

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 June 26th. Among the topics were:

- Neighborhood Watch Program & Crime Prevention
- Landscape Maintenance
- Amenity Center Maintenance
- Additional Dog Waste Stations
- HOA Communications

Pool News

- During the summer swim season, the pool is serviced 4x per week. Additional signage has been posted with phone numbers of those to call for maintenance and cleaning issues.
- The key fobs are on the way. There was a short delay on getting the electronic fob system installed due to all the recent wet weather, so thank you for your patience on the delay.
- Pool keys/fobs will be distributed via U.S. mail, one per household. 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.

Amenity Center Update

- Lighting: It was brought to the HOA's attention that the lights in the Amenity Center have been out this spring. Apparently, the Amenity Center Pavilion was struck by lightning, damaging the sensors that turn on the lights at sundown. This has now been repaired.
- Pest Control: The HOA is providing limited pest control for the Amenity Center. Ant mounds are being spot treated each week

when the landscape crew is grooming the common areas. And, we are spraying monthly for mosquitos, due to the recent Zika virus scare, as requested by a resident.

- Lost and Found Bins: These are located in the Pool area for items left behind. They will be emptied and items will be donated at the first of each month. This was also requested by a resident.

Dog Waste Stations

- The Meridian HOA would like to remind residents to please pick up after your pets as a courtesy to your neighbors. Even if no one sees your doggie do the deed, please scoop it and place in one of the waste station bins placed throughout the neighborhood. Bags and receptacles are available for unlimited use. Thanks for your cooperation.
- There will be additional waste stations placed on/near the Baldwin property, as requested by the school's administrations, teachers and Campus Action Committee (CAC). Apparently students are stepping in these messes and tracking it through the school. Please help us keep our kids safe and Baldwin clean.
- As requested by a resident, an additional waste station will be placed in the new acre-lot section to assist homeowners in this section of the neighborhood.

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

Find Meridian on Facebook:

/MeridianSocialBuzz

/MeridianMamas

ASHLEY IS A PROVEN MERIDIAN SPECIALIST WITH A POWERFUL STRATEGY

Over the past four years Ashley has helped more people buy and sell in Southwest Austin than any other agent*



GETTING YOU THE HIGHEST POSSIBLE PRICE

The person who falls in love with your home will pay more than the person who merely likes it. Ashley will analyze what's special about your house, its location and characteristics and create a profile of a target buyer. Then she will *provide the specialists* to prepare, stage, and market the house to appeal to that buyer. Ultimately getting you the *highest possible price*.

ASHLEY'S HOMES
SELL MORE THAN
2 WEEKS FASTER
THAN THE AUSTIN
AVERAGE



ASHLEY STUCKI EDGAR BROKER, REALTOR, CHLMS, CIPS, CRS
ashley@ashleyaustinhomes.com www.ashleyaustinhomes.com
C 512.217.6103 O 512.856.4663

Austin Business Journal Top 3 Producing Agent 2014 – 2015
Texas Monthly Five Star Agent 2013 – 2015
Austin's Platinum Top 50 Award Winner 2015 – 2016
AIOPREP Top 10 Agent for Client Satisfaction in Texas 2015


ASHLEY AUSTIN
HOMES

*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

Peel, Inc. www.PEELinc.com, 512-263-9181
Advertising..... advertising@PEELinc.com, 512-263-9181

**NOT AVAILABLE
ONLINE**

Meet Baldwin's New Principal: Jennifer Murray

Submitted by: Jacquelyn Waldrop, AustinRealEstate.com

On Monday, June 20, Austin ISD's Board of Trustees approved the appointments of six new AISD principals. Jennifer Murray was appointed as the leader of Baldwin Elementary School.

Murray most recently served as assistant principal at Dripping Springs and Walnut Springs elementary schools in Dripping Springs ISD. In this role she cultivated a positive educational climate by leading a vision of academic success for all students. She served as campus testing coordinator, member of the district evaluation committee and led the curriculum development committee.

She also worked to cultivate leadership in others by writing the grant for the Leader In Me program and subsequent training and implementation. She served as a DSISD educational foundation board member and led the community in fundraising. She was also a member of the PTA.

