

THE VILLAGE

Gazette™

"It takes a Village..."

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

WELCOME TO THE VILLAGE GAZETTE

*A Newsletter
for the Residents
of Villages at
Western Oaks*

The Village Gazette is a monthly newsletter mailed to all Villages at Western Oaks residents. Each newsletter will be filled with valuable information 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. Personal news (announcements, accolades/honors/celebrations, etc.) are also welcome as long as they are from area residents.

GO GREEN! Subscribe via Peelinc.com to have an email sent to you with a link to a PDF of the newsletter, or have an email sent to you instead of having a newsletter mailed to you!

Celebrate and Participate in the Continuing Journey of the Village at Western Oaks Owners Association

**ALL Residents are Invited to Attend on
September 1st, 2015 from 7-9pm**

at the Waterloo Icehouse on Escarpment

Free Pitchers of Beer from 7-8pm

Let us all come together over a beer to celebrate the great accomplishments that our organization has made this past year and discuss how to continue our success in coming years.

Many of our 1600+ homeowners may not know that within this last year, the business portion of our HOA achieved these major milestones!

- On-line voting was introduced to the membership and successfully used to cast over 500 votes!

- Quorum of the membership was achieved for the first time since 2002, that was 12 years ago!

- Our board of directors was finally made legitimate according to state law!

- Our board of directors is finally back on a rotation of staggered 3-year terms!

- 4 additional members stepped forward to be on the ballot within a the 3-hour window that candidates were solicited; debunking the myth that there is apathy among our membership

What does this mean for us going forward?

- We need to continue to have on-line voting available to our members. It proved to be so successful!

- We need to continue to use on-line voting to cast our votes!

- We need to step forward and run for board positions!

- We need to know who we are voting for, BEFORE we cast 500 votes!

Senate Bill 1168 of the 84th TX Legislature offers us some relief. Starting Sept 1st, 2015, Texas HOAs now:

- Can provide on-line streaming of board of directors meetings! (Watch from home on the couch.)

- Must solicit candidates to run for the board at least 10 DAYS PRIOR to mailing out the ballots.

Come on out and meet your neighbors. Let the kids loose on the playscape. Have a beer and relax.

Discuss your visions and ideas for our neighborhood with your neighbors.

Discuss your ideas for solutions to problems you see in our neighborhood with your neighbors.

Be provided with VWOOA documentation, ways to get documentation and ways to stay informed.

Announce your candidacy for the board of directors, and share your vision directly with your neighbors.

For more information about making the most of this privately funded event, email: VWOOA.communications@gmail.com

Elections are coming soon – Be prepared to participate!

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Kiker.....	512-414-2584
Mills	512-841-2400
Patton	512-414-1780
Middle	
Bailey.....	512-414-4990
Small.....	512-841-6700
Gorzycki	512-841-8600
High School	
Austin	512-414-2505
Bowie.....	512-414-5247

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City of Austin (billing)	512-494-9400
Emergency	512-972-1000
Texas State Gas	
Customer Service	1-800-700-2443
Gas related emergency.....	1-800-959-5325
Pedernales Electric Cooperative	
New service, billing	512-219-2602
Problems	512-219-2628
ATT/SBC Telephone	
New Service	1-800-288-2020
Repair	1-800-246-8464
Billing	1-800-288-2020
Allied Waste	512-247-5647
Time Warner Cable.....	512-485-5555

OTHER NUMBERS

Oak Hill Postal Station.....	1-800-275-8777
City of Austin	
Dead Animal Collection.....	512-494-9400
Abandoned/Disabled Vehicles	512-974-8119
Stop Sign Missing/Damaged	512-974-2000
Street Light Outage (report pole#).....	512-505-7617

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PET PLACE

DIY TREATS FOR OUR FELINE FRIENDS

TUNA CATNIP KITTY TREATS

(Makes about 2 dozen)

1 (5 oz.) can tuna, no salt added packed in water, drained	
1 cup oat flour*	1 large egg
1 heaping Tablespoon dried catnip	1 Tbsp olive oil

- Place a rack in the upper third of the oven and preheat oven to 350 degrees. Line a cookie sheet with parchment paper and set aside.
- In the bowl of a food processor fitted with a blade attachment, combine all ingredients. Blend until mixture is smooth. It will be thick, but pliable and not terribly sticky.
- Roll dough into half teaspoon balls and place on prepared cookie sheet. Use a skewer to press an X-shape into each cookie ball.
- Bake cookies 10 to 12 minutes, until they are dried on top and slightly browned. Allow to cool completely.
- Place treats in an airtight container and store in refrigerator for up to seven days.

