum, and volunteers Myrta & Rodney Mogen.

Mark your calendars for our next social events – There are lots of fun summertime events coming up. These events are a great opportunity to meet new friends and neighbors, and be a part of your community!

As always, please consider joining the Social Committee, or volunteering for any of the scheduled events. We are always looking for fun, new event ideas – so do not hesitate to let us knew if you have a suggestion! The social committee meets the second Tuesday of each month at 6:30 PM, and residents are welcome to attend!

RAFFLE ITEM DONATIONS INCLUDED:

- ½ Day Spa Lake Austin Spa
- \$150 Hudson's on the Bend Gift Certificate – Jan Kosmal, Realtor
- Zumba, Zumba Kids & Ballet Bare Classes – Sheila Cruz
- ½ Day one week summer camp
 Iquest
- Health Pass & One hour Massage – Four Points Family Chiropractic
- Genisis Pure Products gift basket
 Stephanie Giancola
- AC & Heating Gift Certificate Austin MGM Air
- Cakes Rock Gift Certificate -Christy Seguin





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Girl Scout Community



Logan Foust and Jordan Lamb always enjoyed attending the annual Girl Scout Father Daughter Dance when they were in elementary school, so this year as 7th grade Cadette Girl Scouts they wanted to organize the event! Doing everything from designing the patch to renting the facility from the school district these girls made sure the over 300 girls and dads had a totally awesome time at the 1980s themed dance. The community service focus of the dance was a stuffed animal donation drive. Area girl scouts donated over 300 new and gently used stuffed animals. These toys were donated to the Lakeway Fire Department and the Austin Police Department. The fire fighters and police officers will give these stuffed toys to children they help in crisis situations.



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Steiner Ranch Movies in the Park

The 3rd Annual Steiner Ranch Movies in the Park summer movie series continues this month with the People's Choice Movie, of which Steiner Ranch and Four Points residents will be able to vote for their favorite movie. There is still time to cast your vote. Voting ends June 14th. The movies to choose from include The Hunger Games, Pirates of the Caribbean, The Blind Side, The Lorax, Kung Fu Panda, and Bedtime Stories. To find out which movie will be shown go to Steiner Ranch Social Committee or Steiner Ranch Movies in the Park on Facebook. To vote go to SteinerRanchMoviesInThePark.com and take a quick 8 question survey.

On August 9th the summer movie series takes on a new theme. Many who took the survey last year indicated they wanted an adult "Date Night-Movie in the Park". So this year we included the movie My Big Fat Greek Wedding on Reel Big Screen's 2 story-outdoor movie screen under the Steiner Ranch sky! Reel Big Screens runs HD projection and Bose sound for an incredible outdoor movie experience (Don't worry all of this year's movies will show on this screen with this great system).

All of this summer's movies will show at Bella Mar Community Center and start at dusk, 8:30pm and show till 10:30pm. A rain date of September 6th has been set aside should any of the showings need to be cancelled due to inclement weather.

This event would not be possible without the generous support of

the sponsors including many Steiner Ranch Small Businesses, including Brandy Finnessey a Realtor with Better Homes and Gardens Real Estate, School in the Hills-Montessori located here in Steiner Ranch, Gerald McChesney of Mortgage Mentors, Dr. Waters and Steiner Ranch Orthodontics, TLC Home Inspections, Steiner's own Square Cow Movers and of course Reel Big Screens Outdoor Entertainment.

Expect the best spots to go early again this year, as movie attendees who enter the drawing are eligible to win a FREE iPad. Yes, for a third year in a row, at each one of this summer's movies; the sponsors will be proudly giving away a FREE iPad! There is No Purchase Necessary! Last year, many families, took the opportunity of the preshow time in the park to play a game of catch, catch up with neighbors and friends, and even try their hand at flying kites! Feel free to come early & truly make it a family event.

In addition to the iPad, and NEW to the summer movie series this summer after each movie, attendees will have a chance to post their favorite photo from the movie night on Steiner Ranch Movies in the Park on Facebook for a chance to win a gift card to a local eatery.

Again this year, the Lady Vipers Lacrosse Team will be selling drinks and snacks. All proceeds will be going towards the Viper Lacrosse Association, a 501c3, to help pay for fields, equipment, referees, coaching and scholarships. Please come out and support your local Vandegrift Vipers & enjoy the 3rd Annual Steiner Ranch Movies in the Park!



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Ranch Record - June 2014 13

Around Steiner



This 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 planed. We want to keep the Steiner Ranch ladies connected and active.

Join the Meet up group and the Facebook page for the latest updates.

http://www.meetup.com/steiner-ranch-ladies-group/ https://www.facebook.com/groups/522545227798671/

If you are interested in starting and organizing an event for the Ladies Group, just let us know!

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



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Celebrate Independence Day

at the Steiner Ranch Annual 4th of July Event & Parade Friday, July 4th 9am-11am Towne Square Community Center

Start your Independence Day bright and early at the annual Steiner Ranch 4th of July celebration! All Steiner Ranch residents, families & friends are invited to attend this fun, festive and family-focused event, sponsored by the SR Social Committee/HOA and organized by Steiner Ranch Moms & Tots. The event will take place on Friday July 4th from 9am—11am. To better accommodate parking and more accessible parade route, this year's event will be held at Town Square Community Center.

The parade will kick off at 9am, so please arrive on time and line up for participation. Children are invited to bring their decorated bikes, wagons, scooters, and strollers to participate in the parade. Parents participate on foot, and local businesses will again have vehicles in this year's parade. We will again gather to decorate bikes and kid's "rides" prior to the event—see below for details.

Other activities at the event will include games and activities, water slide and bounce house, kiddle splash area, chalk and bubbles, and local entertainment. Enjoy face painting, balloon twisting, a DJ, food, prizes and a visit from the Lake Travis Fire Department! Make sure to bring towels for the water slide and your wallets for food purchases.

If your business or organization is interested in participating in the event, or if you or your child are looking for volunteer hours, please contact Morgan Briscoe at: morgan.briscoe@gmail. com or (512)413-6112.

WANT TO GET TOGETHER TO DECORATE YOUR PARADE RIDE OF CHOICE???

Get Ready For the 4th--sponsored by Steiner Moms & Tots Thursday, July 3, 2013, 4:00-6:00 PM

Towne Square Pavilion

Come decorate your bikes, wagons, and strollers for the 4th of July parade. We'll have a supply of streamers, stickers and other decor as well as a patriotic snack and drinks for the kids. Kona Ice will be on-site, so please bring your wallets to purchase. Bring your "parade wheels" and any other supplies and decor that will your ride pretty and patriotic! Some good options include pinwheels, string and metal cans, streamers and balloons.

> *Register for the decorating event at: http://decoratetheparade2013.eventbrite.com.*

CONCERT IN THE PARK

SATURDAY, AUGUST 16, 2014 6PM - 10PM

Save the Date for the biggest and best Concert in the Park yet! Featuring one of Austin's best known bands, Suede!

WANT TO BE A VENDOR? **SPONSOR & VENDOR OPTIONS**

Please Note: Event sponsorship is reserved exclusively for • 2 10' x 10' booth space qualified Steiner-based business owners, Steiner-based businesses • Announcement of sponsorship at intermission and at the end and Four Points-area organizations until June 30th. If you are • Vendor shirts and all promotional collateral – Small-sized logo outside this area, but have Steiner customers, you can register July • Links in lower-level position on Concert in the Park web site 1 - 18th to be included on marketing material. Registration after • 3 Sponsor T-shirts provided July 18th will continue until booth space is filled.

Register online at www.steinerranchconcerts.com

FLAGSHIP PARTNER - ONLY 1

- Cost \$2500
- 4 10' x 10' booth space
- Banner on stage
- Center, top position on concert entry archway and located on stage
- Announcement of sponsorship at start of event, at intermission and at the end
- Vendor shirts and all promotional collateral Large logo
- Featured prominently on Concert in the Park web site with links
- Sponsor t-shirts provided for all participants at the event
- Electric is included, if needed!

