

MERIDIAN *Community Monitor*

NEWS FOR THE RESIDENTS OF MERIDIAN

Meridian HOA News

Submitted by Jacquelyn Waldrop, Meridian HOA Advisory Board member

The HOA advisory board met to discuss neighborhood business on March 24. Among the topics were:

- Amenity Center updates
 - Spring re-planting of the beds in common areas
 - Pool Schedule/Preparations for the upcoming swim season
 - Neighborhood Watch and Crime Prevention
- Pool News

The pool officially opened for the 2016 swim season on April 15th for weekends only through Memorial Day, then daily. The pool is serviced 4x per week.

As for new pool keys, we are changing from a physical key to a key fob as the locks give so many of us grief. Those are on order and one will be mailed to each household ASAP. Everyone is supposed to have a new pool key before June 1. Pool keys/fobs will be distributed via U.S. mail, one per homeowner. If you need a second, you can request it through karen.vaughn@goodwintx.com at Goodwin Management for \$25. If you currently rent your Meridian home, please contact your homeowner/landlord for the fob. In addition, the HOA is preparing for swim season by repairing the decking that has been damaged through normal wear and tear. Additional picnic tables and Adirondack chairs are on order.

Join www.nextdoor.com for the fastest and easiest way to get neighborhood updates.

Find Meridian on Facebook:

/MeridianSocialBuzz

/Meridian411

/MeridianMamas

Meridian Spring Celebration: EggStavaganza

Submitted by: Jacquelyn Waldrop

Thanks to the Meridian Social Committee and other neighborhood volunteers for your help in organizing the annual Meridian Egg Hunt for our neighborhood bunnies, on Saturday, March 26. A great time was had by young and old, as the little ones hunted for eggs by age group, while their parents enjoyed coffee, donuts and breakfast tacos. If you missed it, be sure to join us next year for this annual event.



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

WELCOME

A Newsletter for Meridian residents

The Monitor is a monthly newsletter mailed to all Meridian residents. Each newsletter is 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 activity, 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 it meridian@peelinc.com. Personal news for the Stork Report, Teenage Job Seekers, special celebrations, birthday announcements and military service are also welcome.

Our goal is to keep you informed!

ADVERTISING INFO

Please support the advertisers that make The Monitor possible. If you would like to support the newsletter by advertising, please contact our sales office at 512-263-9181 or advertising@PEELinc.com. The advertising deadline is the 9th of the month prior to the issue.

NEWSLETTER INFO

PUBLISHER

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Teenage Job Seekers

Name	Age	Baby Sit	Pet Sit	House Sit	Yard Work	Phone
Altai, Rand	19	•	•	•	•	394-9690
Krueger, Ana	13	•	•	•	•	907-522-0052
Morris, Sydney*+	12	•	•	•	•	972-358-4685
Scoma, Anika*	12	•	•	•	•	737-932-1630
Tilton, Marijka	16	•	•	•	•	512-228-1682

***-CPR Training +First Aid Training**

Attention Teenagers

The **Teenage Job Seekers** listing service is offered free of charge to all Meridian teenagers seeking work. Submit your name and information to meridian@peelinc.com by the 9th of the month!

April Food Truck Night

Submitted by Jacquelyn Waldrop, Meridian HOA Advisory Board member & Realtor, Austin Real Estate Partners

Thanks for coming to Meridian's last Food Truck Night of the year on Friday, April 1. This past month, Meridian residents were treated to a fun evening courtesy of HelloNabr events, the Meridian Social Committee and our neighborhood HOA. Last Stand Brewery and Jacquelyn Waldrop, Realtor with Austin Real Estate Partners provided a complimentary beer tasting, while live music played all night long. HelloNabr provided limbo and hula contests, musical chairs, sidewalk art and a DJ dance party for the kids. If you missed it, be sure to join us for our next Food Truck Night at the pavilion, on June 3. Special thanks to our sponsors and the Meridian's Social Committee volunteers who spend their valuable time planning these fun and exclusive events for our neighborhood.



THE MONITOR

Meridian HOA Upcoming Events

Submitted by Jacquelyn Waldrop, Meridian HOA Advisory Board member

Meridian Memorial Day Ice Cream Social-Saturday, May 28th from 1-3pm

Start off your summer fun and meet your neighbors at the pavilion on Saturday, May 28th from 1-3pm for some summer novelties, brought to you by the Meridian Social Committee and the Meridian HOA.