*Note: It's easy to make your own oat flour. Simply grind old-fashioned oats in a spice grinder (or a super clean coffee grinder) until it is transformed into a light powder.

CHEWY CAT TREATS

(Makes about 50 small treats)

1 (4 oz.) jar of chicken and brown rice baby food (or something meaty, can use wet cat food)	
1 large egg	2 teaspoons olive oil
2 Tablespoon water	¼ cup parsley, coarsely chopped
1 cup brown rice flour	½ cup cooked white (or brown) rice

1. Prepare same as #1 above (Tuna Catnip Kitty Treats).
 2. In a medium bowl, whisk together egg, baby food (or wet cat food), parsley, olive oil and water. Add brown rice flour and cooked rice. Stir to incorporate. Mixture will be thick but spreadable.
- Spread mixture onto prepared baking sheet, creating a rectangle that is about 1/3 inch thick. Bake for 12 to 15 minutes.
 - Remove from the oven. Let rest until cool enough to handle, then slice the soft dough into bite-size pieces. Return pieces to the oven to bake for 8 more mins.
 - Remove from the oven. Allow to cool completely. Store in an airtight container in the refrigerator.



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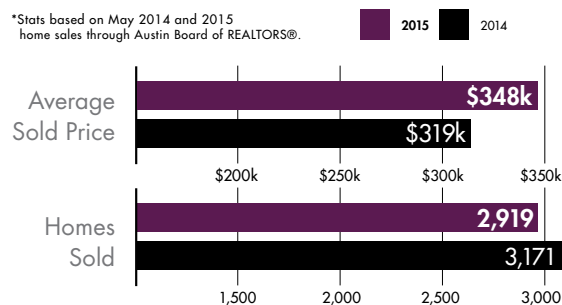


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SOUTHWEST AUSTIN MARKET UPDATE

*Stats based on May 2014 and 2015 home sales through Austin Board of REALTORS®.



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6
Days

Average Days on Market

Ashley

45
Days

Austin Average



*Based on 2014 residential home sales through Austin Board of REALTORS®

Welcoming the World to our Town

Throughout the month of August, neighbors in our area will be welcoming a new member into their families. They have chosen to open their hearts and their homes to an International Exchange Student. These courageous, dedicated and talented high school students leave their countries and their homes to fulfill one of their lifelong dreams of spending a year as an American teenager.

Bring the World Home

Share a new language and culture with your family

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Change the course of a student's life

Increase cultural awareness in your community

Make a Difference

If your family enjoys exploring new cultures and nurturing youth, please contact us to request more information about

this amazing opportunity to share your life with a special young person and to learn how you can make a difference. The application process for the 2016/2017 school year will start in October – it is recommended to start now as available schools spots fill up early.

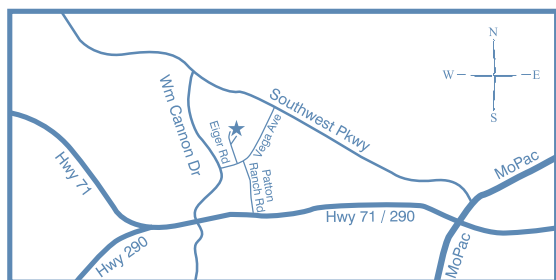
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Ayusa is a non-profit organization founded in 1981 to promote global learning and leadership through foreign exchange, study abroad, and leadership programs for high school students from the U.S. and around the world.

For more information about hosting a high school foreign exchange student, please contact your local representative Vicki Odom at 832.455.7881 or vodom@ayusa.org or Ayusa at 1.888.552.9872 or by visiting the website at www.ayusa.org.



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Back To School

School starts in August, so now is the time for drivers to pay closer attention to the school zones in the neighborhood. We want to remind you that the speed limit in a school zone is 20mph and traffic fines double!

Other changes to be aware of include;

- Children behaving unpredictably
- School Bus Stops
- Crossing Guards – please obey the guards! Remember, they are there for the safety of you and your children
- New areas of traffic congestion
- Be prepared for delays
- Use of cell phones in schools zones is prohibited!

Please give yourself extra time in the mornings and mid-afternoons and remember if you are traveling in a school zone to slow down.

Time To Slow Down!