She previously served as an instructional facilitator at DSISD, as a third- and fourth-grade teacher in DSISD, a sixth-grade teacher at Wilson Middle School in Plano, a fifth-grade teacher at Community Consolidated School in Palatine, Ill. and a fifth-grade teacher at Houston Elementary School.

Murray has a master's degree in educational administration from Lamar University and a bachelor's degree in elementary education from Southwest Texas State University.

Welcome Principal Murray!

Welcome to Kindergarten!

Submitted by: Jacquelyn Waldrop, AustinRealEstate.com

Baldwin Incoming Kinder Co-Chair

Baldwin Incoming Kindergarten/Fall 2016

Meet and mingle with future Bobcat cubs and parents at our summer playdates. Siblings welcome at all events.

Kindergarten Kick-Off Celebration @ the Baldwin Large Playground

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!

Find us on Facebook: Baby Baldwin Bobcats-Kinder 2016-2017
Search for our closed group and send a request to be added, for security purposes.

Lots of great info posted here. Dates, reminders, and social events to be posted throughout the year.

Kinder Kick-off Co-Chairs:

Jacquelyn Waldrop: Jacquelyn.Waldrop@gmail.com / 512-923-3099

Emily Mirkin: jingo151@me.com / 512-294-8202



Middle School Pool Party

Thursday, August 18th from 7:30-9pm

Submitted by: Jacquelyn Waldrop, AustinRealEstate.com

Meridian HOA invites all incoming Meridian 6th, 7th, and 8th graders to the Back to School Middle School Pool Party. Mix, mingle and meet new friends. Join the fun, music and crowd. We'll have a DJ, glow sticks and beach balls.

Meridian residents: please note that this will be a private event for our Middle Schoolers. The pool will be closed to general use during this time.

For more details, check out the Meridian Social Buzz Facebook group, @MeridianSocialBuzz



The Meridian Social Committee and Hello Nabr invites you to enjoy Meridian Food Truck Night

Submitted by: Jacquelyn Waldrop, AustinRealEstate.com

**Friday, September 2nd,
2016 @ 5:30pm**

Meridian Pool & Pavilion

Bring your family and meet your Meridian neighbors at the Pavilion & Pool for a fun-filled evening of live music and selections from local food trailers, with something yummy for everyone, especially the kids!



WHISKEY FOUR CUSTOM APPAREL

How does it work? Lets say you have a design you would like for a one-off custom shirt. We take your idea and design it for you. Once you approve the design we make it available in our store for you to purchase.

Who do we work with? We work with individuals as well as partner with organizations and businesses. Some of our partners are CrossFit boxes. We relieve the box owners of the hassle of mass shirt orders by creating their very own store within W4 Apparel. This allows their members to visit our site and order their shirts directly. We create custom designs at their request and even toss in a few of our own. We offer the same service for non-profits, businesses, and organizations of all kinds.

Visit us online and view our Partners to see who we are currently working with.

We would love to partner with you as well!

whiskey4apparel.com

whiskeyfourapparel@gmail.com ★ 512.791.7453

Does your daughter want to join Girl Scouts? Are you interested in being a Troop Leader?

Submitted by: Jacquelyn Waldrop, Girl Scouts of America Volunteer Troop Leader

The Oak Hill Service Unit of Girl Scouts of Central Texas will hold Recruitment Rallies on Friday, August 26 from 6:00 – 7:30 pm and Saturday August 27th from 9:30 – 11:00 (choose either one). At Rally, you will learn more about our mission to build girls of courage, confidence, and character, who make the world a better place. In addition, you will have an opportunity to join via our online membership site! We hope you will join us!

