



NEWS FOR THE RESIDENTS OF TARRYTOWN

AUGUST 2014

VOLUME 2 ISSUE 8

HOW'S YOUR "BRISKETIQUETTE?"

*This article was contributed by the National League
of Junior Cotillions – Travis County*

With the summer vacation in full swing, the kids out of school, and noodles floating in the pool, it's no doubt the grill is staying fired up. But...before you kick off the flip-flops, here are a few barbecue etiquette tips to ensure your grill fest goes down as the best on the block. Wait. Barbecue etiquette, you say? Yes, it exists.

1. If you're invited to a barbecue party thrown by an individual/family, avoid showing up empty-handed. A side of coleslaw, apple pie, or pitcher of lemonade will do the trick.

2. A barbecue is an informal affair – no need to worry about which fork and knife to use. Go ahead and use your fingers in lieu of utensils. Larger pieces of food, however, should be cut with a knife and fork. No need to get medieval on us.

3. If you're like many people who wonder what is the proper way to squeeze a lemon slice and a lemon wedge? Well, here is the answer: if it is a slice, don't squeeze it—just drop it in the glass. If it is a wedge, cup your hand over it to prevent squirting, and squeeze it into the glass. Who likes lemon pulp in the eye? Not me.

4. Corn on the cob vs. man. For most people, eating corn on the cob is one of life's biggest challenges. Okay, well, maybe it's just a challenge. The best way to approach a hot cob: simply, butter a few rows of corn at a time, hold the corn firmly by the ends with two hands (or use corn skewers), and eat a few rows at a time from left to right. If you prefer to skip the bite-off-the-cob approach, you

may also cut kernels off of the cob with a knife, cutting in a vertical, downward manner.

5. Similar to corn on the cob, ribs are meant to be eaten with your hands. Given their messy nature, however, it's important to have napkins on hand. For this barbecue favorite, bibs are not necessary.

6. Sauce is boss, unless it isn't offered. While Texans are usually proud of their barbecue sauce, some barbecue purists prefer no sauce to appreciate the natural, smoked flavor of the meat. Ask for sauce only when you know it's available, or if your child requests it.

7. Grilled shrimp can be easy to eat or take a little work, depending on how it is served. As a general rule of thumb, if the shrimp has the tail on, you can use your fingers. Tails off, use a fork!

8. When hosting a large group, be sure to have a wide variety of food options for vegetarians and children.

9. To pick or not to pick? Your teeth that is. Often times, meat can be tricky to eat and require some dental maintenance. At every expense, avoid removing food from your teeth in public. Toothpicks may be used, but only in private. So what should you do if you notice someone else in the same predicament? Be discreet, but do tell.

10. Last and not least, respect the griller's domain. If the host/griller has samples to offer, he/she will do so. Never assume you may help yourself to try what "smells good."

Now that the fundamentals are covered, what's for lunch?

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ARTICLE INFO

The Tarrytown News is mailed monthly to all Tarrytown residents. Residents, community groups, churches, etc. are welcome to include 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 The Tarrytown News please email it to tarrytown@peelinc.com. The deadline is the 15th of the month prior to the issue.

The advertisement is split into two main sections. The top section shows a woman in a blue shirt sitting at a podium with the Allstate logo. To her right is a glass door with the Allstate logo and the text "When you're the boss, it's Your Name on the door." Below the woman, text reads "Is it time to start your own legacy as an Allstate Agency Owner?". The bottom section is a blue banner with white text that says "If you have leadership skills, experience and capital to invest Allstate could be the place for you. You'll get a dedicated business development team, no franchise fees and the opportunity for unlimited income potential." The Allstate logo is in the bottom right corner of the banner. At the very bottom, a black bar contains the text "CALL TODAY 972-814-5908 OR VISIT WWW.ALLSTATEAGENT.COM".

Welcome TO TARRYTOWN NEWS

The Tarrytown News is a monthly newsletter mailed to all Tarrytown residents. Each newsletter will be filled with information written by **you** about the community, local area activities, school information, and more.

