



NEWS FOR THE RESIDENTS OF TARRYTOWN

JANUARY 2015

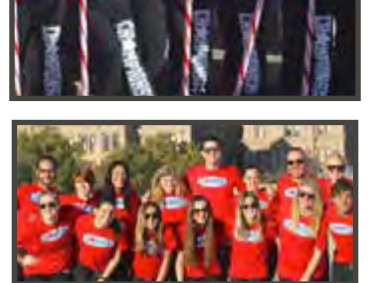
VOLUME 3 ISSUE 1

# CHUYS BLUE SANTA PARADE

ChampionsTX Gymnastics and Cheer, located in Tarrytown at the West Austin Youth Association and now also in Lake Travis, had an amazing day - celebrating KIDS HELPING KIDS... and being a part of the Chuys Blue Santa Parade.

Champions has been in the parade now for over 10 years and watched it grow to one of Austin's best downtown celebrating helping the children of Austin and surrounding areas have a present under the tree.

From Champions youngest Hot Shot gymnasts and CCA squad 5 year olds... to the older Team Extreme and Legacy competitive Cheerleaders... they all had a great time bringing gifts for the kids of Blue Santa and cartwheeling, cheering or flip flopping up Congress!



---

## IMPORTANT NUMBERS

---

### EMERGENCY NUMBERS

EMERGENCY .....	911
Fire.....	911
Ambulance.....	911
Police Department .....	512-975-5000
Sheriff – Non-Emergency.....	512-974-0845
Animal Services Office.....	311

### SCHOOLS

Austin ISD.....	512-533-6000
Casis Elementary School .....	512-414-2062
O. Henry Middle School.....	512-414-3229
Austin High School.....	512-414-2505

### UTILITIES

City of Austin.....	512-494-9400
Texas Gas Service	
Custom Service.....	1-800-700-2443
Emergencies.....	512-370-8609
Call Before You Dig.....	512-472-2822
Grande Communications.....	512-220-4600
AT&T	
New Service .....	1-800-464-7928
Repair .....	1-800-246-8464
Billing.....	1-800-858-7928
Time Warner Cable	
Customer Service.....	512-485-5555
Repairs.....	512-485-5080
Austin/Travis County Hazardous Waste .....	512-974-4343

### OTHER NUMBERS

Ausitn City Hall.....	512-974-7849
Ausitn City Manager.....	512-974-2200
Austin Police Dept (Non Emergency).....	512-974-5000
Austin Fire Dept (Non Emergency).....	512-974-0130
Austin Parks and Recreation Dept.....	512-974-6700
Austin Resources Recoovory .....	512-494-9400
Austin Transportation Dept.....	512-974-1150
Municipal Court .....	512-974-4800
Post Office.....	512-2478-7043
City of Austin.....	www.AustinTexas.gov

### NEWSLETTER PUBLISHER

Peel, Inc. ....	512-263-9181
Editor.....	tarrytown@peelinc.com
Advertising.....	advertising@peelinc.com

---

## ADVERTISING INFO

---

Please support the advertisers that make Tarrytown News possible. If you are interested in advertising, please contact our sales office at 512-263-9181 or [advertising@peelinc.com](mailto:advertising@peelinc.com). The advertising deadline is the 8th of the month prior to the issue.

---

## 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](mailto:tarrytown@peelinc.com). The deadline is the 15th of the month prior to the issue.

# ADVERTISE YOUR BUSINESS TO YOUR NEIGHBORS

*Support Your Community Newsletter*

**Kelly Peel**

VP Sales and Marketing  
512-263-9181 ext 22  
[kelly@PEELinc.com](mailto:kelly@PEELinc.com)



[www.PEELinc.com](http://www.PEELinc.com)





# Recipe of the Month

## Chicken Enchilada Soup

### *Sauté in large pan:*

- 1 small onion, chopped 1 clove garlic, crushed
- 2 Tbs. vegetable oil

### *Add & simmer 1 hour:*

- 1 - 4 oz. can chopped chilis, undrained
- 1 - 14 ½ oz. can beef broth
- 1 - 14 ½ oz. can chicken broth
- 1 - 10 ¾ oz. cream chicken soup
- 1 - 6 ¾ oz. can chicken
- 1 ½ cup water
- 1 Tbs. steak sauce
- 2 tsp. Worcestershire sauce
- 1 tsp. cumin
- 1 tsp. chili powder
- 1/8 tsp. pepper

### *Then add and simmer for 10 more minutes:*

- 3 cups shredded cheese
- paprika
- 6 corn tortillas, cut in 1/2" strips

### *Serve with tortilla chips.*

*Submit your recipes to [info@peelinc.com](mailto:info@peelinc.com).*

**SHERWOOD**  
PEDIATRIC DENTISTRY



*"My Children LOVE going to Dr. Sherwood's office. They actually count down the days until their appointment and when their visit is over, they don't want to leave."*

## HEALTHY SMILES ARE OUR SPECIALTY

### WHY OUR PATIENTS LOVE US:

Empowering you to play an active role in your child's dental health.

