

MERIDIAN *Community Monitor*

NEWS FOR THE RESIDENTS OF MERIDIAN

MERIDIAN NEIGHBORHOOD GARAGE SALE

Saturday morning, April 21st @ 8am-1pm

Submitted by: Jacquelyn Waldrop, Realtor

Clean out those cabinets and closets and upcycle those items you've tucked away that are just taking up space! Meridian hosts two neighborhood garage sales per year. The first in April and the second in October. Updates posted on "NextDoor" and the Meridian Social Buzz Facebook page.



The Right Realtor = More Cash in Your Pocket

Submitted by: Jacquelyn Waldrop-Realtor

We are always surprised to learn that most people don't ever interview Realtors. We are hired with the task of selling, what is typically, a homeowner's largest financial asset. If you are going to sell your home, take the time to interview a few Realtors and make a well-informed choice. We've come across many Realtors who stick a sign in yard, take a few pictures with their iPhone and call it day. Even though we are in a hot selling market, the right marketing efforts can gain 5% to 15% more of a return on the sale of your home. The Realtor you hire should have a marketing strategy in place that goes above and beyond what the average Realtor might employ to get your home sold. This extra effort will get you more money in your pocket, which more than makes up for the commission you are paying the Realtor you choose to partner with.

Meridian Social Event Calendar 2018

Saturday, April 21st.....*Neighborhood Garage Sale, 8am-1pm*

Friday, May 4th.....*Food Truck and Movie Night*

Monday, May 28th.....
Ice Cream Social and BBQ Fundraiser

Thursday, June 21st.....*Food Truck and Summer Pool Party*

Wednesday, July 4th.....*4th of July Parade*

Thursday, August 16th.....
Middle School Glow-in-the-Dark Swim Party with Live DJ

Friday, August 24th.....
Back to School Food Truck & Pool Party/Laser Show

Monday, September 3rd....*Labor Day BBQ Benefit Fundraiser*

Saturday, October 13th.....
Neighborhood Garage Sale, 8am-1pm

Tuesday, December 18th.....
*Holiday Cookies, Caroling & Cocoa
@ the Pavillion + Holiday Lights Contest Judging*

Dates and Activities Subject to Change

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!

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Five Tips for Managing Stress

Submitted by: Aaron Williams-Pharmacist

Did you know that April is National Stress Awareness Month? It's important to understand how stress affects you and learn ways to cope with life's stressors to protect your mental and physical health.

Stress produces lots of physiological changes affecting your heart. For example, you pump out more adrenaline, which can make your blood pressure rise and your heart race. If these changes keep up over time, they can damage your heart's arteries.

Although you can't control all the stressors in your life, you can take steps to better manage your responses. Here are a few tips:

1. Practice positive self-talk at least once a day. This can work wonders at turning around a negative frame of mind. An example of negative self-talk is this: "I hate when this happens. Why does this happen to me?" An example of positive self-talk is this: "I can handle this. I've done it before and I'll do it again."
2. Do something pleasurable JUST FOR YOU at least 15 minutes a day. Maybe it's taking a long bath, running at Town Lake, or listening to your favorite music. You will be amazed at how quickly this can turn around a day that feels like it's gone all wrong.
3. Use emergency stress stoppers, or actions to help you diffuse stress in the moment. Try some of these:
 - Count to 10 before you speak
 - Take a few deep breaths
 - Listen to a favorite song
 - Walk away from the situation for a while and come back to it later once things have calmed down.
4. Practice a daily relaxation method such as meditation or mindfulness. Often using breathing, quiet contemplation or strong focus on something, such as a phrase or sound, will help you let go of stress and feel more calm and peaceful. Think of it as a mini-vacation from the stress in your life!
5. Cultivate healthy habits. Get enough sleep, don't forget to laugh, exercise, slow down, and accept what you can't change. Taking steps like these will make a big difference in how well you manage stress.

The key is to find out what works for you and keep it up. But don't ignore the signals your body is giving you.

Nothing herein constitutes medical advice, diagnosis or treatment, or is a substitute for professional advice. You should always seek the advice of your physician or other medical professional if you have questions or concerns about a medical condition.