GOLD PARTNER

- Cost \$1200
- 3 10' x 10' booth space
- Side bar position on concert entry archway
- Announcement of sponsorship at start of event, at intermission and at the end
- Vendor shirts and all promotional collateral Medium-sized logo
- · Featured on Concert in the Park web site with links
- 5 Sponsor T-shirts included
- Electric is included, if needed!

SILVER PARTNER

- Cost \$500

- Electric additional \$50

BRONZE PARTNER

- Cost \$150
- 10' x 10' booth space
- Vendor shirts and promotional collateral
- · Links in vendor/sponsor tab on Concert in the Park web site
- ٠ 1 Sponsor T-shirts provided
- ٠ Electric additional \$50

NON-PROFIT PARTNER

- Cost \$50
- 10' x 10' booth space
- · Promotional collateral Small-sized logo and/or text
- Links in vendor/sponsor tab on Concert in the Park web site
- Electric additional \$50

FOOD PARTNERS

- Choose one of the Sponsorship choices above with the following provided:
- · Electricity if needed
- Water provided if needed ٠
- Listed as a Food Provider on the SR Concert in the Park Website
- Included in all Marketing Material based on the level of Sponsorship
- · Includes the Fee for your Event Food Permit
- Preferred Placement in the Food Vendor Area

Only qualified non-profits, businesses and organizations who submit by deadlines outlined will be considered for booth space.

Around Steiner

k You! Submitted by Scott Becker

A big thank you to the Steiner Ranch Fire Station (605) from Becker Becker! Our dog, a Chihuahua/Dachshund rescue, found himself in a precarious position this past month. Upon our arrival home after dinner, we found our pudgy, four -legged friend had misjudged the size of his belly, trying to fit through the wrought iron gate in our home. We tried to help him out of this tight spot every way we could think of, but were unable to pull him out. Our fabulous firemen were quick to show up and happy to help. Thanks to them, Becker is free to roam the house once again. Becker sends a big thank you to his heroes!



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Jaiman, Rikhil, and Sunjay Vatcher with Smokey Bear

Steiner Ranch Firewise Committee participated in the first annual National Wildfire Community Preparedness Day May 3 at Lake Travis Elementary School. The event was a join effort with Lakeway Firewise, Steiner Ranch Firewise and Lake Travis Fire and Rescue.

The Wildfire Community Preparedness Day is an event started by National Fire Prevention Association (NFPA), Fire Adapted Communities (FAC) and State Farm to help raise wildfire awareness, promote collaboration and bring neighbors together to work on projects that can help protect homes, neighborhoods and entire communities from future wildfire risk or current post-fire impacts.

Approximately 150 residents of the local area attended the event and enjoyed the various booths. ESD #14 provided a fire truck, along with a water cannon that residents could use to test their skills at putting out a fire. They also had a smoke house that simulated what it is like to be in a house fire.

State Farm agent Ted Heaton was present to answer questions about homeowners' insurance and assist residents in this area.

The Home Depot provided fun projects for the kids to complete, such as bird houses and tool boxes. Smokey Bear was also on hand to greet families and was more than happy to take pictures with them. Many decorated birthday cards for Smokey, who is 70 years old this year.

Also on hand to help homeowners with making their properties more firewise were Eco-Depot/Gardenville, Austin Gutter King, Empire Fence, Dryer Vent Wizard, Landscape Resourses, Firewise Lakeway, and Firewise Steiner Ranch.



IN STEINER RANCH

Yes, that's right – it's time to plan for the summer and we have some great camps scheduled; some we've had before and some great new ones! We are accepting registration beginning February 4th for most camps. Look for registration forms and current information on-line at www.steinerranchhoa.org. Here are of some of the summer camps we will be offering:

- Lonestar Soccer Camp
- Brown's Gymnastics Camp
- Sportball Multi-sport Camp
- Steiner Tennis Camp
- Theater Action Camp
- Kidventure Camp
- Mad Science Camp
- Advancing Robotics Camp
- Culinary Cooking Camp
- Abrakadoodle Art Camp
- Curious Einstein Camp
- KidzArt Camp



By Kimberly McLaughlin

eighbor Spotlight

Around Steiner

It's the little things that you do to your home that make it a special and unique place to live. I will never forget my reaction to the home owner's little unique detail that I am featuring in this month's SR Neighborhood Spotlight.

"You did what?" were the exact words that went through my head when this home owner emailed me about what they did in their home that I might be interested in featuring. "You put a climbing wall in your kids play room". I was thinking how is that even possible.... Well this is how...

So of course I had to ask the wife, what made you think to put one of these in your home? Keep in mind that these homeowners have 2 amazing boys (like me) so this will make a whole lot of sense to the other families who have boys without explanation. For those of you who only have little girls, boys never seem to run out of energy or slow down. There is typically very little emotional drama to wear you out but they run full stop from the moment they wake up until you force them to lay horizontal at night when the effortlessly fall asleep before their heads hit the pillow. Man I wish I could still do that but I need to get back on topic.

She says to me: "My husband got this crazy idea to put a climbing wall in the house. He originally wanted to put it in the entry way so it could be 2 stories high. I quickly vetoed that idea (can you image....) and suggested we install it in the game room upstairs." So of course, it goes in the game room.

Their game room had the perfect spot with the corner jutting into the room where the chimney flew from the living room below carries up to the roof. He ordered the climbing pieces on line and got the rest

of the materials from Home Depot. He used a series of 2x4 boards between the wall and the chip board to secure it with studs to the wall. Then he secured the black painted chip board to those 2x4s. They added a squishy corner cover to hide and secure the rough edges of the chip board. Voilà – custom, home built climbing wall complete! He even created a "hard" side and an "easy" side so that kids of all ages could enjoy!

This has been a huge hit with the kids and their friends. They have had climbing competitions and used their creative brains to come up with obstacle courses that always include the wall. I asked mom if they had ever fallen off and gotten hurt. She said no and that they usually put their bean bags at the bottom of the wall in case someone does fall (or wants to fall off into the bean bag).







I do have to apologize to the boys though. They were disappointed that I didn't want to take the photos of them demonstrating the use of their awesome climbing wall, but I always try to make sure the location and identity of my spotlight neighbors is kept private.

So the other thing I love about doing these articles is that I usually spot other interesting features in the home during my visit. This particular home owner is extremely handy (way more than I am for sure and evidenced by the custom, creative, homemade climbing wall). While I was touring their beautiful home, I learned that they had upgraded their fireplace surround all by themselves.

I thought it was totally cool that they would take on this project by themselves. They measured the square footage and purchased enough glass tile sheets to cover the space plus some extra for error and future fixes. At Home Depot, you can bring in the specifications for the space you are covering and they will cut the tile sheets to allow you to fit the space with precision.

Now here is where it gets interesting and even more doable for the normal home owner... Instead of removing the existing tile (which is difficult and messy), they overlaid the existing tile with the new tile sheets. Then instead of using glue (which is also messy), they used this adhesive paper backing to stick the new tiles sheets on to the existing tile. The final step was to grout in the individual glass tiles to complete the project. I inspected the edges of the tile surrounding the firebox very closely and was really surprised that I couldn't really tell it was overlaid

and that it didn't appear too thick. I don't think you would notice it unless you knew they had done this and were looking for it. They did admit that using the smaller tile pieces made it tricky to install straight, especially when applying upright as opposed to installing on the floor. So what was once a drab, colorless fire place surround, has now been replaced with a new, refreshing glass tile surround.

Happy Summer Steiner! Please contact me (Kimberly@ REDinSteinerRanch.com) if you or any of your neighbors in Steiner Ranch would be willing to allow me to feature something beautiful or unique about your home. Anything big or small would work – you would be surprised at how many of your neighbors will enjoy what you have done in your home to make it unique and special.