Girl Scouts Recruitment Rally

Friday, August 26, 2016 (6:00 – 7:30 pm)

OR

Saturday, August 27, 2016 (9:30 – 11:00 am)

Oakhill United Methodist Church

7815 Highway 290 W, Austin, TX 78736

Clayton, Kiker, Baldwin, Mills, Oak Hill, Patton, and

Boone Elementary Schools

Bailey, Gorzycki, Small, and Covington Middle
Schools

St Andrews, Regents, St Michael's, St Gabriel's,
Cedar's Montessori, Veritas Academy, and Austin
Montessori

Questions? Janessa Glenn (Oak Hill Service Unit Director)
oakhillgirlscouts@gmail.com

facebook.com/Meridian411

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



the **YMCA** FOR YOUTH DEVELOPMENT™
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

BUILDING CONFIDENCE & CHARACTER

Registration Now Open
for Fall Youth Sports

- Soccer
- Volleyball
- Flag Football
- Baseball

Register today at
AustinYMCA.org

SOUTHWEST FAMILY YMCA
6219 Oakclaire Dr & Hwy 290
512.891.9622 • AustinYMCA.org



Quality

PRINTING COMPANY

Call today for more info
512.263.9181
QualityPrintingOfAustin.com

Landscaping Tips for added Home Security

Submitted by: Jacquelyn Waldrop, Realtor® @ AustinRealEstate.com

In 2014, just over 1.7 million individuals fell victim to burglary according to the FBI. Sometimes deadbolts and alarm systems just aren't enough to deter thieves. But there are outdoor security measures you can take to prevent property loss at the hands of a burglar. Here are 10 ways you can help protect your home with a well-planned landscape design:

- Use plant deterrents. Thorny shrubs and bushes like holly or roses help thwart would-be burglars.
- Prune vegetation regularly. Unkempt hedges provide hiding spots where perpetrators can lurk.
- Trim the trees. Leave sufficient distance between tree branches and the roof or second-story windows to limit intruder access.
- Leave a clear line of sight to windows or doors. Blocking these views leaves your home more vulnerable to break-ins.
- Invest in accent lights. Illuminate your yard to eliminate potential hiding spots.
- Install additional lighting. Don't just rely on the porch light. Consider adding motion-sensitive lighting to help ward off possible intruders.
- Put gravel beneath ground-floor windows. Burglars rely on silence;

stepping on gravel can be a startling repellent.

- Protect the back door. Many thieves try this less obvious point of entry first.
- Replace solid privacy fences. Solid fencing helps intruders go undetected. Partial privacy fencing is a more secure option.
- Lock all gates. It seems obvious, but it's still worth a mention. Keep front and back gates locked at all times.

While pleasing to look at, landscaping does more than enhance your home's outdoor aesthetic. Consider whether your current setup promotes security or makes your home appealing to thieves. Use these landscaping security tips to help prevent your home from becoming the target of a burglary



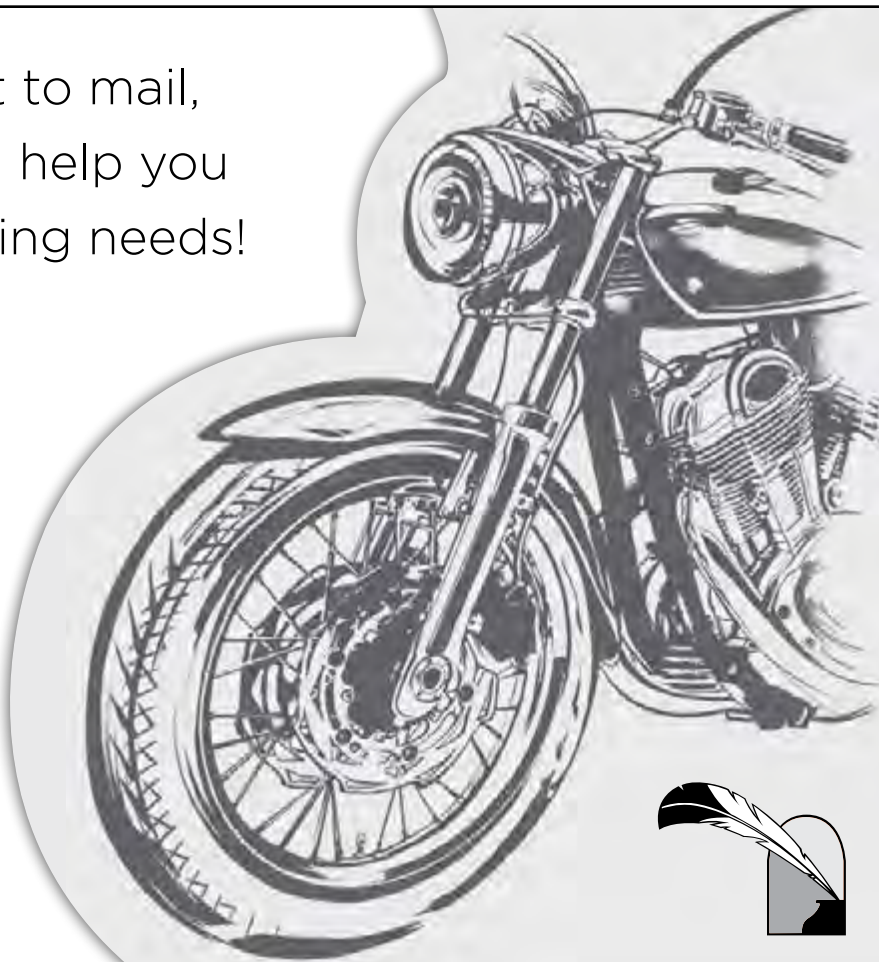
From design to print to mail,
Quality Printing can help you
with all of your printing needs!