Compassionate, individual patient care for your child's needs.

Enjoy a dental team focused on creating a positive dental experience for you and your child.

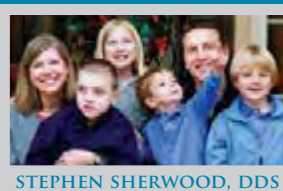
Utilization of the most recent technology.

You are invited to stay with your child through the entire appointment.

Monthly payment options  
available, including no  
interest financing.

**\$50  
OFF**

Mention this and receive  
\$50 off New Patient  
cleaning, fluoride and exam.  
(New patients only, this offer cannot be  
combined with other offers, restrictions apply.)



STEPHEN SHERWOOD, DDS

**CALL TODAY!**  
**(512) 454-6936**



Visit [www.DrSherwood.net](http://www.DrSherwood.net)

## TARRYTOWN REAL ESTATE MARKET REPORT UPDATE

By Trey McWhorter

Happy New Year! Since this article was due in the middle of the month of December I decided not to do a 2014 summary for this submission. I'll do that in February with complete data. Instead, I did some other analysis that might be helpful for understanding the Tarrytown real estate market.

Looking at 2010 to 2014, I broke home transactions (in MLS) into 4 categories:

### NEW HOME

Homes built within the previous 5 years. For example, for transactions in 2010, I included homes built from 2005 to 2010.

### RECENT HOME

Homes built between 1990 and 2004

### OLD HOME - UPDATED

Older than 1990, but agent remarks indicate nice updates (like a full remodel or new kitchen and bathrooms, or additions)

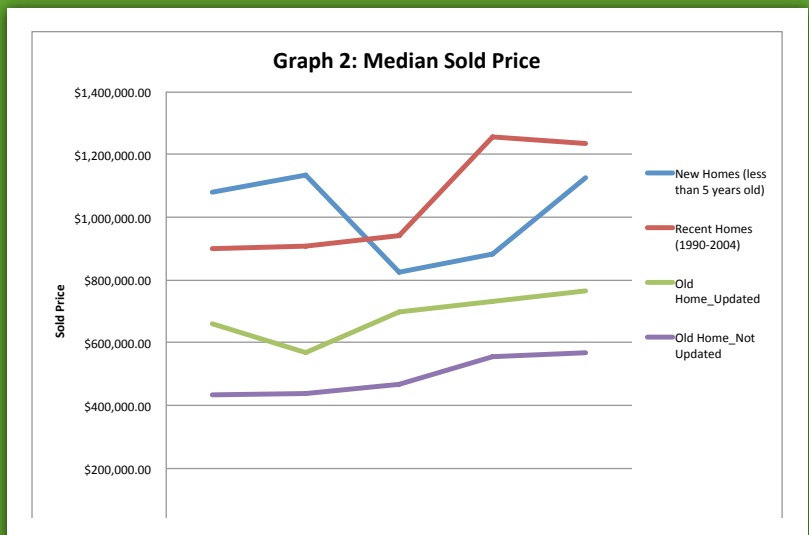
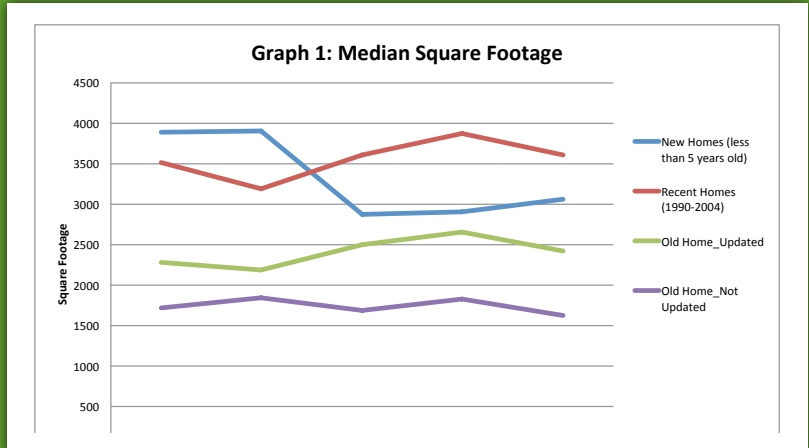
### OLD HOME - NO UPDATES

Older than 1990 (median year built of 1949), no updates, generally marketed as tear-downs or needing complete remodel

Old Homes, updated or not, have generally represented ~70% of transactions annually. Graph 1 shows the median square footage of homes sold in the last 5 years. Perhaps the only deviation from trends is in the square footage of new homes, which dropped down in 2012 from close to 4,000 square feet to ~3,000 square feet and continued through 2014.

Median Sold Price for each of the 4 categories is shown in Graph 2. Old homes (no updates) have trended up to a median price of 570K in 2014, while new homes sold in 2014 (homes built between 2010 and 2014) have risen to a median price of \$1,125,000. Perhaps due to the recent trend of smaller size new homes, recent homes (built between 1990 – 2004) are actually selling at a higher price point at a median of \$1,233,250 (due to larger square footage).