If you are involved with a school group, play group, scouts, sports team, social group, etc., and would like to submit an article for the newsletter, you can do so online at www.PEELinc.com, or you can email to tarrytown@peelinc.com. Personal news (announcements, accolades/honors/celebrations, etc.) are also welcome as long as they are from area residents.

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TARRYTOWN REAL ESTATE MARKET REPORT UPDATE

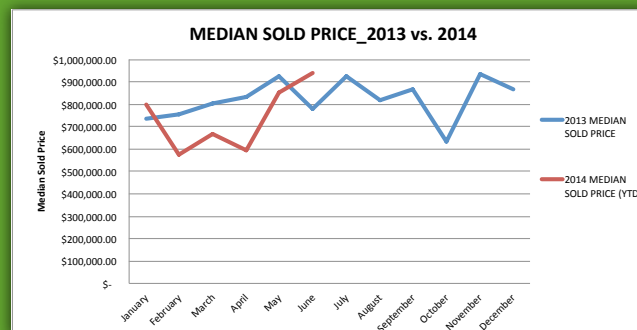
By Trey McWhorter

Through the middle of July 2014 the trend continues of fewer transactions, down 22% from the same time in 2013. That said, the monthly trend is positive, and in the graph nearby you can see that since April the number of transactions each month is steadily increasing while during the same time in 2013 that number declined slightly.

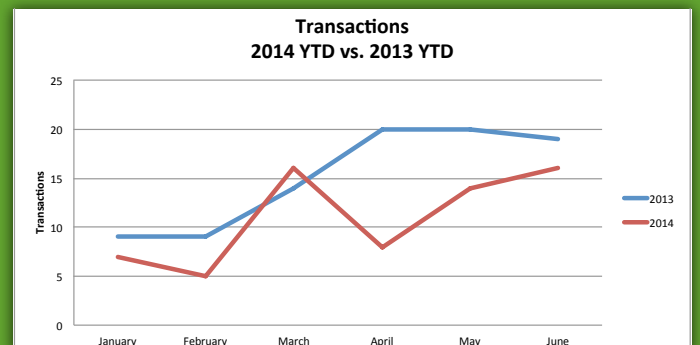
Home pricing remains strong. While average and median LIST and SOLD prices are down slightly from 2013, the price per square foot shows double-digit gains. And as you can see in the graph nearby, the monthly trend for median SOLD prices lagged 2013 for the first 5 months of the year, but exceeded 2013 in June, and July numbers indicate that will continue. The sizes of homes sold in 2014 are still down from 2013 (-18%), which helps explain the slightly lower LIST and SOLD prices year-to-date but higher prices per square foot.

And many homes are selling very quickly... the median days on market for SOLD homes is just 10 days vs. 13 days in 2013. That said, at the time of submission of this article, there were 39 homes on the market in Tarrytown and the median days on market for those homes was 43 days, with a median asking price of \$1,175,000 (more than 50% higher than the year-to-date median SOLD price of \$775,000).

Single Family Homes	Year to Date - Tarrytown	2014 (YTD)	2013	CHANGE
SOLD	Single Family Homes Sold	77	99	-22%
List Price	Avg List Price	\$ 1,043,994.81	\$ 1,074,067.16	-3%
	Median List Price	\$ 800,000.00	\$ 840,000.00	-5%
Sold Price	Average Net Sold Price	\$ 1,014,994.81	\$ 1,033,710.15	-2%
	Median Net Sold Price	\$ 775,000.00	\$ 825,000.00	-6%
List Price \$ / Sq Ft	Average List Price / Sq Ft	\$ 378.81	\$ 329.01	15%
	Median List Price / Sq Ft	\$ 361.42	\$ 325.06	11%
Sold Price \$ / Sq Ft	Average Net Sold Price / Sq Ft	\$ 372.20	\$ 320.71	16%
	Median Net Sold Price / Sq Ft	\$ 361.61	\$ 317.26	14%
Net Sold Price	Net Sold Price Range	300,000-6,750,000	345,000-5,860,000	
Net Sold Price \$ / Sq Ft	Net Sold Price Range / Sq Ft	185.89-864.94	163.54-581.58	
Days on Market	Average Days on Market	42	49	-14%
	Median Days on Market	10	13	-23%
Size of House	Sq/Ft (Total)	2,412	2,932	-18%
Age of House	Year of Construction	1952	1955	-3