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TAWNY CRAZY ANTS

The Tawny crazy ant, formerly known as the Raspberry crazy ant, was originally found in Harris County in 2002. It is currently confirmed in 27 Texas counties.

Tawny crazy ants have a cyclical population level throughout the year with populations peaking in late summer, decreasing in the fall and then beginning to build again in the spring. Tawny crazy ants are capable of biting, but do NOT sting like fire ants. They are mostly nuisance pests, but can reach extraordinary population levels (in the millions) and can become a problem when getting into electrical equipment. Tawny crazy ants do not have nests or mounds like fire ants; they tend to nest under things- rocks, landscape timbers, flowerpots, etc.

For more information on this particular ant species go to <http://urbanentomology.tamu.edu/ants/raspberry.html>

Treatment Options

Removing harborage areas- fallen limbs, rocks, leaf litter, etc. These ants will nest under pretty much anything on the ground, so you may want to remove anything that is not necessary.

Alter moisture conditions (crazy ants prefer moist, humid conditions)- reduce watering, repair any leaks, improve drainage

Eliminate honeydew producers from area. Crazy ants tend honeydew producers such as aphids, whiteflies, hoppers, mealybugs and scale insects.

Use pesticide sprays to treat infested areas- under rocks, along landscape edging, etc. Pesticide sprays can also be used to create a barrier around the outside of the home. Piles of dead ants may build up in treated areas, so they must be removed to keep the barrier maintained.

Hire a pest management professional (PMP). PMPs have access to pesticides that are unavailable to homeowners and they also have experience dealing with pest problems regularly.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at www.urban-ipm.blogspot.com

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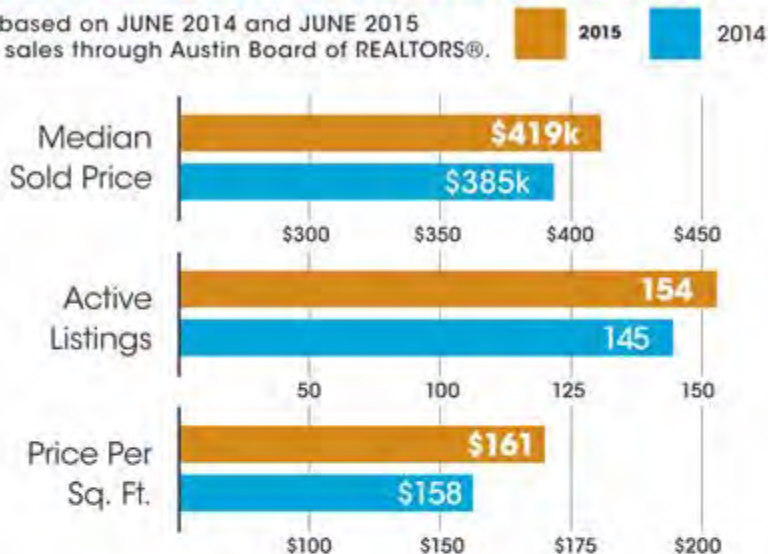
PEEL, INC.

AUGUST 2015

WHAT IS GOING ON WITH THE AUSTIN REAL ESTATE MARKET?

SOUTHWEST MARKET UPDATE

*Stats based on JUNE 2014 and JUNE 2015 home sales through Austin Board of REALTORS®.



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As expected, our experience working with Lori was terrific. This was the second time she has helped us, the first being a purchase in 2013, and this most recent one being both a sale and another purchase. It is quite an understatement to say that my husband and I were again so pleased and fortunate to have worked with Lori this time around. She is simply the best!

- Danise Dootan and Dana Rusinak - Buyer/Seller



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Thoughts on Moving to a Senior Residence

Many adults are finding themselves assisting aging parents, and facing questions every day particularly as to what will happen when things get too difficult for a loved one to live independently at home.

For most seniors the idea of entering a facility is not a welcome pastime, perhaps hoping to be able to live independently for their entire lives. There are many seniors who do manage to live successfully long term in their own homes, but the odds are that this will become too difficult at some point. It is projected that 3.9 million people will be in nursing homes at some time in their lives and an estimated twice that number in a type of senior residence. Overall it's good to have a plan or at least an outline for every eventuality, and starting the conversation early to encourage everyone to consider all possibilities. It's so much better that our loved ones be involved with the decision process from the beginning. If not, it's probable that should an event happen that makes independent living impossible, choices will have to be made quickly, leaving the person little or no choice as to where they will live.