The Real Estate Deal (RED) in Steiner Ranch Steiner Ranch Real Estate Statistics

		Stei	014							
	Hom	es Active lo	rSale	Homes Pending Sale			Homes Sold in the last 90 days			
List Price Range	# of Homes	Avg List \$/SqFt	Avg Days on Macket	# of Homes	Avg List \$/SqFt	Avg Days on Market	# of Homes	Avg Sold \$/SqFt	Avg % of UP	Avg Days on Market
Up to 300K	a	5 -	0	2	\$ 134.97	4	0	\$.	0.00%	0
301K-400K	20	\$ 156.20	49	20	\$ 154.05	23	17	\$ 130.68	38.55%	13
401K-500K	17	\$ 151.01	54	14	\$ 149.27	36	21	\$ 143.52	98.34%	28
501K-600K	12	\$ 159.51	44	4	\$ 148.67	24	6	\$ 142.64	35.85%	48
601K-700K	13	\$ 157.43	73	6	\$ 175.01	22	8	\$ 170.77	97.95%	28
701K - 999K	7	\$ 185.37	34	5	\$ 178.56	42	7	\$ 174.93	97.51%	12
1M and up	5	\$ 319.97	74	0	5 -	0	2	5 223.35	96.47%	112
Total	74			51			61			

By Kimberly McLaughlin

*This data was pulled from the Multiple Listing Service provide by the Austin Board of Realtors on May 4-7, 2014.

Based on the latest data for home sales in Steiner Ranch (and actually Austin in general), it seems that the real estate market is starting to normalize a little. Inventory is slowly rising – meaning more homes are coming up for sale – which is making a little easier for buyers. If you have not recently been in the buying market for a home then you won't really understand what I am talking about. In the last several months, if you were trying to buy a house in the up to \$400K price point (in some other areas of Austin this number goes up) and you didn't go see it and write an offer either before it hit the market (meaning before it was listed in the realtor database and on reator.com) or the day it hit the market, then you might not even get a chance to make an offer. Homes have been selling with 0 to 1 days on market.

Other anomalies - There is still no homes available for sale in the up to \$300K price point in Steiner – that totally blows my mind. And as soon as a home does hit the market in that price point it is snatched up within days.

This year's total home sales have been slightly lower than where we were at the same time last year. The total number of homes sold between Feb 2013 and Apr 2013 was 18% higher than this year's total sales for the same months. I am waiting with baited breathe to see what home sale totals do in May and June in Steiner Ranch. Remember, last year in June? We had the highest number of home sales in Steiner Ranch on record (60). If the number of homes pending sale are any indication, we are on the right track to meet or at least come close.....Ohhhh the anticipation.

Now on to the real estate topic of the month, let's talk about the dangers of overpricing your home when trying to sell.

The question ever to be seller asks themselves are – what should I list my home for when I put it on the market? The answer to this question is going to be dependent on several things and not at all dependent on others. Let's start with the things that your home price is NOT dependent on: what you want for your house, how much money you have spent upgrading/maintaining your house, what you paid for your house when you bought it, what your neighbor/friend/relative says its worth. As a realtor, I can't tell you how many times I have heard from potential clients "well I want to price my house at \$XXX because that is what I need to ... buy my next house, pay off the debt, break even on what I have spent" ... just insert which ever phrase best fits. Guess what? What you want for your house, unfortunately, is relatively useless when pricing your home to sell. The things that your are important to know when pricing your home are: current market conditions in the area where your home is located, what other homes similar to yours in the same geography are selling for, the current condition of your home, your requirements (to an extent) of how quickly you want to sell and most importantly what a well-qualified buyer is willing to pay for your home at the time you want to sell.

So you are probably thinking, ok Kimberly, that's all great information but it's a seller's market and lots of other homes are getting multiple offers and are selling at more than list price. All which is true at the moment but does that mean you can list your home at any price and it will sell right away for top dollar? Umm, NO. Sorry that was a little blunt but true. I cannot stress how important it is to still price your home within reason of the market. You should closely review the comparable data and see what percentage homes are selling at, above or below the average list price and list price/square foot for your area. If you price much above this average tolerance, buyers will think - oh they will never negotiate to something reasonable and they will not even go look at your house. Or they may go look at your house but then put a contract on your neighbor's home that is priced better. You in effect are really only helping buyers decide to buy your neighbor's home over yours. Then if your home does sit on the market for even just a couple of weeks (especially if most houses are selling within the first week)

Continued on Page 21

The Real Estate Deal (Continued from Page 20)

buyers start thinking hmmmm, there must be something wrong with that house....

Lastly, please keep in mind that every time you list a home with a realtor and they put it in our database (the Multiple Listing Service – MLS) that feeds all the marketing websites like Realtor. com and AustinHomeSearch.com, it creates a permanent record. Any good buyer's agent is going to look at the history for your home which will include all current and previous listings and all price reductions. While everyone interprets data differently, some buyers will see a high list price and then small gradually price reductions negatively. It will likely give the buyer's the impression that the sellers are not realistic about the market which could make them think one of two things – don't bother writing an offer because they won't accept it anyway or lets write a total low ball offer and see if it sticks.

Ok so just for fun, let's play out a scenario. Based on comparable market analysis, it appears that your home should sell for around \$360K. You want to test the market and list it at \$389K. Guess what, good, reputable, well qualified buyers that know homes are selling for close to the market price that are approved up to \$375K are not even going to look at your listing. Because inventory is low, you might get some showings. If a buyer does like your home, their realtor is going to run comparable information on your house and show the buyer that the market indicates your home is worth closer to \$360K and that you are listed \$29K above that number - that is 8% above market. Looking at the local sold data also shows that sellers are (on average) only negotiating around 0-2%, maybe up to 4% off list price in extreme cases at this price point, so they buyers throw your house out and keep looking. Now while all this activity is happening, 2 other homes priced closer to market that you are competing with have gone under contract and 4 more listing have come on the market. Now you have more competition and you have helped sell two other homes in your neighborhood. Weeks go by and the agent who allowed you to price so far out of the market is likely begging you for a price reduction. You are still getting lots of showings but no offers. Now you are getting frustrated because remember keeping your home in showing condition is NOT fun and now your home is old news. You might even agree to reduce your home by \$10K (still leaving it at 7% above market). Buyers are all looking at days on market and thinking what is wrong with that house? Maybe we should write a low ball offer to see if they have to sell. 30-45 days go by and you get your first offer. WAHOO! You are really excited then you see the price. They offered you \$300K. You finally decide that you are tired of having your home on the market and reduce the price (hopefully to within the market tolerance this time) but by now there is no flurry of activity like when you first listed. A few more weeks go by and you finally get an offer at \$345K. You negotiate them up to \$350K and close the deal. You have now stayed on the market for weeks longer and taken less for the home than you would have had you listed it closer to market in the first place.

Okay so yes I just made up the scenario above but you don't have to believe me – look at the numbers. Here it is in black and white for you to read with data from Steiner Ranch. I pulled the statistics for home sales in Steiner Ranch over the last 6 months (180 days) to see if there was a difference in the average price per square foot of homes that sold in 14 days or less verses those that stayed on the market 15 days or more. Guess what I found....

- Homes 300-400K on the market <14 days sold for an average price/square foot of \$133.55 on the market an average of 64 days and sold for \$99.34% of original list price.
- Homes 300-400K on the market >=14 days sold for an average price/square foot of \$128.40 on the market an average of 4 days and sold for %95.08% of original list price.
- Homes 400-500K on the market <14 days sold for an average price/square foot of \$143.11 on the market an average of 4 days negotiated 98.8% of original list price.
- Homes 400-500K on the market >=14 days sold for an average price/square foot of \$140.27 on the market an average of 70 days and sold for 94.08% of original list price.
- Homes 500-750K on the market <14 days sold for an average price/square foot of \$160.63 on the market an average of 4 days negotiated 99.14% of original list price.
- Homes 500-750K on the market >=14 days sold for an average price/square foot of \$149.90 on the market an average of 79 days and sold for 94.24% of original list price.

In Steiner Ranch, homes up to \$750K that were priced in the zone sold far quicker and for more than those that started out high and came down in price later. For those homes that sold above \$750K too many variables (lake view, water front, custom verses production, etc) and not enough sold data existed to make the stats meaningful.

The thing is, if you price your house well in a seller's market, it will sell quicker, you will likely get more than one offer and buyers may write their offers above your list price to ensure they win out in the bidding war. I have actually seen situations where the agent and buyer agree to underprice the home to drive up the number of offers received and ultimately sell for more than they would have listed in the first place.

