

# The Gazette

FEBRUARY 2018  
VOLUME 11 ISSUE 2

## NATURE WATCH

### RASCALLY RACCOONS

by Jim and Lynne Weber



#### *Northern Raccoon*

defeat any but the most determined defense of garbage cans or home gardens. Much has been made of the intelligence of raccoons, with recent studies showing they are capable of remembering tasks for up to three years, possessing a mental acuity more closely approximating that of monkeys.

Denning above ground in tree cavities, chimneys and attics, underground in old burrows, storm sewers and crawl spaces, raccoons mate from February to August with 2 to 5 young (or kits) in each litter. Previously thought to be solitary, related females can share a common breeding territory, while unrelated males live together in small groups to guard their mating opportunities against potential rivals. Raccoons have a large array of over 50 vocalizations, including hissing, growling, purring, squealing, and chirping. They can run up to 15 mph, are efficient tree climbers, and can survive unharmed if dropped from heights of up to 40 feet. Raccoons are found throughout all regions in Texas, but they are seldom found far from water, which has an important influence on their distribution and breeding success.

Contrary to popular belief, raccoons do not wash everything

Although easily recognized by its bandit mask and ringed tail, the Northern Raccoon (*Procyon lotor*) is a widespread mammal but not often seen due to its nocturnal habits. It consumes a highly varied diet, is very intelligent and curious, and possesses a far greater manual dexterity and mental ability than cats and dogs, enough to

they eat, but they do manipulate their food (appearing to wash it when water is available) in order to tactually experience the object rather than actually clean it. In fact, the word 'raccoon' was adopted into English from a now extinct language called Powhatan, which was spoken by the native peoples of Tidewater Virginia, and translated to mean 'one who rubs, scrubs, and scratches with its hands.'

Raccoons exhibit rascally behavior by stealing food out of pet dishes, eating fish out of backyard ponds, and knocking over trash cans and scattering the contents. Additionally, they can carry and spread disease like rabies and parvovirus. However, since they are scavengers, they play an important role in keeping our ecosystems healthy by cleaning up carrion (keeping our surroundings sanitary), eating other species we humans consider pests (when numbers get out of control), and spreading the seeds of native plants (by consuming berries and nuts).

You can do your part to keep their destructive behavior at bay by resolving conflicts compassionately. Contain available food sources by putting your trash out in the morning instead of the evening, feeding your pets indoors, and placing netting over ponds containing fish. Close all entry points to your home and other outdoor structures, so they are not used as dens to raise young. If a family of nesting raccoons is found in or around your home, they should not be removed until the end of nesting season in the fall. Separating the young from their mother will mean they will starve to death, and trapping and moving the family will likely result in death from resident raccoons, and is a Class C misdemeanor in Texas (this applies to transporting or selling live raccoons, coyotes, and foxes from, to, or within the state).

Send your nature-related questions to [naturewatch@austin.rr.com](mailto:naturewatch@austin.rr.com) and we'll do our best to answer them. If you enjoy reading these articles, check out our books, *Nature Watch Austin* and *Nature Watch Big Bend* (published by Texas A&M University Press), and our blog at [naturewatchaustin.blogspot.com](http://naturewatchaustin.blogspot.com).

## IMPORTANT NUMBERS

### EMERGENCY NUMBERS

EMERGENCY .....	911
Fire.....	911
Ambulance.....	911
Sheriff – Non-Emergency.....	512-974-0845

### SCHOOLS

Elementary	
Clayton.....	512-841-9200
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

### UTILITIES

Water/Wastewater	
City of Austin.....	512-972-0101
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

### NEWSLETTER PUBLISHER

Peel, Inc. ....	512-263-9181
Article Submissions .....	villagegazette@peelinc.com
Advertising.....	advertising@PEELinc.com

## ALZHEIMER'S CAREGIVER SUPPORT GROUP

In Texas alone, roughly 1,270,000 caregivers provide an average of 20 hours a week of unpaid care for friends and loved ones. Caregiving is a demanding undertaking and results in high levels of stress. One core service of Alzheimer's Texas is to provide support to caregivers through volunteer facilitated support groups.

"These groups educate and inform participants about dementia and help caregivers develop methods and skills to solve problems," says Christian Wells, President of Alzheimer's Texas. "They encourage caregivers to maintain their own personal, physical and emotional health as well as providing peer guidance on how to care for the person with dementia."