Residential Home Sales Stats for 78739

Submitted by: Jacquelyn Waldrop-Realtor

February 2018 single-family housing market statistics for zip code 78739

Zip Code 78739

Residential Statistics

★ Independence Title

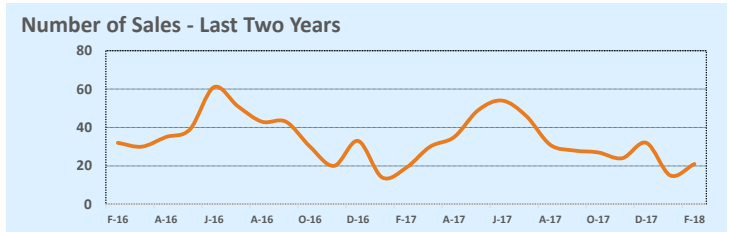
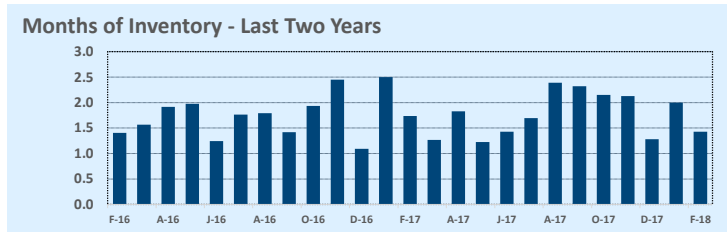
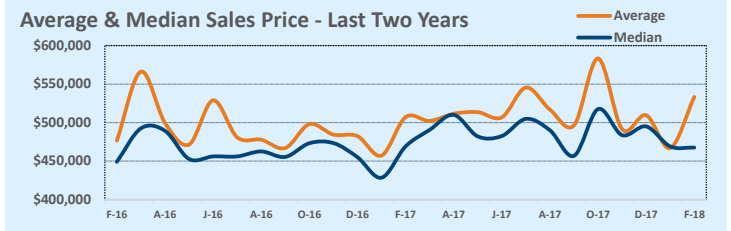
February 2018

Listings	This Month			Year-to-Date		
	Feb 2018	Feb 2017	Change	2018	2017	Change
Single Family Sales	21	19	+10.5%	36	33	+9.1%
Condo/TH Sales	--	--	--	--	--	--
Total Sales	21	19	+10.5%	36	33	+9.1%
New Homes Only	3	4	-25.0%	5	6	-16.7%
Resale Only	18	15	+20.0%	31	27	+14.8%
Sales Volume	\$11,199,632	\$9,633,715	+16.3%	\$18,203,622	\$16,033,400	+13.5%
New Listings	--	46	--	23	71	-67.6%
Pending	21	22	-4.5%	49	40	+22.5%
Withdrawn	1	2	-50.0%	2	4	-50.0%
Expired	1	--	--	2	--	--
Months of Inventory	1.4	1.7	-17.7%	N/A	N/A	--

Average	This Month			Year-to-Date		
	Feb 2018	Feb 2017	Change	2018	2017	Change
List Price	\$538,953	\$514,711	+4.7%	\$513,073	\$495,238	+3.6%
List Price/SqFt	\$181	\$179	+0.8%	\$184	\$183	+0.6%
Sold Price	\$533,316	\$507,038	+5.2%	\$505,656	\$485,861	+4.1%
Sold Price/SqFt	\$179	\$177	+1.2%	\$181	\$179	+1.1%
Sold Price / Orig LP	98.8%	98.2%	+0.7%	96.7%	97.2%	-0.5%
DOM	44	80	-45.6%	50	74	-32.8%

Median	This Month			Year-to-Date		
	Feb 2018	Feb 2017	Change	2018	2017	Change
List Price	\$475,000	\$479,000	-0.8%	\$475,000	\$465,000	+2.2%
List Price/SqFt	\$178	\$174	+2.1%	\$177	\$174	+1.8%
Sold Price	\$467,500	\$469,000	-0.3%	\$468,250	\$460,000	+1.8%
Sold Price/SqFt	\$178	\$173	+2.8%	\$175	\$173	+1.1%
Sold Price / Orig LP	98.9%	98.5%	+0.4%	97.9%	97.5%	+0.4%
DOM	17	44	-61.4%	22	40	-46.3%