If a realtor is telling you they will list your home at whatever price you want and they are not able to back up your pricing request with facts that show the market is in alignment with your price desires, than run the other way. That agent is not acting in your best interest. They are "buying your listing" to get a sign in your front yard and build up their "listing volume".

Anyway, hope this information helps you out. If you have any other questions or an idea for a future article that would be interesting or informative, please contact Kimberly@ REDinSteinerRanch.com.

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.
- \$50 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!

No Diapers Allowed

As the swim season gears up, please be aware of the pool policy regarding children who are not potty-trained:

• Children who are not potty-trained and who use swim diapers are not allowed in the Bella Mar Lap Pool.

ALL OTHER COMMUNITY POOLS:

• Double diapers (swim diaper + plastic pants) must be worn by children who have not been completely toilet trained.

This policy is in place to help keep accidents from happening and reducing the need to close pools due to contamination.

SUMMER POOL HOURS

It's getting warmer outside, and that means more people at the pools. Remember that the Bella Mar Lap pool is for Lap Swimming and children that are not potty trained are not allowed in this pool:

BELLA MAR – (LAP POOL HEATED)

Monday 2pm – 10pm | Tue-Sun 7am 10pm

The following programs will be using the lap pool:

Master's Swim Program Wednesday & Friday 5:30am – 6:45am; Sunday 6:30am – 7:45am

> Steiner Stars Swim Teams Red & Blue | See Schedule on Page 26

> **TOWNE SQUARE – (UNHEATED)**

Closed Monday until 12pm | Tuesday – Sunday 8am – 10pm

JOHN SIMPSON – (UNHEATED)

Closed Monday until 2pm | Tuesday – Sunday 8am – 10pm Please note**Lifeguard are not on duty. Swim at your own risk.

BELLA MAR SCHEDULED POOL CLOSURES

The Bella Mar facility will be closed until 2:00pm during the Steiner Stars Swim Meets on the following days: June 7th | June 21st | July 12th

In addition, the Bella Mar facility will be closed from noon – 10:00pm on Wednesday, June 25th for the annual STAR WARS meet between the Red and Blue teams. For safety reasons, the entire facility will be closed to non-swim team residents. The pools will open as soon as the meet is concluded.



Planning a Pool Party?

The Steiner Ranch pools are a great place to have a party! They are fun, clean and safe for you and your guest. The main goal for the HOA and Lifeline Aquatics is to keep it that way.

If you are renting a facility (Pavilion, Community Room, etc.) and plan on using the pool with more than 25 guests, you will be required to hire additional lifeguards, at your expense, to help protect all of the patrons at the pools.

To hire lifeguards, please contact the Lifeguard Company directly at 1-877-354-1313 or admin@ lifelineaquatics.com.

John Simpson 2014 Swim Lesson Schedule

Steiner Ranch HOA and Lifeline Aquatics have teamed up to offer you a great opportunity for swim lessons at the John Simpson Pool. Children of all ages are welcome whether it is their first time in the water or have been on a swim team for years. Group lessons are \$85 for a 2 week session (8 classes)

SESSION #I

All classes are Tuesday -	– Friday
Beginner Classes:	6/10 – 6/20 9:15 – 10am
Intermediate Classes:	6/24 – 7/04 10:15 – 11am
Advanced Classes:	7/08 – 7/18 6pm – 6:45
S	SESSION #2
All alassas and Treaders	Entidan

All classes are Tuesday – Friday						
Beginner Classes:	7/22 - 8/01	6pm – 6:45				
Intermediate Classes:	8/05 - 8/15	6pm – 6:45				
Advanced Classes:	8/19 - 8/29	11:15 – 12pm				

Beginner: The purpose of the beginner program is to help children feel comfortable in the water while teaching the first steps towards being a comfortable swimmer. Children at this

level may be apprehensive to swim without assistance of a parent or instructor. At this level the emphasis of the class is to develop safe pool behavior, adjust to the water, and develop independent movement in the water.

Intermediate: The purpose of the intermediate program is to give students fundamental skills for success in the water. Intermediate swim lesson participants learn to swim on their front and back, working towards proper swimming strokes.

*Participants in this class should feel comfortable putting their face in the water and able to motor forward 10 feet in the water.

Advanced: The purpose of the advanced program is to build on fundamental skills by teaching and perfecting stroke technique. Advanced swim lesson participants learn freestyle, backstroke, and begin working on breaststroke and butterfly. Swimmers that already know he strokes will work on improving stroke technique in order to be faster and more efficient in the water.

Sign up information for classes can be found on the HOA website at www.steinerranchhoa.org.



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JESTER 6507 Jester Boulevard Building 2 Austin, TX 78750 512.795.8300

BEE CAVES 8100 Bee Caves Rd Austin, TX 78746 512.329.6633

Pool & Swimming News

WATER AEROBICS

If you want to get into an exercise program, but cannot get motivated, or the pavement plays havoc on your knees, legs or hips, or you just don't want to exercise in the workout room by yourself, try WATER AEROBICS. Water aerobics classes will again be offered this Spring/Summer @ Towne Square Pool in Steiner Ranch. Classes will begin May. The schedule will be as follows:

> Mon/Wed @ 6:45 pm Tues/Thurs @ 9:00 am

Cost = \$6.00/class 8 classes/month @ \$48 16 classes/month @ \$90 (discounted)

(Plus \$5.00 for non-residents of Steiner Ranch)

Classes are 50 minutes long & will incorporate a full body workout in the water. Classes are led by a certified water aerobics instructor. Some of the benefits of water aerobics fitness program are:

- strengthen & improve muscle tone
- enhances muscular flexibility
- increases range of motion
- improves posture & physical appearance
- relieves tension & stress
- increases energy levels & stamina
- burns up calories
- strengthens the cardiorespiratory system (heart, muscles, & brain)

These classes are a great way to start the morning or end a "trying" day at the office or work. Come join us for lots of fun & great workouts to music. It's an opportunity to meet your neighbors & make new friends. These classes are for both adult men & women.

For more information, call Ann @ 512-266-4780 or email askennedy@austin.rr.com. Sign up will take place prior to the first class of every month @ Towne Square Pool.

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KRISTIN C. BELL, M.D. INTERNAL MEDICINE

Cedar Park Physician Associates is pleased to announce a convenient new office location in Northwest Austin for internal medicine physician Kristin C. Bell, M.D. Dr. Bell specializes in caring for patients from adolescence through senior adulthood. She is accepting new patients and accepts most insurance, including Medicare. Ask about services your plan may cover at no cost to you. Same-day appointments may be available. **Call 512-219-0670 to schedule an appointment.**

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Member of the Medical Staff at Cedar Park Regional Medical Center

2014 Steiner Ranch POOL RULES

The Steiner Ranch pools are for your use and enjoyment. We need the cooperation of all residents to make the pool a fun, safe and sanitary facility for everyone. Residents must advise children and their guests of the rules and safety precautions.

Below is a sample of the pool rules for the Steiner Ranch pools, please find the complete Rules and Regulations on the HOA website, under Documents at www.steinerranchhoa.org.

- Pools are for residents of the Steiner Ranch Master Association and the Steiner Ranch Residential Owners Associations and up to 4 guest per household without a reservation.
- Non-potty trained Children are prohibited in the Bella Mar Lap Pool at any time.
- The Association may deny access to the pools at any time due to occupancy limits, weather, pool conditions, or if maintenance is required.
- At the discretion of the Association, and as approved by the Board of Directors of the SRROA and/or SRMA, certain periods of the normal open swim hours may be set aside for specialized activities.
- Use of the pool facilities is at the resident and/or guest's own risk.
- Lifeguards, when present, have full authority and are responsible for the interpretation and enforcement of all rules.
- Only lifeguards are permitted on the lifeguard stand.
- An adult must accompany children 12 years old and under at all times.
- Proper swim wear is required.
- No diving. Dive blocks are for use by Swim Teams and/or private lessons approved by the Association.
- No Smoking.
- No glass containers of any type are allowed in the pool facility.
- No pets in pool area.
- Residents are responsible for any damage they, their guests, or their children cause and for cleaning up any mess or trash created by them prior to leaving the pool facility.
- Violation of these rules may result in suspension of pool privileges, fines or other charges, and/or legal action against the violator.