At 7:00 pm on the third Tuesday of every month, caregivers in the Austin area can gather at Tarrytown Methodist to share their experiences in a safe, supportive environment. Meetings last about an hour and there is no charge to attend.

"We provide a safe, confidential space for caregivers to share what only other caregivers might understand," says Barbara Wiederaenders, facilitator at Tarrytown Methodist. "The mutual trust is precious and supportive."

#### Event Details:

When: 3rd Tuesday of Every Month, at 7:00 pm

Where: Tarrytown Methodist, 2601 Exposition, Room 227, Austin, TX 78703

Contact: Barbara Wiederaenders, (512) 451-0684 or (512) 845-6117

To find out more information about this program, Alzheimer's disease or Alzheimer's Texas, email [vcardenas@TXAlz.org](mailto:vcardenas@TXAlz.org) or call (512) 241-0420.

GO **GREEN**  
GO **PAPERLESS**



Sign up to  
get this  
newsletter  
in your  
inbox! Visit  
[peelinc.com](http://peelinc.com)  
for details.

## Fall Prevention Coach Training



A MATTER OF BALANCE is an award-winning program for older adults designed to manage concerns about falls and increase activity levels. **VOLUNTEER coaches are needed to provide this program.**

### Coaches help participants:

- become more confident about managing falls
- identify ways to reduce falls
- learn exercises to help increase strength and balance

### What do you need to be a coach?

- good communication and interpersonal skills
- enthusiasm, dependability and a willingness to lead small groups of older adults
- ability to lead low to moderate level exercise

### \*\* Upcoming Training \*\* Must attend both days

Thursday, February 8, 2018  
12:30-4:30 p.m.

Friday, February 9, 2018  
8:30 a.m.-12:30 p.m.

Area Agency on Aging of the  
Capital Area  
6800 Burleson Road, Bldg 310, Suite 165  
Austin, TX 78744

### REGISTRATION IS REQUIRED

Training is offered at **NO COST**.  
Class size is limited.

### TO REGISTER, please visit:

<https://www.capcog.org/training/classes/view/a-matter-of-balance-fall-prevention-coaches-training14>

### Or contact

Kate Gibbons, Health & Wellness  
Coordinator  
kgibbons@capcog.org  
512-916-6180

Sponsored by the



A Matter of Balance: Managing Concerns About Falls Volunteer Lay Leader Model ©2006  
This program is based on Fear of Falling: A Matter of Balance. Copyright ©1995 Trustees of Boston University. All rights reserved. Used and adapted by permission of Boston University.

Funded in part by Health and Human Services

## TAKE CONTROL of YOUR Health!



## CHRONIC DISEASE SELF-MANAGEMENT PROGRAM

### WHO COULD BENEFIT?

Anyone 60 years or older who:

- is living with a chronic condition
- is interested in symptom and medication management
- wants to learn proper exercise and nutrition
- wants to know what questions to ask

### YOU WILL LEARN TO:

- Manage Symptoms
- Incorporate Exercise
- Monitor Nutrition
- Talk with Your Doctor
- Make Informed Treatment Decisions
- Deal with Emotions
- Control Stress

This program emphasizes the skills needed in day-to-day management of treatment and to maintain or increase activity:

- Once a week
- 6 weeks
- 2.5 hour sessions
- Class size is limited
- No Cost



For more information, please contact:  
Area Agency on Aging  
of the Capital Area  
Health & Wellness Programs  
512-916-6180  
888-622-9111 (toll free)  
[www.aacap.org](http://www.aacap.org)

Funded in part by Health and Human Services



512-297-3442  
SOUTHWEST AUSTIN SPECIALISTS



The Pursuit of Happiness  
LET US HELP YOU FIND YOURS



FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY



## CHANGE FOR GOOD

Lasting change requires heart and support along the way. At the Y, we're here to help you strengthen yourself, your family and your community in 2018.

For more than a workout. For a better us.

**\$0 JOIN FEE**  
FEBRUARY 12-28

Join today at  
AustinYMCA.org

SOUTHWEST FAMILY YMCA 6219 Oakclaire Dr. • 512.891.9622



## CIRQUE ITALIA IS THRILLED TO PRESENT THEIR NEWEST AND GREATEST CREATION - AQUATIC SPECTACULAR.

YOU DON'T WANT TO MISS ITS DEBUT IN AUSTIN, TX!!