There are many facilities available now with varying levels of independence and care. Location is a premium factor to consider, whether it be near relatives, friends, children, or maybe not! The

financial piece is a key component with most residences now costing upwards of \$3,500 a month with an expected inflation rate of 3% per year. It's important to explore possible benefits such as the Veterans Aid and Attendance award and how these will contribute to the overall cost.

Online searches and senior magazines are a good way to narrow down the search and visits can be arranged to the selected residences. Initially it's important to get a feel of how it would be to live there. For instance how is the décor and friendliness of the staff? Residences have a number of ongoing activities and will invite future residents to participate which helps to make connections. Some residences also have medical services onsite such as physical therapy which are open to outside seniors. Obtaining services at a residence is a great way to get acclimated to the surroundings.

Starting the planning process early is a good way to get options in place and avoid the stress and uncertainty as to what may happen in the future. The plan may not be needed, but at least it's there just in case.

Submitted by: Elizabeth Ball: Certified Senior Advisor, Daily Money Manager: Resident of Circle C

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TENNIS TIPS

By USPTA/PTR Master Professional - Owner, Manager and Director of Tennis
Grey Rock Tennis Club, Austin, TX



“Tennis for Children 11 years and older – Yellow Ball”

This series of Tennis Tips is focused on how to involve children of all ages learning to play tennis and offering tips to the parents on how to assist at home. In the last issue I offered advice for children 9-10 years old and under playing with the softer green ball on a 78' foot court. This issue, will focus on children 11 years and older playing with the yellow ball on a 78' foot regular size court.

The children should be using rackets ranging in length from 25” to 27” long. The size of the racket will depend on how tall and strong the players are. The grip size should now range from 4” to 4 ½ “, again depending on the size of their hands.

Caption 1: Tennis Court: For those players ready to cover the regular size court, they will now be playing on a 78” x 36’ tennis court. Lines are now painted regular white making it much easier to see the ball landing, especially while the opponents are serving. Players need to be physically ready to cover the entire court.

Caption 2: Groups: The key to children learning how to play the game of tennis, is to assemble them in group lessons. Most clubs offer them according to age level and ability. The tennis professional

will separate them so each player is comfortable in their respective group. A good ratio is 6 players to 1 pro, and the range going from beginner to advance.

Tennis camps are also an excellent way to give them a concentrated learning experience. The students usually spend two hours working on fundamental strokes and also playing games. At the end of the week, these players should be able to start playing on their own and/or with the help of their parents. Of course, if additional help is needed, they may consider taking tennis lessons from a certified tennis professional.

Children at this age are already playing points and are given tips on how to hit groundstrokes, volleys and serves with control. The USTA provides tournaments and leagues for children 12, 14, 16 and 18 and under using the yellow ball. Matches are normally 8 game pro-sets and they are encouraged to play round robins and/or consolation rounds.

Look in the next Newsletter for: “Tips for Adult Beginner Lessons – The Forehand”. For more information about our programs and club information, you can visit us at www.greyrocktennis.com or call us at 512-301-8685.

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Fit and Fun: Health Tips for You & Your Children

By: Concentra Urgent Care

Getting fit and staying fit can be a fun process. That's true for individuals, and it's especially true for families.

Fitness is an important topic, especially when your daily routine involves a lot of sitting, whether at work, at school, or at home in front of a computer or TV screen.

The habits that we learn as children are often the habits we carry into adulthood. As parents, we can help our children build healthy habits and find new, fun ways to motivate ourselves and our children to get active.

Below are some ideas for getting off the couch and having some fun while getting fit:

- Take an active vacation: It's tempting every day to think of your vacation as a time to sit and relax. But isn't that what your body does everyday? Instead, you can plan a trip that includes hiking, biking, skiing, and other activities that the whole family can do together.

- Visit a local park: It doesn't have to take a whole day, but you could spend a few hours playing at a park. Take a ball (football or soccer), a Frisbee, or a hacky sack, and play. You can invite some friends to join you, too. And remember: It's not just about the kids moving around – it's your time, too!

- Hold a block party: Call your neighbors, and block off the closest cul-de-sac for a get together that includes fun and active games. From freeze tag and relay races to hide-and-seek and kickball, there are hundreds of activities to choose from that are fun for everyone.

- Go for a hike: Find a local area where you and your family can go and hike for a few miles. Spend time outdoors, and enjoy what nature has to offer while you all get fit!