Price Range	This Month			Year-to-Date		
	New	Sales	DOM	New	Sales	DOM
\$149,999 or under	--	--	--	--	--	--
\$150,000 - \$199,999	--	--	--	--	--	--
\$200,000 - \$249,999	--	--	--	--	--	--
\$250,000 - \$299,999	--	--	--	1	--	--
\$300,000 - \$349,999	--	1	5	--	1	5
\$350,000 - \$399,999	--	--	--	3	3	45
\$400,000 - \$449,999	--	6	52	4	9	44
\$450,000 - \$499,999	--	8	65	6	13	68
\$500,000 - \$549,999	--	2	7	1	4	54
\$550,000 - \$599,999	--	1	3	3	2	5
\$600,000 - \$699,999	--	--	--	2	1	84
\$700,000 - \$799,999	--	1	--	1	1	--
\$800,000 - \$899,999	--	--	--	1	--	--
\$900,000 - \$999,999	--	1	61	--	1	61
\$1M - \$1.99M	--	1	--	1	1	--
\$2M - \$2.99M	--	--	--	--	--	--
\$3M+	--	--	--	--	--	--
Totals	--	21	44	23	36	50



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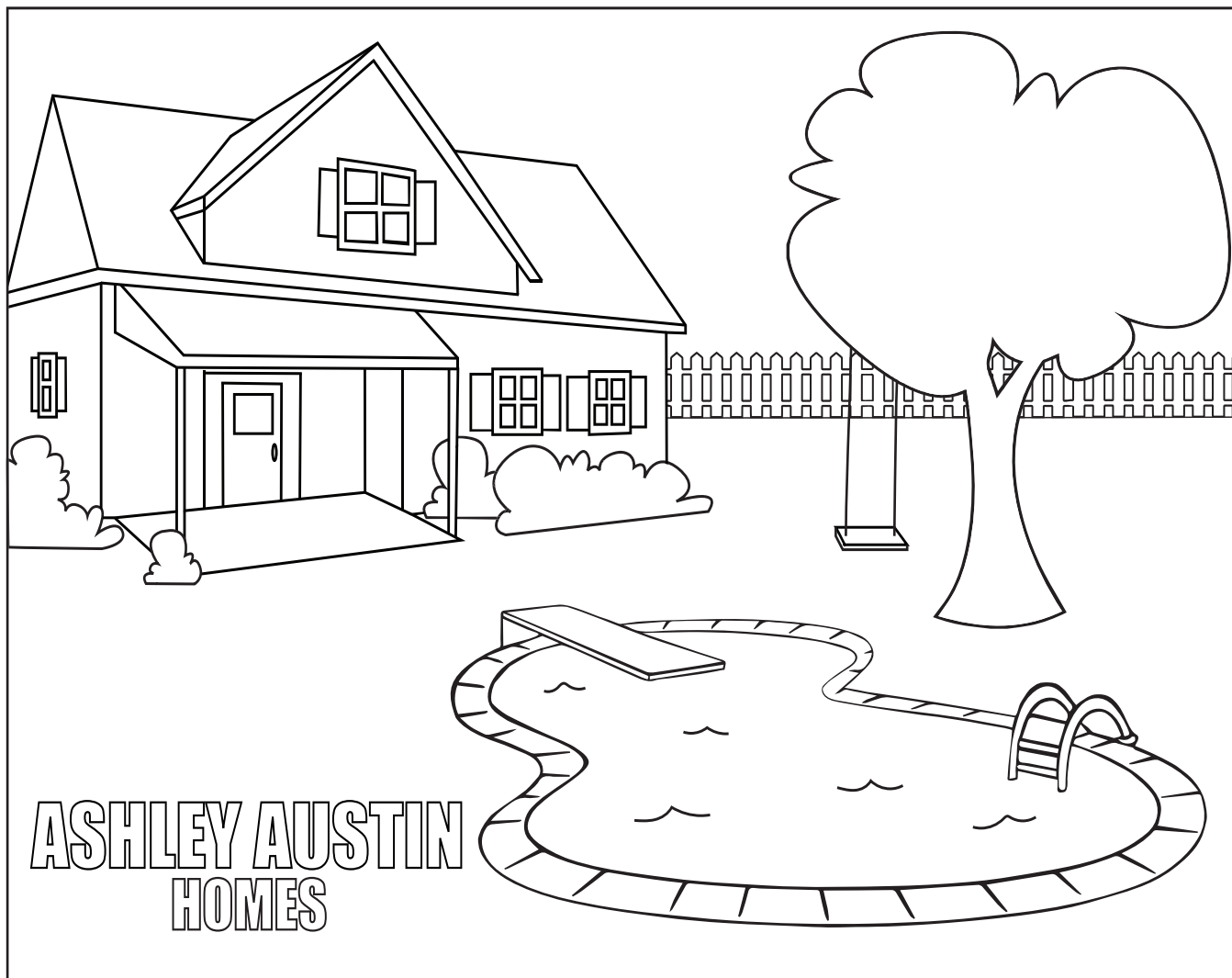
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1. Have your child submit their best artwork by 5/1/18!