Many thanks to the families who sponsored our team this year. The funds raised will be used for the purchase of a sound system. Our swim families are the best, thank you!!!

STEINER STARS FAMILY SPONSORS

RED TEAM

- Adams Family Balarbar Family Beauchamp Family Cohn Family Collins Family Greenway Family
- Hartman Family Hinton Family Kurkchijski Family Lelinski Family Pozhenko Family Roberts Family
- Schwent Family Spanjersberg Family Wilson Family Wunsch Family

BLUE TEAM

- Beck Family Bouloy Family Chizari Family Dwyer Family Gorrebeeck Family Jew Family
- Johnston Family Kinard Family Millar Family Odulinski Family Peden Family Reid Family
- Schatz Family Schultz Family Tierney Family Turnley Family

VIPER SWIM CAMP (Boys and Girls)

Register at www.leanderisd.org

Contact – Kimberly Davies | Kimberly.davies@leanderisd.org The Vandegrift Swim Team already has numerous traditions and success, so come get to know the Vandegrift Swim coaches while gaining more swimming experience. All swimmers must already know all 4 strokes legally to attend. This camp will take each swimmer through each stroke and finesse their technique. At the same time, the swimmer will get to experience why swimming for Vandegrift is fun, motivating and filled with pride. Spots are limited so act fast to be a part of a great VIPER experience!

Bella Mar in Steiner Ranch

Requirements - Bring water, a towel, swimsuit, goggles and a cap. Swim equipment will be provided

\$60 | July 21st – 24th from 8am – 10am Grades: Middle School – 9th Grade

Pool & Swimming News

STARS POOL USAGE SCHEDULE

AM PM 2 AM PM	<u>Sun</u> 4-May	Mon 5-May	Tue 6-May	Wed	Thu	Fri	Sat
AM PM 2 AM PM	4-May		6-May				
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2 AM PM							
AM PM	• • • • • • • • • • • • • • • • • • • •		Bella Mar: 3	3:30-7:30 F	РМ		
PM	11-May	12-May	13-May	14-May	15-May	16-May	17-May
· · · · P							
3			Bella Mar: 3	3:30-7:30 F	РМ		
- 1	18-May	19-May	20-May	21-May	22-May	23-May	24-May
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8	22-Jun	23-Jun	24-Jun	25-Jun	26-Jun	27-Jun	28-Jun
AM				Red v Blu			
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	29-Jun	30-Jun	1-Jul	2-Jul	3-Jul	4-Jul	5-Jul
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	_,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,						

After school practice schedule Bella Mar facility 3:30 PM - 7:30 PM Alternate red/blue teams NO open lap swim lanes

RED team - morning practice Bella Mar facility 7:30 am - 12:30 pm NO open lap swim lanes

BLUE team - afternoon practice Bella Mar facility 1:30 pm - 6:30 pm ONE open lap swim lane (5:30 - 6:30 upon request)

Shooting Stars John Simpson facility 7:30 am - 12:30 pm

No Stars Practice - holiday

Home Meets at Bella Mar



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JUNE

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<u>с</u> , г	2 YAH Daytime Mexican Train 6:30pm - FREE Yoga (TSCC)	3 6:30pm – Facilities Committee Meeting (TSCC)	4 1:00pm YAH Ladies Social Bridge 7:30pm - SRLG Knitting & Crocheting (Cups & Cones)	5 8:30am – YAH Walking Group	6 LISD Last Day of School 5th Grade Graduation Parties (All Pools)	7 6:00am – 2:00pm – Stars Home Meet (BM – All areas CLOSED)
8	9 Summer Camps Begin YAH Couples Mexican Train YAH – ROMEO YAH Canasta 6:30pm – FREE Yoga (TSCC) 7:00pm – SRNA Meeting (BMCC)	I O 11:30am – YAH Ladies Luncheon Out 1:00pm YAH Book Club (BMCC) 6:30pm – Social Committee Meeting (TSCC)	I I 7:30pm - SRLG Knitting & Crocheting (Cups & Cones)	l 2 8:30am – YAH Walking Group	13 11:30am – SRLG Ladies Lunch	I 4 8:00am – Dash to the Splash 10K, 5K & Kids Run (TSCC) Voting Ends for Movies in the Park
Happy Father's Day	16 6:30pm – Free Yoga (TSCC) 7:00pm – Firewise Committee Meeting (BMCC)	17	18 1:00pm YAH Ladies Social Bridge 7:30pm – SRLG Knitting & Crocheting (Cups & Cones)	I 9 8:30am – YAH Walking Group 7:00pm – YAH Bunko (BMCC)	20	2 I 6:00am – 2:00pm – Stars Home Meet (BM – All areas CLOSED) 9:00am – Babysitting Class (TSCC) First Day of Summer
22	23 6:30pm – FREE Yoga (TSCC)	24 6:00pm – SRMA Board of Directors Meeting (TSCC)	25 Evening Stars Swim Meet – STAR WARS (BM – All Areas CLOSED) 7:30pm – SRLG Knitting & Crocheting (Cups & Cones)	26 8:30am – YAH Walking Group 6:00pm – SRROA Board of Directors Meeting (TSCC)	27 6:00pm – SRLG Craft Night (TSCC)	28 8:00pm – Movies in the Park (BM Fields)
Ramadan Begins	30 6:30pm – FREE Yoga (TSCC)		SRLG	YAH - Young At Heart - Steiner Ranch Ladies	Group	

YOUR ADVERTISING DOLL

JULY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		6 :30pm – Facilities Committee Meeting (TSCC)	2 1:00pm YAH Ladies Social Bridge 7:30pm – SRLG Knitting & Crocheting (Cups & Cones)	3 8:30am – YAH Walking Group 4:00pm-6:00pm - Decorate Your Ride (TS Pavilion)	4 9:00am – July 4th Parade (TS Park) HOA Office Closed	5
6	7 YAH Couples Mexican Train YAH – ROMEO YAH Canasta 6:30pm – FREE Yoga (TSCC)	8 11:30am – YAH Ladies Luncheon Out 1:00pm YAH Book Club (BMCC) 6:30pm – Social Committee Meeting (TSCC)	9 7:30pm - SRLG Knitting & Crocheting (Cups & Cones)	IO 8:30am – YAH Walking Group 6:30pm – New Owner Welcome and Wine Social (TSCC)	I I 11:30am – SRLG Ladies Lunch	I 2 6:00am – 2:00pm – Stars Divisional Home Meet (Bella Mar Closed)
13	14 6:30pm – Free Yoga (TSCC) 7:00pm – SRNA Meeting (BMCC)	15	1 :00pm YAH Ladies Social Bridge 7:30pm – SRLG Knitting & Crocheting (Cups & Cones)	I 7 8:30am – YAH Walking Group 7:00pm – YAH Bunko (BMCC)	18	19
20	2 I 6:30pm – FREE Yoga (TSCC) 7:00pm - Firewise Committee Meeting (BMCC)	22	23 7:30pm - SRLG Knitting & Crocheting (Cups & Cones)	24 8:30am – YAH Walking Group	25 6:00pm – SRLG Craft Night (TSCC)	26
27	28 6:30pm – FREE Yoga (TSCC) Ramadan Ends	29 6:00pm – SRMA Board of Directors Meeting (TSCC)	30	3 I 6:00pm – SRROA Board of Directors Meeting (TSCC)		





SADDLE UP AND RIDE!

The Steiner Ranch Cycling Club is a group of fun loving cyclist that enjoy the outdoors, burning calories, and meeting new people. Cycling is easy on your body, good for your health and a great way to build community. There is no cost to ride.

SATURDAY RIDES

We meet Saturday's at Cups & Cones at 7:30am. Our Saturday rides have changed up a little and now in addition to the advanced and intermediate groups we have a Turtle Group that will have a designated ride leader and will be a No Drop ride. The Turtle Groups motto is that "no speed is to slow and that no hill is too low."

