

**JULY 2018** 

# RANCHRECORD

THE RESERVE OF THE PERSON OF T

Official Newsletter of The Siteiner Ranch HOA

\* HAPPY FOURTH OF JULY \*





Plan ahead. Make sure everything you need is close at hand so you can easily grab items while tending the grill.

make a small indentation in the middle. As a burger grills, the center tends to become wider than the edges. Making this indentation will create a more uniform thickness throughout.

The a steak with thin streaks of fat, or marbling, throughout. The fat adds flavor and keeps the meat juicy.

the grill with vegetable oil before and after grilling. Use a folded paper towel and tongs.

Note that the price of the pric minutes before cutting into it. The extra time allows the juices to settle.

grilling chicken, use indirect heat for bone-in. These pieces take longer to cook and direct heat will likely burn them. Boneless pieces are better cooked over direct heat. Use a meat thermometer to make sure the chicken is fully cooked.





Rhonda Durrill 512.994.8400 Rhonda@AvalarAustin.com



512.826.1555 Ferree@AvalarAustin.com

Ferree Rhodes

512.230.4419 Melissa@AvalarAustin.com



Melissa Van Leeuwen



Joy Brillante 512.423.4479 Joy@AvalarAustin.com



Marguerite Craig 512.656.8292 MargueriteCraig@austin.rr.com



Steve Craig 512.415.0099

Steve Craig@AvalarAustin.com



Lisa Nauert 512.217.3762 LNauert@AvalarAustin.com

Erin Bloss 512.264.5889 Erin@AvalarAustin.com

Avalar Austin Real Estate

4300 N. Quinlan Park Rd. Ste 210 (above Cho Sushi) 512.610.5000 | AvalarAustin.com

Since 2006





### **COMMUNITY INFO**

### STEINER RANCH COMMUNITY ASSOCIATIONS OFFICE

12550 Country Trails Lane Austin, Texas 78732 512-266-7553 – Telephone 512-266-9312 – Facsimile

www.steinerranchhoa.org

### **OFFICE HOURS**

Monday - Friday	9:00am - 5:00pm
Saturday & Sunday	CLOSED

### **STAFF**

### Interim Association Director

Scott Selman .....scott@steinerranchhoa.org

### Community Manager

Melinda Schoch ...... melinda@steinerranchhoa.org

### Staff Accountant

Joanna Morgan.....joanna@steinerranchhoa.org

### Amenity Coordinator

Patricia Campbell...... patricia@steinerranchhoa.org

### Communications Coordinator

Meredith Hamrick ...... meredith@steinerranchhoa.org

### Lifestyle Coordinator

Desirre Ghebremicael......desirre@steinerranchhoa.org

### Community Enhancements Project Manager

Shannon Shapiro.....shannon@steinerranchhoa.org

### COMPLIANCE, ARCHITECTURAL & FRONT DESK ASSISTANCE

Compliance/ACC Coordinator......acc@steinerranchhoa.org
Front Desk.....assistance@steinerranchhoa.org

### **SRMA BOARD OF DIRECTORS**

512.276.7476

Email the SRMA BOD......board@steinerranchhoa.org



### **IMPORTANT NUMBERS**

### **EMERGENCY NUMBERS**

EMERGENCY	911
Fire	911
Ambulance	911
Sheriff – Non-Emergency	
Travis County ESD No.6/Lake Travis Fire Rescu	
Administration Office	
Travis County Animal Control	512-974-2000

### **STEINER RANCH CONTACTS**

Steiner Ranch Community Association Office.....512-266-7553

### **SCHOOLS**

Leander ISD	512-570-0000
Vandegrift High School	512-570-2300
Canyon Ridge Middle School	512-570-3500
Laura Welch Bush Elementary	512-570-6100
Steiner Ranch Elementary	512-570-5700
River Ridge Elementary	512-570-7300

512 266 1111

512-263-2458

### **UTILITIES**

Travis County WCID # 17

Travis County WCID # 1/	
City of Austin Electric	512-494-9400
Texas Gas Service	
Custom Service	1-800-700-2443
Emergencies	512-370-8609
Call Before You Dig	1-800-344-8377
AT&T	
New Service	1-800-464-7928
Repair	1-800-246-8464
Billing	
Time Warner Cable	
Customer Service	512-485-5555
Repairs	512-485-5080
TDS (Trash & Recycle)	

### OTHER NUMBERS Lake Travis Postal Office

Edite 114/10 1 00tai 0 111ee
Coyote Sightings
Five Star Commercial Community Management
Scott Selman512-337-6535 or sselman@firestarcm.com
Balcones Canyonlands Preserve
https://www.traviscountytx.gov/tnr/bccp

Austin/Travis County Hazardous Waste ......512-974-4343

### **NEWSLETTER PUBLISHER**

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

### **GO GREEN! GO PAPERLESS!**

Sign up to receive the Ranch Record directly to your inbox.

Visit PEELinc.com for details.

Copyright © 2018 Peel, Inc. Ranch Record - July 2018 3

2605 Buell Ave

### From the Association Office

# UPCOMING STEINER RANCH EVENTS

JULY 4th
Decorate Your Ride &
Independence Day Celebration

JULY 20th Children's Concert

AUGUST 17th Children's Concert

AUGUST 18th Concert In The Park

SEPTEMBER 15th Fall Community Garage Sale

SEPTEMBER 28th Scrap A Thon

OCTOBER 4th
New Homeowner Social

OCTOBER 14th Pumpkin Patch: Proud Sponsor

OCTOBER 20th
Steiner Clean Sweep Clean Up Event

OCTOBER 28th Trunk-Or-Treat

NOVEMBER 3rd Holiday Shopping Event

NOVEMBER 22nd Steiner Ranch Turkey Trot

DECEMBER 8th Breakfast With Santa

Want to get involved? Join the Event Planning Committee! The Committee meets on the second Thursday of each month at 9:30am at Cups & Cones.