PARENTS NAME _____

2. Fill out the information to the right.

CHILDS NAME _____

3. Mail your artwork to:
Ashley Austin Homes
9600 Escarpment Blvd
Ste 745 #235
Austin, TX 78749

CHILDS AGE _____

ADDRESS _____

STATE & ZIP CODE _____

4. Winner will be anounced on our Facebook page on 5/9/18!

PARENTS EMAIL _____

WWW.ASHLEYHOMEVALUATION.COM

SCHOOL NEWS CORNER

Baldwin Bash Tickets on sale NOW!

"Under the Big Top"

Baldwin Bash 2018 is Friday, April 27th
from 6:30-10pm @ Ranch Austin

Submitted by: Jacquelyn Waldrop, Baldwin PTA Board



Tickets are on sale now! Purchase tickets or to sponsor the event, please visit: <https://charityauction.bid/BaldwinBash2018>.

Baldwin Elementary PTA hopes to infuse the excitement and nostalgia of the circus to our annual fundraising dinner, Baldwin Bash. Baldwin Bash will support our numerous Baldwin Elementary PTA efforts to improve the quality of education for our students. Funds raised provide technology enhancements to every classroom; aid in beautifying our campus while offering new ways to instruct outdoors; allow us to supplement classroom instruction by fulfilling wish lists from our dedicated teachers and staff; and plan for the future of our school community.

We have an amazing list of silent auction items including trips, birthday party packages, summer camps, spa and restaurant certificates and much, much more. The live action has some favorites returning from last year and some new surprises! You won't want to miss it!

Do you have a small business? We are looking for sponsors, silent and live auction items. This is an excellent opportunity to reach our extraordinary community.

Last year was a tremendous success with over \$23,000 raised and we plan to surpass that amount in 2018. Join us, even if you don't have a student at the school. We appreciate your support!

Do you have a student at Gorzycki Middle School, Bowie High School or other area school? Your neighbors want to hear about all the neat things going on at your campus. Submit your good news to Jacquelyn Waldrop @ J.Waldrop@AustinRealEstate.com and see it printed in this publication.

Baldwin Elementary PTA News

Submitted by: Jacquelyn Waldrop, Baldwin PTA Board



Did you know it's not too late to join the 2017-2018 Baldwin PTA?

Visit BaldwinPTA.org to join now! Single memberships are \$8.50 and Family memberships are \$15 and we need your support to help enrich our school programs. We are a few members short of our goal to grow our PTA to 400+ members strong this year.

Visit <http://baldwinpta.org/pta.php> to join today!

No time on your hands to volunteer? That's ok, but we need your voice!

Baldwin PTA needs families and community members to join the PTA and make your support of our school official! You don't have to have a child at Baldwin to be a part of the PTA and share your voice. Thanks, as always for your support!

Mark your Calendars: 2017-2018 PTA Meetings

- Thursday, April 19 @ 8am
- Thursday, May 17 @ 6pm

SAVE THE DATE:



GORZYCKI
MIDDLE SCHOOL
AUSTIN Independent School District

Events at Gorzycki Middle School for April 2018

Apr 10-12:

STAAR Testing- NO VISITORS on campus

Apr 20:

Tiger Talent Show Audition Applications Due
Spring Teacher Appreciation Luncheon

Apr 25:

General PTA Meeting, 6-8pm

Apr 26:

Tiger Talent Show Auditions

Apr 27:

Tiger Talent Show Audition Results posted

Apr 27-28:

Tiger Dance Team Spring Show

THE MONITOR

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Calling Meridian Mamas to Join Circle C Mom's Club

Submitted by: Jacquelyn Waldrop

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 are interested in joining the fun, contact:
Jacquelyn.Waldrop@gmail.com

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