The advanced group will have average speeds from 18 - 20 mph, the intermediate group will average between 15 - 17 mph and the turtle group will average between 12 - 16 mph depending on route. While each group will be travelling at different speeds each group will be tackling the same course and the typical course has distances between 45 up to 60+ miles. The turnout is typically between 10 - 20 riders depending on weather. Come on out and have some fun. Everyone is welcomed.

While you may think the Turtle Group is slower they are still going to be doing the long distance so you will need to have a certain level of fitness and experience to complete the ride. The advanced and intermediate groups require a higher level of fitness and experience and there is NO designated sweeper.

SUNDAY SOCIAL RIDES

We meet Sunday's at Cups & Cones at 8:30am for slower and shorter distance ride. Our Sunday rides average speeds are in the 13 - 15mph and distances between 23 - 30 miles. We typically ride around Steiner Ranch but occasionally we will change the route up. The turnout is typically around 10 riders depending on weather. This is a NO DROP RIDE.

Please visit our website at www.steinerranchcycling.com to check out what is going on in the Steiner Ranch cycling community.

JUNES RIDES

June 22, 2014 (Sunday) STEINER RANCH STEAKHOUSE RIDE: Jack & Adams and the Steiner Ranch Steakhouse host this great ride. There

is a beginner, intermediate and advance ride. Distances range from 10-30 miles. There will be anywhere between 30-150 riders. Afterwards stick around for a discounted all you can eat brunch and live music. It is always a good time. Wheels down at 8:30am from the Steakhouse parking lot.

DRIVER SAFTEY TIPS

Please STOP when there is child or pedestrian waiting at a cross walk and let that person(s) walk across the street. Most of the times drivers ignore this law and don't give people a chance to cross the street. Please be friendly and stop and let people walk across the street. Not only is it the law it is good karma.

Please STOP at stop signs behind the white line. This is a major problem throughout Steiner Ranch. Drivers roll right over the white line and typically stop at the corner. The law requires that you first STOP behind the white line and when the intersection is clear of vulnerable persons then you can creep forward and look both ways and then cross the intersection or make a left or right when the road is clear of traffic.

Remember that Texas is the friendly State and we can extend that friendly attitude to others in our driving manners.

SPONSORS

Please join Steiner Ranch Cycling in thanking the following sponsors for supporting cycling in our community and procuring our group the coolest cycling kits west of the Mississippi:

PayPal	FrontYrd
Texas Beef Council	Descente Cycling
Austin City Living	Dream Smiles Dental
MapMyRide	512 Market Kitchen
Resolute Fitness	

RIDE DISCLAIMER: Each rider is responsible for his or her own safety on our rides. Please join us at your own risk. Our weekly rides are open to public participation but ride leaders do NOT assume any liability for your participation. We will ask that all participants follow traffic laws and wear a helmet while on our rides.



Sports News



The Modern Game: The Top Spin Backhand

In previous newsletters, I offered tips on how to execute the basic strokes for players who are just beginning to play tennis or who want to resume playing. I am now offering suggestions on how to play the "modern" game mostly geared towards players who are happy with hitting the ball over the net and controlling the point with consistency. These players may be already playing for leagues or tournaments and are looking for more "weapons" on the court. In this issue, I will offer instructions on how to execute the Top Spin Backhand. This shot is used when a player is presently hitting the ball long and out. The ball will be aimed high over the net and hit with power. The ball will have a "top spin" so that when the ball hits the court, it will take a big hop, forcing the opponent to fall back close to the fence, or to hit the ball on the rise.

In the illustrations, Tyler Duncum, one of the top players of the Grey Rock Tennis Academy, shows the proper technique to execute this stroke. Tyler is coached by the Director of the Tennis Academy, Darin Pleasant. This shot can also be executed from the service line as an "approach shot" to the net.

Step 1: The Back Swing: When Tyler is pulled wide to her backhand, she makes a quick turn of her upper body and takes her racket back. The head of the racket is now at waist height, her shoulders are turned, the left hand holding the racket, and her right hand changing to the "continental grip". She has loaded her left hip to help her drive her weight forward. Her left grip is relaxed and her wrist is "laid back" to allow maximum point of contact.

Step 2: The Point of Contact: The success of a top spin shot is keeping the ball on the strings going from low to high in a 30 degree angle and accelerating the racket head around the outside of the ball. Tyler started the swing high and "looped" it to allow the head of the racket to drop down. She will be brushing around the outside of the ball as she makes contact with it. Her right shoulder is almost opening and her weight has now been shifted toward the front.

Step 3: The Follow Through: In order to get maximum control and power, Tyler is keeping her left arm almost straight as she extends through the shot. She has "snapped" her left wrist and her right hand helps with the stability and power. She has now allows her left side to transfer forward towards the net.

Step 4: The Finish: Tyler's upper body acceleration is creating a high finish over her right shoulder. Her legs are already in position to recover back towards the middle of the court.

Step 5: The Ready Position: Once Tyler returns the ball to her opponent, she goes back home (towards the center of the court), to be ready for the next shot. Her knees are slightly flexed, she is in a good athletic stance and her eyes are focused on the oncoming ball.

Look in the next Newsletter for: "The Modern Game: The Forehand Approach Forehand Volley"



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FIREWORKS / FIRECRACKERS PROHIBITED

The Steiner Ranch Master Association (SRMA) and the Steiner Ranch Residential Owners Association (SRROA) have heard from an increasing number of homeowners concerning fireworks and firecrackers in Steiner Ranch.

All homeowners are reminded that Section 2.14 of the Steiner Ranch Master Association Development Area Declaration and Section 3.13 of the Steiner Ranch Residential Owners Association Covenants, Conditions & Restrictions (CC&R's) titled Hazardous Activities SPECIFICALLY forbid fireworks within Steiner Ranch, unless prior written board approval has been granted for professional pyrotechnic shows meeting all mandated safety requirements.

There are a number of reasons for this prohibition.

The usage of increasingly powerful fireworks places homes at serious risk of fire.

The topography and green space of Steiner Ranch is conducive to major fires.

Federal rules regarding management of the BCCP (which borders Steiner Ranch) impose significant restrictions on activities that may affect the wildlife therein. Serious penalties for their violation can be imposed by federal officials.

Homeowners are entitled to the peaceable enjoyment of their property.

Fireworks and firecrackers are and will remain prohibited in Steiner Ranch for the reasons above. Your Board has authorized a warning for the first violation and a \$250 fine for the second violation of Section 2.14 and/or Section 3.13. Violations, once finalized after appeal, are permanent; repeat violations are subject to a \$500 fine. Professional patrols are in place to assist with the implementation of this policy.

Your Board reminds all homeowners that each of us has the ability and the responsibility to enforce the CC&Rs of Steiner Ranch whenever we feel that a violation is occurring. In the matter of fireworks and firecrackers, please contact the Association Office, at (512) 266-7553 as soon as possible during or immediately following an occurrence. Physical and/or photographic evidence is very helpful in substantiating a violation.

Should you have any questions or comments on this policy, please contact the Compliance Coordinator at the Association Office at (512) 266-7553.

Steiner Ranch Home Sale Stats/Averages: January - April, 2014

Price Range	# of Homes Sold	SP	SP/Sq.Ft.	SP/LP %	DOM
\$200,000-\$400,00	0 22	\$333,743	\$129	99%	26 days
\$400,000-\$500,00	0 27	\$445,744	\$141	99%	47 days
\$500,000-\$700,00	0 15	\$611,837	\$156	98%	35 days
\$700,000-\$900,00	0 9	\$781,967	\$174	98%	19 days
\$900,000+	4	\$1,077,031	\$214	98%	58 days

SP: Average Sales Price LP: Average List Price DOM: Average Days on Market Statistics provided by ACTRIS





Jan Kosmal CLHMS /GRI /CRRS Steiner Ranch Specialist

512-579-1821 realtorkosmal@hotmail.com JanKosmalTeam.com

You are Jan's #1 Priority!