All data comes from the Austin Board of Realtors' MLS report, reflecting activity through July 15, 2014.





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Submitted by: Nell Trimble, Benevolence Chair for A.D.M.T.A.

The Music Teachers National Association just awarded your local association as being the 2014 State Affiliate of the Year or the best in our country!

Why? Because of “programming for students” which includes 20 events and “community outreach” such as Youth Music Ambassadors which means the most opportunities for your child!

Also, our Dr. Martha Hilley right here in Austin at the University of Texas, was selected as the Teacher of the Year for Music Teachers National Association. We here in Austin nominated her for that award and then she was selected as that first at the state level and then nationally! Dr. Hilley’s teaching sparkles with a fountain of electrically inspiring ideas. She also is a writer and deeply involved on a statewide level with the governing of our colleges. Her picture

and caption supporting President Powers was on page 2 of the 7/13 Sunday Austin American Statesman.

In addition Dr. Sophia Gilmsom was just awarded silver in the Global Music Awards for her CD of the Goldberg Variations On Harpsichord and Piano by Johann Sebastian Bach. Dr. Gilmsom is the head of Piano Pedagogy at the university here.

Perhaps the most outstanding concert I have ever been to was her performance of that work both on the piano and harpsichord. How totally different was the music on the two instruments!

To find a piano teacher in your area, go to www.admta.org, click on the link to “Community Resources” on the home page for our new “Find a Teacher” registry with descriptions of each teacher’s program in their studios.

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TENNIS TIPS

By USPTA/PTR Master Professional
Fernando Velasco



The Modern Game: The Backhand Approach Shot

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 in tournaments and are looking for more “weapons” on the court.

In this issue, I will offer instructions on how to execute the Top Backhand Approach Shot. This shot is used when an opponent hits a soft shot that has bounced high over the net. The player will take advantage and will charge to the net, thus hitting with top spin high over the net and hit with power. 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. This shot can be used as a “winner” or as an “approach shot.”

In the illustrations, Kaylen Combs, one of the top players of the Grey Rock Tennis Academy, shows the proper technique to execute this stroke. Kaylen is coached by the Director of the Tennis Academy, Darin Pleasant, who is showing her the proper point of contact on step 2. Kaylen plays with her left hand.

Step 1: The Back Swing: When Kaylen sees the opportunity, she makes a quick turn of her upper body and takes the racket high and back. The head of the racket is now at shoulder height, her shoulders are turned, the right hand gripping the racket and her left

hand relaxed. Her weight is on the front foot as her momentum carries her forward to attack the ball. Her right 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. Kaylen 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 left shoulder is almost opening and her weight has is moving through the shot.

Step 3: The Follow Through: In order to get maximum control and power, Kaylen is keeping her right arm extended through the shot. She has “snapped” her right wrist and has the head of the racket facing down. Her weight is going forward.

Step 4: The Finish: Kaylen’s upper body acceleration forced the head of the racket to “wrap around” her left ear, thus creating the most power and topspin on the ball. Her legs are already in position to move forward the net for a volley. Her right foot should naturally move forward due to her momentum and racket speed. From her looks, she apparently hit a very wide cross court approach shot for a defensive return.

Step 5: The Volley Winner: Once Kaylen hit, she moved to the net for a “winner”. By the smile on her face, her backhand approach shot was successful and she won the point with a backhand volley.

Look in the next Newsletter for: “The Modern Game: The Swinging Forehand Approach Shot”

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