Quality
PRINTING COMPANY

Call today for more info

512.263.9181

QualityPrintingOfAustin.com



Should you buy a fixer-upper or move-in ready home?

Submitted by: Jacquelyn Waldrop, Realtor® @ AustinRealEstate.com



understand the pros and cons of each.

Pros of Fixer-Uppers

- Lower price -- Homes that require some updating tend to be priced lower, and many renovations can quickly add value to your home.
- Creative control -- When you're the one in charge of updating your home, you can customize it however you choose.

Cons of Fixer-Uppers

- Delayed move-in -- The planning and work involved to fix it up can significantly delay your move-in date.
- Unexpected costs -- No matter how well you plan, major

renovations are always subject to unforeseen expenses.

Pros of Move-In Ready

- Quick move-in -- Can't wait to begin nesting? With a finished home, you can start moving in as soon as you get your keys.
- Energy-efficient technology -- New and renovated homes are often outfitted with the latest energy-efficient options when it comes to kitchen appliances and heating and cooling systems, which can save you money over time.

Cons of Move-In Ready

- More expensive -- To recoup the costs of updating, sellers often price move-in ready homes much higher. These homes also don't allow for easy customization.
- Questionable quality -- When you're not there to oversee the update process, you're unable to ensure that high-quality work and materials are used for your home.

Still not sure which approach is right for you? Give me call for a further evaluation.



NOBODY IS DROWNPROOF WATCH KIDS AROUND WATER

COLIN
HOLST

61 Texas children have already fatally drowned in 2016

DROWNING IS PREVENTABLE

THESE WATER SAFETY TIPS CAN SAVE LIVES



WATCH KIDS & KEEP
IN ARM'S REACH



LEARN
TO SWIM



WEAR
LIFE JACKETS



MULTIPLE BARRIERS
AROUND WATER



KEEP YOUR
HOME SAFER



CHECK WATER
SOURCES FIRST



PRACTICE DRAIN
SAFETY



BE SAFER IN
OPEN WATER



LEARN
CPR

BECOME a Water Guardian for your child

TAKE the Water Safety Quiz → PREVENT drowning

www.colinshope.org/quiz

LEARN more at www.colinshope.org





PEEL, INC.

308 Meadowlark St.
Lakeway, TX 78734-4717

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

MER

**Sell your home 28 days faster
and for 4.65% MORE \$\$\$**



Ask about our exclusive program:
**Certified Pre-Owned™
Home**



**6608 Hillside Terrace
COMING SOON**



**10928 Bexley Lane
COMING SOON**



**6303 Ames Court
JUST LISTED**



**7209 Magenta Lane
PENDING**



**11004 Sierra Ridge Court
JUST SOLD**



**6311 Tasajillo Trail
JUST SOLD**

Your neighbor and Circle C and Meridian Specialist since 1987!



Jaymes Willoughby
E jaymes@jwteam.com
C (512) 731-9250
O (512) 347-9599
1801 S MoPac Expy #100
Austin, TX 78746



**metro
austin
homes**
The Jaymes Willoughby Team

kw
KELLER WILLIAMS

Call to set a free seller strategy session: (512) 731-9250