What comes to mind when you hear the phrase "Aquatic Spectacular"? Water, entertainment, excitement.....? You can expect all these things and so much more from the brand new themed Cirque Italia production with its perfectly fitting new title. After six years of enhancements, a rigorous casting selection, and countless performances nationwide, this newest form of Cirque Italia's innovative and unique "traveling circus" spectacular production is set to be its finest to date.

Aquatic Spectacular came to life all thanks to its imaginative creator Manuel Rebecchi, along with invaluable direction and production management by Chanté DeMoustes. Cirque Italia's brand-new theme show is an artistic blend of human abilities, technology and the element of water. This one-of-a-kind production combines water fountains, jet-skis, pirates, and more in a fun filled atmosphere all ages are sure to enjoy.

Performers from all over the world have been brought together under the enchanted spiral of the white and blue big top. The merging of their astonishing skills with the poetic element of water has led to the creation of a truly unforgettable experience. Cirque Italia has managed to create a beautifully unique theatrical production by combining the gracefulness of the human body with the calming fluidity of water, along with bursts of power and excitement as well.

Aquatic Spectacular offers two hours of high-end entertainment. Beautiful aerialists dazzle and shimmer on a chandelier high above the ground, but they aren't the only ones that will draw your eyes toward the sky. You can expect to see contortion in a bubble, a Venetian aerial duo, and even someone hula hooping while in the air. Don't worry about getting your eyes checked, you aren't seeing double; there are TWO lasermen. Duo jugglers, duo roller-skaters, the always breathtaking wheel of death.....the list goes on and on. It is even possible for a pre-historic dinosaur to make an appearance. Let your imagination wander, because anything is possible in this new whimsical production.

One might be concerned that such a spectacular entertainment opportunity is out of his/her price range, but Cirque Italia is committed to bringing a Las Vegas quality production to your hometown at an affordable price. They also feature many special offers and promotions.

Cirque Italia continues to contribute to the modernization of the performing arts and the circus industry by abiding by a strict animal free policy.

For more information visit [www.cirqueitalia.com](http://www.cirqueitalia.com) and make sure to check all our social media accounts.

When: February 2-5 & 8-11

Where: 2901 S Capital of Texas Hwy, Austin, TX 78746

At: Barton Creek Square

Located: In the parking lot near Dillard's

Under the grand, swirling White and Blue tent!

- February 2 Friday: 7:30pm
- February 3 Saturday: 1:30pm, 4:30pm, & 7:30pm
- February 4 Sunday: 1:30pm, 4:30pm, & 7:30pm
- February 5 Monday: 7:30pm
- February 8 Thursday: 7:30pm
- February 9 Friday: 7:30pm
- February 10 Saturday: 1:30pm, 4:30pm, & 7:30pm
- February 11 Sunday: 1:30pm, 4:30pm, & 7:30pm

Box office hours:

The box office opens on-site on Tuesday, the week of the show.

Non-show days: 10am – 6pm

On show days: 10am – 9pm

You can purchase tickets through our website ([cirqueitalia.com/tickets](http://cirqueitalia.com/tickets)) or by phone: (941) 704-8572. We also respond to text message.

# CIRQUE ITALIA



**ADVERTISE**  
Your Business Here  
Call 512.263.9181  
for details  
[www.peelinc.com](http://www.peelinc.com)



# We are your concrete coating experts!

*Turn your garage into a showroom!*



***Make Your Patio  
More Relaxing!***

**OUR COMPANY:** Urbane coatings floor treatments turn blah into beautiful! We use the highest quality resin, stain or custom finish to create new floors for our clientele.

**OUR EXPERIENCE:** Whether the treatment is indoor, outdoor, new or refinished, residential or commercial, we've been there and done that over the last 15 years! We're the epoxy and cement floor coatings experts.

**OUR MISSION:** We provide the best value, service, consultation and quality solutions. We have been tried and tested and always outperform our competition. Our work is guaranteed and our quality can't be beat!



**[www.UrbaneConcreteCoatings.com](http://www.UrbaneConcreteCoatings.com)**  
**512.791.7453**

**[concrete@UrbaneConcreteCoatings.com](mailto:concrete@UrbaneConcreteCoatings.com)**

**FAMILY OWNED & OPERATED**



# The Gazette

The Gazette 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 Gazette'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.