CALL JAN KOSMAL IF YOU PLAN TO SELL OR BUY

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Ranch Record - June 2014 35

From the Association Office Communication Overload

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):

SR 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.

SR 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.

SR 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.

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

SR 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.

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

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.

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For additional information, please contact Dana DeLorenzo, Director of Membership 512-266-6464 [,] dana.delorenzo@utgolfclub.com 2200 University Club Drive [,] Austin, Texas 78732 [,] www.utgolfclub.com

From the Association Office

Association Assessment Payments Due

Semi-annual assessments for July - December 2014 are due on July 1, 2014 Statements will be mailed to each homeowner at the mailing address on file in mid-June. 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 July 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 July 31st, not simply postmarked by July 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.

**If paying by AUTO Pay, please be sure to make the appropriate changes to the Assessment amount prior to mailing.

Homeward Bound Pet Sitting "Trusted Care, when you Can't be there" -Pet Sitting Book your summer -Dog Walking We also give reservation by -Overnight Stays free visits for June 30 and referrals! receive one free -Pet Valet day of visits! 22 years experience Veterinary Technician Available 24 hrs a day, 7 days a week www.homewardboundpetsitting.com 512.369.9701 Email:homewardboundps@gmail.com Bonded & Insured Now Accepting Summer Reservations!

NEW RESIDENT INFORMATION

Welcome to Steiner Ranch and congratulations on the purchase of your new home! As a member of the Steiner Ranch Home Owners Association, you will enjoy access to the three community centers which include two junior Olympic-sized pools, a resort pool, splash pool, splash pad and two baby pools. Also located at the community centers are eight lighted tennis courts and four basketball courts. In addition, you have exclusive access to the Lake Club conveniently located on Lake Austin, seven parks and four multi-purpose sports fields. Along with over 20 miles of serene hiking trails, Steiner Ranch is lined with extensive and manicured landscaping throughout the community.

In order to help us maintain these benefits, you are charged semi-annual assessments that are due on January 1st, and July 1st of every year. If you have questions concerning your assessments you may contact the HOA Office and speak to the Accounting Coordinator at 266-7553 ext 23.

Another unique asset of Steiner Ranch is our on-site Community Associations Office with a full management team! For questions regarding the community, please stop by our office at 12550 Country Trails Lane. Our office hours are 1:00pm – 5:00pm, Monday through Thursday, 10:00am – 5:00pm on Friday, and 9am to 3pm on Saturday (SUMMER ONLY). You may also reach us by phone at 512-266-7553 during business hours.

Here is a quick check list for you to get acquainted with your new neighborhood:

Stop by the HOA office and pick up a new resident packet that includes your facility key fob, gate tags (if you live in a gated community), and complete a lake club agreement. Be sure to bring your settlement statement.

Get your login & password for the "member" section of the HOA website. Go to www.steinerranchhoa.org and "request a login". Once there, go to the "My Profile" section and be sure to sign up for subscriptions so that you can get informed about activities, safety and community relations.

"Like" the Steiner Ranch Social Committee Facebook Page.

"Follow" @SteinerRanchHOA on twitter.

Come to a New Owner Welcome & Wine Social. This is a great way to meet other new neighbors and get informed. The next one is scheduled for July 10, 2014 at 6:30pm at the Towne Square Community Center, 12550 Country Trails Lane. RSVP: donan@steinerranchhoa.org.

COMMUNICATION:

The HOA will communicate with residents via:

Website – www.steinerranchhoa.org

Monthly newsletter The Ranch Record

Email alerts (be sure the HOA has your correct email). Activity alerts are weekly, sent every Monday. Community Relations alerts are monthly and as needed. Safety alerts are sent out as needed.

Monthly Board of Directors meetings - Residents are welcome to attend and observe and/or sign up to address the Board. See the website for dates, times and agenda.

Committee Meetings – We have many committee that you can become involved in and are welcome to attend. From getting involved with the Social events through the Social Committee, to helping with the recommendations of the Facilities Committee, there is a committee for all interest.

If you have any questions about how you can become more involved in the community or just want more information, please feel free to contact the HOA office at 512-266-7553.



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From the Association Office

Tenant/Occupant Registration Requirement

We've all heard the saying, "Keeping up with Joneses." Well, the Steiner Ranch Community Associations office has the daunting task of keeping up with over 4,000 "Joneses." There are 4,100 occupied homes in Steiner Ranch, but not all are occupied by the actual homeowners. Some homeowners, for various reasons, rent or lease their home to tenants/occupants, and that is when challenges arise for the Community Associations Office staff. There are certain notification requirements placed upon the Association by the governing documents of Steiner Ranch. These notifications include but are not limited to:

- Semi-annual assessment statements
 Deed restriction violation notices
- Annual meeting notifications
 General correspondence

Not having a homeowner's absentee or off-site address for the notifications mentioned above can, unfortunately, cause fines or other fees to be charged to a homeowner's account for failure to pay assessments on time or for failure to correct violations on the property within a specified timeframe. When tenants/ occupants are registered at the Community Associations Office, the Association has the homeowner's absentee address on file and is able to send all the required notifications directly to the homeowner. Having tenants/occupants registered also helps to protect the homeowner and his/her Steiner Ranch property. If the Association discovers that a tenant/occupant is not properly maintaining the landscaping or has caused some other violation on the property, a notice is sent to the homeowner informing them of the violation and a copy of the notice is sent to the tenant/occupant. Quickly correcting violations helps to



ensure individual property values are maintained at their highest level, as well as the entire community.

Due to the challenges which have arisen as a result of rented and leased homes, the Association requires registration of all tenants/occupants in Steiner Ranch. In order for a tenant/occupant to receive access to the Steiner Ranch facilities, the homeowners must register the tenants/occupants via the Tenant/ Occupant Registration Form and complete the Facilities Use Agreement. Once these forms are on file in the Community Associations Office, the Association will issue a new "Facility Tag" to the tenants/occupants so they may enjoy all the facilities Steiner Ranch has to offer. Without the Facility Tag, tenants/ occupants will not be able to enter any of the locked facilities, which include the pools, tennis courts and the Lake Club. There is a \$50 non-refundable registration fee and we need a copy of the lease. Please be aware that Tenant/ Occupant Registration forms must be completed by the homeowner and the responsible tenant/occupant. Forms signed by a property manager or other non-homeowner will not be accepted unless a power of attorney form is also submitted naming the managing agent or other non-homeowner as authorized to sign legal documents on behalf of the homeowner. The Tenant/ Occupant Registration form is available at the Community Associations Office and online at www.steinerranchhoa.org. There is a \$50.00 tenant/occupant registration fee that must be submitted with the completed Tenant/Occupant Registration form in order for the Association staff to process the registration.





For the 3rd straight year, I am proud to bring Steiner Ranch **Movies In The Park** to my Steiner Ranch neighbors. I have invited a few good sponsors to join me in this event. We would love to see everyone at our movie night. Make sure to stop in and see me at the "iPad Giveaway" registration

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BRADFIELD PROPERTIES

From the Association Office

WHERE AM I?

Do you know the addresses for the Towne Square Pool or the Lake Club? If you have an emergency while you are at a Steiner Ranch facility and you call for help from your cellular telephone, the emergency dispatcher will not receive a display identifying your location. (For address identification, a call must originate from a landline telephone.) In the event of an emergency, the following names and addresses of Steiner Ranch facilities will help the dispatcher locate you:



Bella Mar Community Center (Pools, park, tennis courts, multi-purpose fields, etc.) *12401 Bella Mar Trail*

Towne Square Community Center (Pools, park, tennis courts, soccer fields, etc.) *12550 Country Trails Lane*

John Simpson Community Center (Pools, park, tennis courts, etc.) *3506 John Simpson Trail*

The Lake Club 12300 River Bend Road

Flat Top Park and Athletic Fields 13200 Flat Top Ranch Road

Savannah/Las Brisas Park 12317 Capella Trail

Canyon Glen Park 4114 Hughes Ranch Road

Majestic Oaks Park 2836 Lantana Ridge Drive



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42 Ranch Record - June 2014

Howdy Neighbor!