For more ideas about fun activities, visit the American Alliance for Health, Physical Education, Recreation, and Dance's Web site at: www.aahperd.com.

The Goal: Be instrumental in encouraging children to develop the good habit of moving through space, nurturing their physical power, and getting fit.

For more information about healthy activities, contact your health care provider or your Concentra health specialist. For more information on the importance of fitness for children, visit the US Centers for Disease Control and Prevention's website at:

www.cdc.gov/healthyyouth/physicalactivity/



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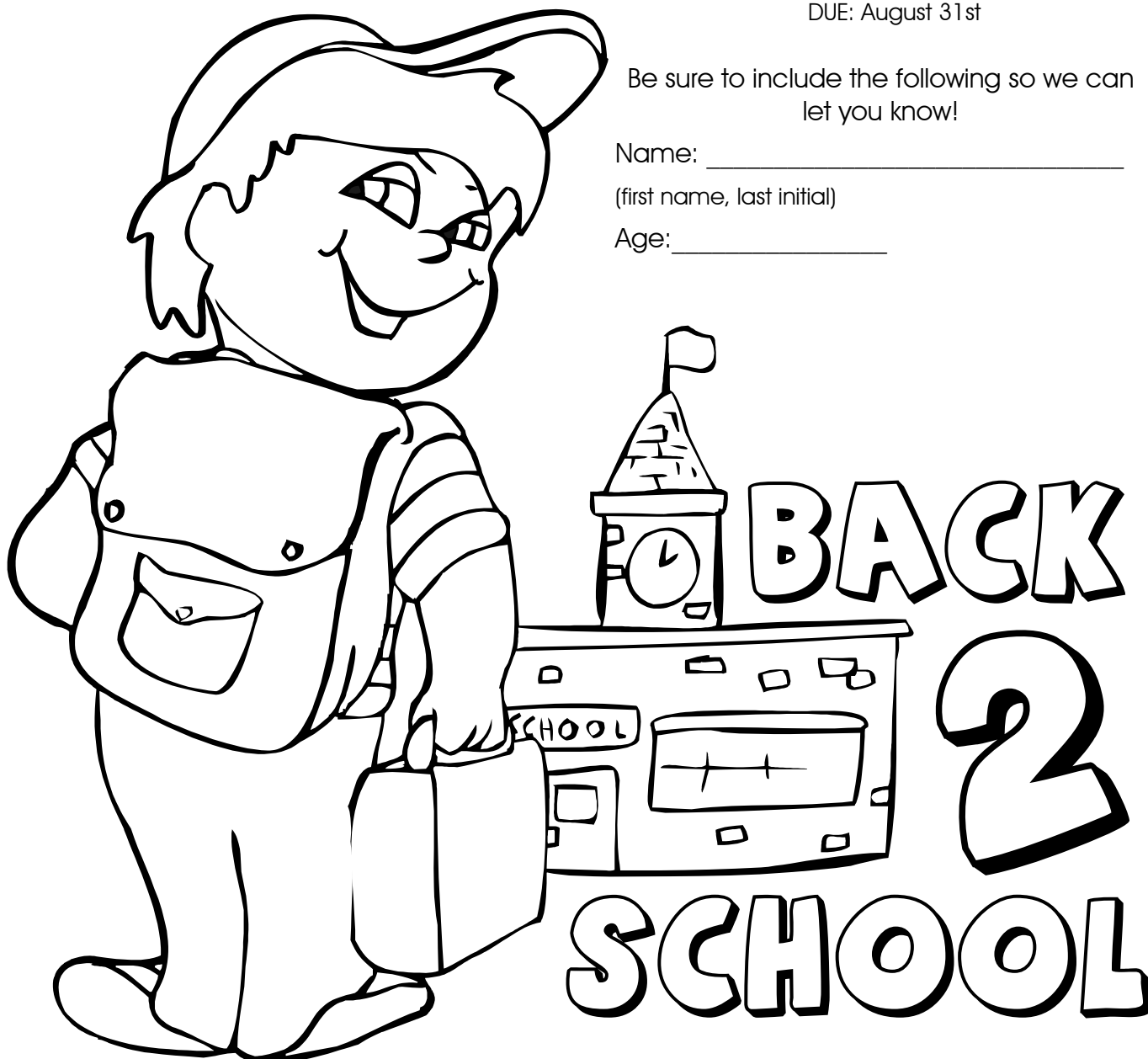
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Age: _____



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