**Please remember to pick  
up after your pets and  
“scoop the poop”**



**AUSTIN TELCO**  
FEDERAL CREDIT UNION

512-302-5555  
[www.atfcu.org](http://www.atfcu.org)

Free Checking | 300+ Free ATMs | Great Rates

**Auto Loans**  
New, Used, and Refinance

as low as **2.09%**  
APR<sup>1</sup>  
Up to 60 Months



**Visit our Oak Hill Location:  
6233 W. William Cannon Drive**



<sup>1</sup>Annual Percentage Rate. Actual rate may vary depending on credit qualifications. Rates and terms are subject to change without notice. Auto loan rate advertised is our lowest rate for the purchase of a new or used vehicle, or the refinance of an existing loan from another lender. Federally Insured by NCUA



**Lee Ann LaBorde, Agent**  
8400 Brodie Ln Ste 105  
Austin, TX 78745  
Bus: 512-282-3100  
[leeann@leeannlaborde.net](mailto:leeann@leeannlaborde.net)

**When “That  
will never  
happen  
to me”  
happens.**

**I'm ready to help.**

There's never a good time for an accident to happen. But when it does, you can count on me to be there quickly so you can get your life back to normal. **GET TO A BETTER STATE™.** CALL ME TODAY.

 **State Farm™**

1101204.1

State Farm, Home Office, Bloomington, IL



## ATTENTION KIDS: SEND US YOUR MASTERPIECE!

Color the drawing below and mail the finished artwork to us at:

Peel, Inc. - Kids Club

308 Meadowlark St. Lakeway, TX 78734-4717

We will select the top few and post their artwork on our Facebook Page - Facebook.com/PeelInc.

DUE: January 31st

Be sure to include the following so we can let you know!

Name (first name, last initial): \_\_\_\_\_ Age: \_\_\_\_\_



VW



**PEEL, INC.**

308 Meadowlark St. South  
Lakeway, TX 78734

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

VW

## ASHLEY AUSTIN HOMES

Year after year, Ashley is one of Austin's highest volume producing agents. An expert negotiator, Ashley ensures her buyers and sellers get the best possible price. Her homes sell faster than any agent in Southwest Austin.

With Ashley, her process is designed to be unlike any Austin agent, it's highly targeted, communication is transparent, marketing is enviable and her knowledge of real estate trends in Austin is unmatched.