ADC Steiner Ranch Specialists & Services

- Allergy & Asthma, Scott Oberhoff, M.D.
- **Dermatology,** Melody Vander Straten, M.D.
- **ENT**, Richard Bryarly, M.D.
- Family Practice, Vimal George, M.D.
- **Neurology,** Patrick Nolan, M.D., Ph.D.
- **Podiatry,** Ana Urukalo, D.P.M.
- Rheumatology, Kevin Osgood, M.D.
- Lab and Infusion Services

The Austin Diagnostic Clinic Steiner Ranch is now open!

You're invited to meet The Austin Diagnostic Clinic Steiner Ranch pediatricians, **Linda Lopez, MD** and **Theresa Willis, MD** each month for our Pediatric Q&A starting at 5:30 pm.

- Dr. Lopez: 3rd Tuesday monthly
- Dr. Willis: 3rd Wednesday monthly

Our friendly doctors and staff look forward to meeting you and caring for your children in our newest location.

Register today to meet the doctors at **512-901-4998** or call us for more information at 512-681-5902.



Main Office: 512-681-5900 Family Practice: 512-681-5901 Pediatrics: 512-681-5902

Hours of Operation: Family Practice: 8am to 5pm , Mon-Fri Pediatrics: 8am to 7pm, Mon-Fri

Lab Hours: 7:30 am to 4:30 pm , Monday- Friday

The Austin Diagnostic Clinic Steiner Ranch 5145 N. RM 620, Bldg. I 512-681-5900 • ADClinic.com My Health, My Doctor, My ADC

School News

River Ridge Elementary



To celebrate Earth Day, the school collected magazines and catalogs during the month of April. They were stacked like towers by grade level and were recycled afterwards. River Ridge families and many Steiner residents who don't have kids at RR donated to this recycling effort. Together we collected 117 feet of magazines and catalogs. Thank you so much for all the support

Summer Library at River Ridge Elementary and Four Points Middle School

Leander ISD and Hill Country Education Foundation have teamed up again this summer at Four Points-area school libraries to provide support and access to library books and to bring programming to students. Thanks to LISD school librarians these schools will be open on days in June, July and August.

On August 6, favorite storyteller and singer Joe McDermott will bring his popular music to River Ridge at 10 am. Please visit http://hillcountryedfoundation.org/summer-library/ for other performances scheduled.

River Ridge Elementary Library: Mondays & Wednesdays

Dates: June 16, 18, 23, 25; July 7, 9, 14, 16, 21, 24, 28, 30; and Aug 4, 6* Times: 9:00-Noon

* Special performance by Joe McDermott at 10 am.

Four Points Middle School Library: Tuesday's Dates: June 17, 24; July 8, 15, 22, 29; and Aug 5 Times: Noon-3:00

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School News

CRMS THEATER ARTS PROGRAM BENEFITS FROM POST GARAGE SALE DROP OFF

Thank you Steiner Ranch for making the Post Garage Sale the most successful event to date. Because of your generosity, we were able to raise several thousand dollars for the Canyon Ridge Middle School Theater Arts Program and Goodwill.

The idea of a post garage sale drop-off began in 2009 when The Gene Arant Team wanted to offer a service allowing Steiner residents to get rid of unwanted garage sale leftovers. The idea evolved as the Arants realized that the leftover items could be donated to different philanthropies throughout Austin, creating a win-win for everyone involved.

As a labor of love, Gene and Susan brought their moving truck to the Towne Square Community Center and helped sort, stack and load items for two charities - Safe Place and Dress for Success. The news spread quickly, and soon the parking lot was so filled with donation items that the Arants not only loaded their truck, they had to rent a U-Haul truck to carry off the extras. After three trips to Goodwill, they realized that this was a way they could give back to Steiner Ranch residents and charities in need.

It has been wonderful to see the growth of this event over the past few years. In 2010, the Boy Scouts of America, Troop 201, volunteered to help load and unload items and donations were made to Safe Place as well as Goodwill. In 2011, Sharon Adams, from Steiner Ranch HOA, got involved and donations were made to the East Side Community - a charity that raises money for Austin area children.

The Post Garage Sale Drop Off had a change of venue in 2013, and the Real Estate Welcome Center became the center of activity. By this time, the event had gained enough popularity that cars lined Quinlan Park Road to drop-off items.

What began as a way for Steiner residents to get rid of unwanted household articles has become a way for our community to give back to Austin Charities. The event has been held six times in the past several years, has raised approximately \$30,000 and touched the lives of many Austin families. This year, volunteers collected books for a book drive, filled three Goodwill trailer trucks, a truckload for Safe Place and raised money for CRMS. With the help of Mrs. Dana Thompson, the CRMS Theater Arts Teacher, and her students, nearly \$3500 was donated to the Canyon Ridge Middle School Theater Arts Dept. Thank you to everyone in Steiner who helped make this possible - your gift of giving helps us pay it forward!

If you would like to suggest a charity for next year's event, please contact the Gene Arant Team at 512.261.1000.



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VIETUERRINARRY CHINIC

Mon 7:30 AM-7:00 PM Tues-Fri 7:30 AM-6:00 PM

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of the month 7:30 AM-1:00PM

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Ranch Record - June 2014 47

Math Team Earns 26 Medalists at National Math Pentathlon Tournaments

New math team at Steiner Ranch Elementary, the "Steiner Strategic Stallions," concluded their inaugural year by competing in three National Math Pentathlon Tournaments creating 26 first-time medalists: 10 gold medals (including 6 Hall of Fame inductees with perfect records), 6 silver medals, and 10 bronze medals. 10 additional team members were recognized with Honorable Mention.

"I'm so proud of the effort and accomplishment from our kids in this first year. Our coaches and volunteers did an amazing job of teaching and preparing our players for these competitions," says Jake Leffler, Founder of the Steiner Strategic Stallions.

The 71 team members are divided into six different teams based on their grade level: Kindergarten through 5th Grade. The students learn five different games based on their Division that cover curriculum-aligned skills across computational, logical/ scientific, and spatial/geometric reasoning. At a tournament, every player competes in all five games against students from other schools.

ABOUT STEINER STRATEGIC STALLIONS

The Steiner Strategic Stallions is a volunteer/parent-run competitive math team started at Steiner Ranch Elementary School in 2013. When he went looking for an active problemsolving program to supplement his sons' education, Jake Leffler found Math Pentathlon is a perfect fit giving kids the opportunity to practice problem solving and decision-making at an early age. In the first year, the program had 85 participants, 71 of which competed at the National Tournament level earning 26 medals and 10 Honorable Mentions.

ABOUT MATH PENTATHLON

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Community Race Event To Benefit Local Nonprofit

Raising Funds For Leander ISD Young Adult Transition Program

Registration began March 1 for Dash to the Splash, a race event and after-party with competitive 5K and 10K races through a Steiner Ranch neighborhood course.

The June 14 program will begin at 8:00 a.m. with a Kids K—0.62 miles—for children ages 12 and younger. The competitive 5K—3.1 miles—and 10K races will start at 8:30 a.m. at Towne Square Park in Steiner Ranch.

A community-wide event is planned after the races and will include live music, waterslides, food and games for children. The Skills for Enhancing Lifelong Fulfillment program, headquartered at Concordia University Texas, is the beneficiary for this year's inaugural event. S.E.L.F. provides skills and training to transition Leander ISD's special education students into the community and adult life.

"Several of our students are nonverbal," S.E.L.F instructor Aline Crompton said. " We could use the funding to purchase iPads and iPods for these students so they can use the communication app to have a voice—on the jobsite and in the community."

Long-range, [donations] will help us transition them to get jobs in the workplace. That will help [the students], their family and the community. That's the bottom line. That's what transition is all about."

To register for a race or become an event sponsor or vendor, see www.dash2splash.com. Dash to the Splash is sponsored by the Bartlett Real Estate Group, Four Points Chamber of Commerce, Four Points Orthodontics, Primrose School of Four Points, Promesa apartment community, Vik Medical Urgent Care + Family Practice and Whataburger.





52 Ranch Record - June 2014



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