Food Truck Night-Friday, June 3 from 5:30-8pm @ Meridian Pavilion

Celebrate the first day of summer with your Meridian neighbors and give yourself the night off from dinner duty. Have some summer fun and enjoy a complimentary beer tasting brought to you by Jacquelyn Waldrop of Austin Real Estate Partners.

High School Dive-In Movie Night: June 22nd from 7:30 - 10:30 @ Meridian Pool

Calling all graduating and incoming High School Students! Swim under the stars while watching the stars of the silver screen with your friends and other incoming high schoolers. There will be photo booth, glow sticks. The movie will begin as soon as it gets dark.

Important Info for Baldwin Fall 2016 Kindergarten Students

Submitted by: Jacquelyn Waldrop, Baldwin Incoming Kinder Chair & Realtor, Austin Real Estate Partners

If you haven't already, please complete your student's enrollment online @ my.austinsisd.org. Then bring a hard copy of their required documentation for enrollment to the Baldwin office: birth certificate, your photo ID, current shot records and proof of address in the form of a utility bill, allowing you to complete the registration process.

Kindergarten Summer Playdates-June 15 & July TBD

Meet and mingle with future Bobcat cubs and parents at our summer playdates.

June 15 from 5:30-7pm @ Circle C Metro Park at their shaded playground

July is TBD but will be held from 9:30-11am at the Kinder playground in the back of the school.

Incoming Pre-K & Kinder Cafeteria Picnic

This is a time for you and your baby Bobcat to join their new classmates for a mock lunch period. Bring your lunch, find the handwashing station, the restrooms and where lunch may be purchased. No food will be served. Date: Aug TBD

Kindergarten Kick-Off Celebration-Saturday, August 20 from 9:30-11am

This is a special playdate where your Bobcat cub will have the opportunity to meet children in his/her class on Baldwin's large playground. Snacks will be provided. Don't miss the celebration and the opportunity to meet new friends and classmates!

Please contact Jacquelyn Waldrop at jwaldrop@austinreps.com / 512-923-3099 or Emily Mirkin at jingo151@me.com / 512-294-8202 with any questions.

Need School Supplies?

It's that time of year to order your students school supply kit for next school year. The kit includes all of the paper, pencils, folders, crayons, glue, scissors, etc that your student will need for the 2016-2017 school year. It is the simplest way to get the supplies and helps raise money for our school. High quality supplies are purchased in bulk, sorted and delivered right to your child's classroom. Proceeds benefit Baldwin PTA programs and is about the same price as if you were to run all over town searching for the right color plastic folders=giant hassle! Most of the supplies are used as a class set so your child may not get to use the "special" spiral notebook you searched all over for! I LOVE it - so nice and easy! Click below to order. Deadline: June 30th. <http://www.1stdayschoolsupplies.com/>

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Registration ends May 17th



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Five Must-Do's before Showing your Home

Submitted by: Jacquelyn Waldrop, Realtor-Austin Real Estate Partners

Thoughtful home staging is more than just tidying up and cleaning every room. It could mean a quick sale and higher selling price if done right. Here are five ways you can leave a positive impression on potential buyers.

Eliminate Clutter -- Clear the clutter from around your home. It's easy to overlook things you see every day, so try to approach all spaces with fresh eyes. Consider having a friend come over to help point out unnecessary items. Larger pieces like coat racks and side tables can make a room feel smaller.

Clean Out Storage Spaces -- Make space in kitchen and bathroom cupboards, closets and other storage areas. Pack up items you don't regularly use, and put them out of sight or donate them. Leaving these areas completely full may give potential buyers the impression that your home doesn't have enough storage space for their needs.

Clear the Way -- Make sure potential homebuyers can move through your house easily. Remove furniture that blocks the natural flow of traffic or hinders sight lines into other rooms.

Remove Personal Items -- Family pictures, children's artwork and other personal items should be removed or pared down to avoid distraction. Personal belongings can also make it hard for potential buyers to imagine themselves living in the house.

Remember Curb Appeal -- Make a strong first impression by sprucing up your front yard and entryway. Replace the house numbers and exterior light fixtures if necessary. Keep the lawn mowed, the yard free of clutter and toys, and the plants well maintained.

Meridian Facebook

facebook.com/Meridian411

Like this page brought to you by Jacquelyn Waldrop & Austin Real Estate Partners and be the first to know about the good news and happenings in our great neighborhood.