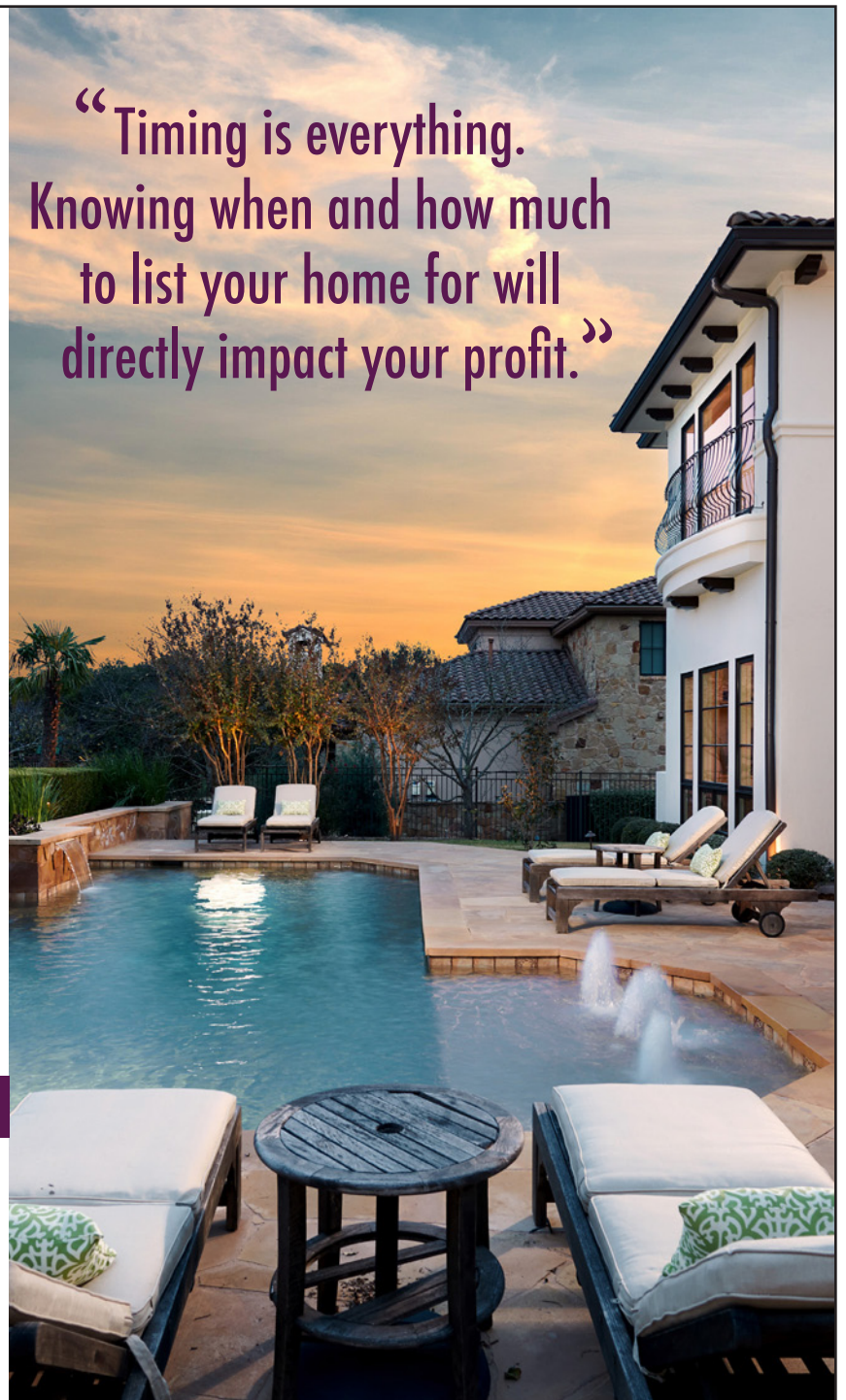
— 2018 —  
**TIMING IS EVERYTHING**

[WWW.ASHLEYAUSTINHOMES.COM](http://WWW.ASHLEYAUSTINHOMES.COM)  
512.217.6103

Austin Business Journal Top 3 Producing Agent 2014 - 2016  
Texas Monthly Five Star Agent 2013 - 2017  
Austin's Platinum Top 50 Award Winner 2015 - 2017  
AIOREP Top 10 Agent for Client Satisfaction 2015 - 2016



**ASHLEY STUCKI**  
owner/broker



“Timing is everything.  
Knowing when and how much  
to list your home for will  
directly impact your profit.”



# SquiresTeam.com

**kw** KELLER WILLIAMS  
REALTY

John Squires and the Squires Team with **Keller Williams Realty**, your neighbors and Realtors for life.

Call Kevin  
Scrugg at (512)  
**529-8763** to see  
any property  
and for all leas-  
es.



Kevin has worked with John for over 20 years in real estate. He is an investment expert, commercial broker and buyer specialist. Let's start your portfolio today!

Hey Southwest Austin! John Squires with Keller Williams Realty and the Squires Team would like to thank you for another incredible year in real estate. The Squires Team prides themselves in knowing the Southwest Austin market extremely well. Whether you own a Legacy, Scott Felder, A. J. Felder, David Weekley, Newmark, N.P.C. or J. W. Smith Home, John Squires knows your home's value. Of the 1030+ homes they've marketed and **sold!** throughout Austin, 530 are from Circle C Ranch and scores more from your neighborhood as indicated below, some sold multiple times. The Squires Team takes their fiduciary responsibility to their clients very seriously and strives to ensure your home is marketed and sold for the highest value the market will bear. Call John for a no-obligation market analysis on your valuable Southwest Austin property today. (512) 970-1970 Thank you!