For other analysis requests, or more details on this analysis, feel free to contact me.



*Note: All data comes from the Austin Board of Realtors' MLS report, reflecting activity through December 15, 2014.*



# Contemporary Orthodontics



Member American Association of Orthodontists®



DIPLOMATE  
AMERICAN BOARD  
OF ORTHODONTICS



Check us out and "Like" us at  
[Facebook.com/DrJamesWaters](https://www.facebook.com/DrJamesWaters)

For more valuable information  
<http://DrJamesWaters.blogspot.com>



## 512-451-6457

## STRAIGHTEN UP FOR THE NEW YEAR

Come see what *modern* Orthodontics can do for you and your family...



**7y 1mo, Severe Overjet, Retruded lower jaw**

**9y 8mo, After Early Treatment**

*Dr. James R. Waters is a 1996 graduate from UTHSC Dental School in San Antonio, 1997 graduate of Advanced Dentistry from the UNMC in Nebraska and the 2001 Valedictorian graduate from the prestigious Saint Louis University Orthodontic Program receiving the J.P. Marshall award for clinical excellence in 2001. He holds a Bachelor's Degree in Science, Doctorate in Dental Surgery, a post-doctorate certificate in Advanced Dentistry, post-doctorate Degree in Orthodontics & Dentofacial Orthopedics and a Master of Science Degree in Orthodontics. Dr. Waters and his wife have lived in Steiner Ranch since coming to Austin in 2001. Having 4 kids in the Steiner Schools, Dr. Waters has been and remains an ardent supporter of local schools and kids giving back over \$20,000 annually to local clubs, teams, schools and organizations associated with Steiner Ranch and the Four Points region.*

You can learn more about Contemporary Orthodontics and Dr. James Waters at [BracesAustin.com](http://BracesAustin.com)

# TARRYTOWN

The Tarrytown Newsletter is a private publication published by Peel, Inc. It is not sanctioned by any homeowners association or organization, nor is it subject to the approval of any homeowners association or organization, nor is it intended, nor implied to replace any publication that may be published by or on behalf of any homeowners association or organization. At no time will any source be allowed to use the Tarrytown Newsletter's contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from Peel, Inc. The information in the newsletter is exclusively for the private use of Peel, Inc.

**DISCLAIMER:** Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

\* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

\* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

\* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

## STEVE'S PLUMBING REPAIR

Master License: M-39722

- Water Pressure Problems
- Sewer & Drain Service
- Fiber Optic Drain Line Inspections
- Free Estimates
- Satisfaction Guaranteed

**Steve Brougher**  
**512.276.7476**

2605 Buell Ave



*Announcing*  
**Francys Day DDS**

*formerly the office of R.T. Weber DDS*



**Family & Cosmetic Dentistry**  
**Accepting New Patients**  
**512.452.4495**

1301 W 38th St, STE 708  
Austin TX 78705  
[www.austinsmilesbyday.com](http://www.austinsmilesbyday.com)

# TARRYTOWN

## Your Community at Your Fingertips



Download the Peel, Inc. iPhone App



[www.peelinc.com](http://www.peelinc.com)

512.263.9181







David A. Bushore, M.D. • Amanda N. Cooper, M.D. • Robert M. Jackson, M.D.



David A. Bushore, M.D.



Amanda N. Cooper, M.D.



Robert M. Jackson, M.D.

**Balcones Dermatology** is a full service dermatology practice where all providers are board-certified physicians. We offer general medical, surgical and cosmetic skin care. Cosmetic services include Botox®, Juvéderm®, chemical peels, and products including Obagi® and EltaMD®. We also offer narrowband UVB treatments for psoriasis, vitiligo, eczema and other conditions.

We accept most insurance plans and *have appointment availability within 1 to 2 weeks.*

## OUR HOLIDAY COSMETIC SALE WILL BE STARTING DECEMBER 1<sup>st</sup> !

Visit our website for more details on our Botox® Cosmetic sale as well as 20% off Obagi® and EltaMD® products!

*Please visit us at:*  
**[www.balconesdermatology.com](http://www.balconesdermatology.com)** for more information on our practice, physicians, and location

**Balcones Dermatology • 7800 N MoPac, Ste. 315 (in the CitiBank building)  
(512) 459-4869 • [www.balconesdermatology.com](http://www.balconesdermatology.com)**



**PEEL, INC.**

308 Meadowlark St. South  
Lakeway, TX 78734

PRSR STD  
U.S. POSTAGE  
PAID  
PEEL, INC.

TRY

**more  
SERVICE**

**more  
RESULTS**

**more  
EXCELLENCE**

*my resolutions for*  
**2015**



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**LUXURY PORTFOLIO**  
INTERNATIONAL

LEADING REAL ESTATE  
COMPANIES OF THE WORLD

**Read my market update inside.**

**Trey McWhorter**  
REALTOR®

512.808.7129 cell • 512-480-0848 x 116 ofc  
trey.mcwhorter@moreland.com • moreland.com