Get the scoop on:

- Meridian neighborhood activities
- Baldwin Elementary PTA programs and Spirit nights
- Cool Community updates
- Special offers and freebies from local Circle C/Meridian area businesses



Thanks for your support of the Baldwin Bash!

We greatly appreciate our sponsors, donors and volunteers. This event would not be possible without you. At great time was had by all, while supporting our school! See you next year!



Save up for Free Funds for Our School!

Submitted by: Jacquelyn Waldrop-Baldwin PTA member, Realtor-Austin Real Estate Partners,

Please continue to collect your Box Tops and Labels for Education for free funds for our school! Go to www.boxtops4education.com and www.labelsforeducation.com for collection sheets. Or, simply snip them and drop them in the blue barrel in the Baldwin lobby. Look for labels on many of your grocery products: Betty Crocker, Campbell's soups, General Mills, Green Giant. Hefty, Pepperidge Farm, Pillsbury, Prego, Yoplait, Ziplock and many, many more.

Want a Second Home? 5 Helpful Tips

Submitted by: Jacquelyn Waldrop, Realtor-Austin Real Estate Partners

Whether you're thinking about buying an investment property for steady cash flow, a vacation home for your family or a temporary home for your college-bound son or daughter, there are a few things you should consider before making the investment:

Local Market -- Both the local resale and rental markets are important factors. Are home prices on the rise, increasing the possibility of a profitable sale in the future? Is the rental market tight, causing average rent prices to go up? You'll want your rental income to be able to cover mortgage costs, taxes and expenses.

Maintenance -- When calculating costs, include routine maintenance and potential repairs. If purchasing a property to rent out, note any requirements and safety obligations for your area. If you're not the handy type or your desired property is far from your primary residence, consider hiring a property management company to handle ongoing maintenance concerns.

Insurance Costs -- Find out if you need additional disaster coverage such as flood or earthquake insurance. In general expect to pay higher insurance costs, especially if you plan on renting out the property.

Financing -- Plan on being subjected to more scrutiny than you were on your primary residence. Banks often require a higher down payment on second homes, and interest rates may be higher as well.

Tax Implications -- Make sure you understand the tax implications of owning a second property. If you plan on renting it out, you'll need to report the rental payments as income. On the other hand, operating expenses, such as insurance, utilities and repairs, may be considered deductions.



Calling Meridian Mamas to Join Circle C Mom's Club

Submitted by Jacquelyn Waldrop, Austin Real Estate Partners & Circle C Mom's club member

Circle C Mom's is a group of neighborhood moms that coordinate events for children, moms and families. Children's events include weekly age-specific playdates, holiday parties and field trips. Weekly moms' events are usually hosted at members' homes or nearby restaurants and include activities such as bunko nights, book club, craft night, movie nights, recipe/supper club, ladies-only lunches and much, much more! These activities are a great opportunity for moms to get out and enjoy a little "adult" time and meet new friends.

If you're interested in joining, please contact Kimberly De LaGarza @ delagarzakim@yahoo.com.

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Whiteflies

Whiteflies are small, soft bodied insects with piercing-sucking mouthparts. They are creamy white and adults have a mealy wax coating their body and wings. Immatures, also called nymphs, are small, oval, flattened and wingless.

Whitefly populations can increase quickly when temperatures are warmer. The insects like to be on the underside of leaves, often in clusters. Common species of whiteflies have a wide host range and can switch host plants.

Whiteflies suck plant juices and large populations can cause foliage to turn yellow, appear to be dry or even fall off the plant. Some whiteflies cause plant distortion or foliage to turn silver in color. Whiteflies produce honeydew, a sticky substance secreted by some insects. Honey dew causes foliage to become shiny in appearance and can attract a fungus called sooty mold. Some whiteflies are capable of transmitting plant viruses.

Try to encourage natural enemies to help manage whitefly populations in your garden. To do this, make wise pesticide choices. Try to choose pesticides to target specific pests and/ or specific areas. Also, you may need to manage ants that tend the whiteflies to obtain honeydew. The ants protect whiteflies from natural enemies that may normally keep the pest population at manageable levels.

In vegetable gardens, you may want to try reflective mulches to make the underside of the leaves where whiteflies hide less habitable.

As for chemical treatment, you can use high pressure water sprays, insecticidal soap, azadirachtin, d-limonene, botanicals or a synthetic product. Target your treatment to the underside of the leaves to get to where the whiteflies like to hide.

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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