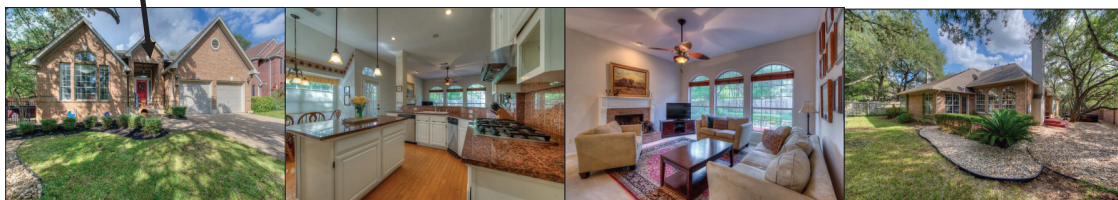


9200	ASHEVILLE	<b>SOLD!</b>	5917	KABAYE	<b>SOLD!</b>	5912	SHANGHAI PIERCE	<b>SOLD!</b>
5714	ABILENE	<b>SOLD!</b>	5105	LASSANT CV	<b>SOLD!</b>	5901	SHANGHAI PIERCE	<b>SOLD!</b>
6409	BILLY BONNEY	<b>SOLD!</b>	8820	LA SIESTA BEND	<b>SOLD!</b>	9115	SAUTELLE	<b>SOLD!</b>
8104	BILLY BONNEY	<b>SOLD!</b>	9112	LA SIESTA BEND	<b>SOLD!</b>	9104	SAUTELLE	<b>SOLD!</b>
8108	BILLY BONNEY	<b>SOLD!</b>	9107	LA SIESTA BEND	<b>2X</b>	9029	TANAK	<b>SOLD!</b>
5911	BROWN ROCK	<b>SOLD!</b>	8900	LA SIESTA BEND	<b>SOLD!</b>	6400	TAYLOR CREST	<b>2X</b>
6202	BLANCO RIVER	<b>SOLD!</b>	9100	LA SIESTA BEND	<b>SOLD!</b>	6404	TAYLOR CREST	<b>3x</b>
6305	CLAIRMONT	<b>SOLD!</b>	7505	MIFFLIN KENEDY	<b>2X</b>	6520	TAYLOR CREST	<b>SOLD!</b>
8105	CHENO CORTINA	<b>SOLD!</b>	5915	MAGEE BEND	<b>SOLD!</b>	6528	TAYLOR CREST	<b>2X</b>
8700	FARMDALE	<b>SOLD!</b>	9101	MEACHAM WAY	<b>SOLD!</b>	9101	TAYLOR CREST	<b>SOLD!</b>
8203	FOREST HEIGHTS	<b>SOLD!</b>	6306	MESA GRANDE	<b>SOLD!</b>	6520	TAYLOR CREST	<b>SOLD!</b>
8104	GANTTCREST	<b>SOLD!</b>	6121	OLIVER LOVING	<b>SOLD!</b>	9101	TAYLOR CREST	<b>SOLD!</b>
7125	GENTLE OAK	<b>SOLD!</b>	6715	OASIS	<b>SOLD!</b>	7508	VOL WALKER	<b>SOLD!</b>
7906	HENRY KINNEY	<b>SOLD!</b>	6501	OASIS	<b>SOLD!</b>	7003	WHEELER BRANCH	<b>SOLD!</b>
8005	HENRY KINNEY	<b>SOLD!</b>	6118	OLIVER LOVING	<b>SOLD!</b>	7921	WHEEL RIM	<b>SOLD!</b>
7911	ISAAC PRYOR	<b>SOLD!</b>	9202	PIZARRO	<b>SOLD!</b>	9005	WAMPTON	<b>SOLD!</b>
8007	ISAAC PRYOR	<b>SOLD!</b>	8101	RED ROCK	<b>SOLD!</b>	7108	WANDERING OAK	<b>SOLD!</b>
8009	ISAAC PRYOR	<b>SOLD!</b>	5654	SALCON CLIFF	<b>2X</b>	5655	WAGON TRAIN	<b>SOLD!</b>
8214	ISAAC PRYOR	<b>4X</b>	5954	SALCON CLIFF	<b>SOLD!</b>	6412	ZADOCK WOODS	<b>SOLD!</b>
8712	JANAYBYRD	<b>SOLD!</b>	6209	SALCON CLIFF	<b>2X</b>	6304	ZADOCK WOODS	<b>SOLD!</b>

8214 Isaac Pryor—John's Listing **"JUST SOLD!"** John Squires built this gorgeous David Weekley for the original homeowners back in 1991. The home features wood floors, granite counters and is just a stunning home on a private lot. Over the years, John sold the home for the original owner and then brought his buyer clients to it when it came back on the market. They have loved living there and now John has sold the home once again to a new wonderful, young family. Knowing the builders and excellent quality of these valuable Southwest Austin homes enables John to market these homes with decades of real estate experience. John has sold this home 4 times and can sell yours too!

Call John at (512) 970-1970 for any information regarding listing your home for sale, buying a home or any questions on the Austin real estate market. We offer flexible commissions and -up" and "move-down" plans to meet your changing needs. You will never be handed off to an assistant during your entire transaction and will communicate only with John Squires on his personal 'sell' phone. We work around your schedule and can meet with you any day or night at your convenience, 7 days per week.

In honor and in support of our military and service personnel that protect our freedoms, the Squires Team donates to the "100 Club" of Central Texas and to the Wounded Warrior Project. If this is something that you feel you want to participate in, you may go to **SquiresTeam.com** and click on the link to donate. Thank you!



Hey fellow Southwest Austin residents! It's that time of year again when the holidays are over and the market is ramping up for another 'early spring', as there are many buyers out there that didn't purchase last year. There was a shortage of homes for sale in this area and the homes that were on the market were being over-priced in many cases. That had some buyers waiting either for the homes to be reduced or they just decided to wait to see what comes on the market this year. The market shifted last year, as it hit the saturation point and smart buyers became very choosy. If listings were over-priced, they took longer to sell or in some cases, withdrawn from the market. Towards the end of the 4th quarter of 2017 new-home builders in Avana began reducing their prices to clear their inventory homes by year-end. Those that didn't sell last year are still on the market and the builders have increased some of their pricing in anticipation of an increasing market. Much of this southwest market follows the new home sales in Avana in Circle C. If they're priced too high, buyers look at the resale market to comparison shop. The local market actually hit it's high in 2015. 2016 and 2017 bumped along with prices rising and falling month to month depending on the time of year. The market will definitely hit it's saturation point with listings and new homes again later this year, as it has the past 2 years. One of the most important considerations in listing your home for sale is timing. February, March and April are some of the busiest months in southwest sales in that there are less properties on the market and early spring buyers are out right now. Location, greenbelts, lot, floor plan, builder, age, school, masonry, upgrades and updates are all considered when buyers gauge the value of each property specifically. You may call me at any time with any questions about listing your home or ideas on the current market. Thank you, John Squires

Below are 1-story and 2-story home sold statistics for Villages at Western Oaks, Legend Oaks and Western Oaks in 2017. The price per foot may vary as an accurate market study would have to be done on individual properties to find the true market value range for a specific property. This is general data. Call John for more specifics.

1-story **"Active"** homes on market averages. Low price \$409,900. High price \$799,500. 4 total homes on market now. Average price per foot \$201.42. Average days on market 91.

2-story **"Active"** homes on market averages. Low price is \$340,000. High price is \$429,900. 5 total homes on market now. Average price per foot \$189.47. Average days on market 72.

1-story **"Contract Pending"** homes on market averages. Low price is \$316,000. High price is \$425,000. 2 total homes under contract right now. Average price per foot \$201.28. DOM is 22.

2-story **"Contract Pending"** homes on market averages. Low price \$359,900. High price \$405,000. 4 total homes under contract right now. Avg. price per foot \$181.66. DOM is 39.

1-story **"Sold"** homes on market averages. Low price \$275,000. High price \$475,500. 79 total homes sold in 2017. Average price per foot \$197.61. Average days on market 21.

2-story **"Sold"** homes on market averages. Low price \$275,000. High price \$555,000. 176 total homes sold in 2017. Average price per foot \$161.55. Days on market 26.



John Squires is the **#1** agent in Southwest Austin since 1999 with approximately **650+/-** homes **"SOLD!"** to date in Southwest Austin alone. The Squires Team has also sold over **1,030+** homes in the greater Austin area. He is a **"Top 50"** agent in central Texas **8** times per Austin Business Journal awards. The Squires Team offers free home staging consulting and light renovation to have your home showing in it's best light. John takes *all* his own calls directly on his **'sell'** phone and you'll *never* be handed off to an assistant!

**(512) 970-1970**



John provides this handy trailer to all of his clients to assist them in their local moving trips to storage or to their new homes. It is 7' x 7' x 17' with a rear ramp door for easy use. Don't have a truck? John will pull it for you 2 times anywhere in Austin with your household goods as part of his service to you as his client. Call him! 😊

David D'Aprile with Synergy Mortgage has been an integral part of the Squires Team success as our go-to lender for the past 15 years. With over 25 years of lending experience, David has a vast knowledge of what the latest under-writing guidelines are and what underwriters look for in approving buyers for home loans. Whether my buyers have stellar credit or some bruises, David has closed 100% of my buyer-clients that I have given him. David *always* goes the extra mile for my clients and *always* answers his phone. If you are considering a re-finance, Conventional, VA, FHA, TXVET or adjustable rate mortgage, please call David for low rates and great service. David is always available to answer your loan questions at **(512) 762-4929** or **David@Synergymortgagetx.com**.