Events are tentative & subject to change or cancel at any time. Events are planned by the Steiner Ranch Event Planning Committee, and are for Steiner Ranch residents in good standing with the association, and their guests only. Final approval to participate in any Steiner Ranch program or event is dependent upon HOA approval. For more information, please contact Desirre Ghebremicael at: desirre@steinerranchhoa.org

For the most up to date information, follow us at: Facebook. com/SteinerRanchHOAevents or visit the Steiner Ranch HOA website at:

www.steinerranchhoa.org

### FROM THE ASSOCIATION OFFICE

- 6 Key Community Meeting Dates
- 6 Safety Reminders
- 7 Fireworks Policy
- 7 Trail Committee Installs On-Trail Signage
- 8 Follow Us on Facebook
- 8 Overnight Parking & Watercraft Storage
- 8 John Simpson Sand Volleyball
  - **Court Complete**
- 8 Trash, Recycling & Bulky Waste Pick-Ups
- 8 Exterior Home Changes Require
  - **Architectural Review**
- 8 HOA Email Alerts

### **STEINER ACTIVITIES & EVENTS**

- 10 Decorate Your Ride
- 11 Fourth of July Parade & Celebration
- 12 Thank You Event Sponsors
- 12 Free Activities For Residents
- 12 Tai Chi
- 13 Concert In The Park
- 14 Children's Summer Concert Series
- 14 Young At Heart
- 14 Summer Camps & Programs
- 15 Steiner Ranch Cycling News

### **SWIMMING NEWS**

- 16 Summer Pool Hours
- 16 Pool Safety Tips
- 16 Steiner Ranch Pool Rules
- 17 Year Round Swimming
- 21 Gold Stars Swimming Program
- 21 Adult Swimming Program
- 22 Water Aerobics

### AROUND STEINER

23 Wildlife In Steiner

### **NEWS YOU CAN USE**

- 25 Outdoor Watering Restrictions In Effect
- 27 Don't Wait To Fix Leaks
- 29 Summer Home Security Tips

### **IN EVERY ISSUE**

- 5 Cover Photo
- 18-19 Calendar
- 32 Business Classifieds
- 34 Teenage Job Seekers



### **COVER PHOTO**



Happy Independence Day, America! This month's cover photo was captured at the Steiner Ranch HOA Fourth of July Celebration last summer. Join us for this year's event for a morning

of community and celebration. For details about the annual Steiner Ranch HOA Fourth of July Parade & Celebration, visit Steiner Ranch HOA Events on Facebook, or see details in this issue.

Have a photo you would like to see published in the next Ranch Record? For consideration, send pictures to communications@steinerranchhoa.org no later than the 8th of the month prior to publication. Your photo might just be next month's cover!

By submitting your photo you agree to allow your photo to be published in future issues of the Ranch Record and/or other Steiner Ranch communications.



### Landscape and Irrigation inc.

LAWN CARE
Residential and Commercial

LANDSCAPING Design and Installation

SPRINKLER
Installation and Repair

**Tree and Shrub Trimming** 

Power Washing • Stone Work • Fencing FREE ESTIMATES

texanlandscape@yahoo.com 512.294.8967

# JUST SOLD!



# I can sell your house too!

### **Angie Noeth**

Selling Steiner Ranch for Over 15 Years!





512.695.7025 www.Agent-Angie.com

### From the Association Office



# Monthly HOA Community Meetings

### STEINER RANCH MASTER ASSOCIATION BOARD OF DIRECTORS

Meets on the last Tuesday of each month at Towne Square

Community Center at 6:00pm

### STEINER RANCH RESIDENTIAL OWNERS BOARD OF DIRECTORS

Meets on the last Thursday of each month at Towne Square

Community Center at 6:00pm

### STEINER RANCH NEIGHBORHOOD ASSOCIATION

Meets on the 2nd Tuesday of each month at Towne Square Community Center at 7:00pm

### **EVENT PLANNING COMMITTEE**

Meets on the 2nd Thursday of each month at Cups & Cones at 9:30am

### TRAIL COMMITTEE

Meets on the 3rd Wednesday of each month at Bella Mar Community Center at 6:30pm. The committee also holds monthly trail work days on the fourth Sunday of each month. Meet-up location and time varies monthly. If you are interested in lending a hand, visit the Steiner Ranch Trail Committee Facebook page for the most up to date information. You may also join their newsletter by subscribing at: https://groups.google.com/forum/#!forum/steinertrails.

### **GOLF COMMUNITY COMMITTEE**

Meets on the 2nd Tuesday of each month at the UT Golf Club at 5:30pm



### **Safety Reminders**

For resident safety, please adhere to the following association rules and/or state laws:

### Speeding

Please SLOW DOWN and follow posted speed limits. Should you witness speeding, aggressive, or dangerous driving, contact law enforcement.

### **Golf Carts**

Please ensure family members (including minors) are aware of the below Steiner Ranch Covenants, Conditions, and Restrictions. If you witness someone operating a golf cart in a reckless manner, or in a manner in which you believe violates state law, you are encouraged to contact law enforcement.

- Private golf carts must be registered with the association.
- Private golf cart operators must have a valid driver's license.
- The operator and vehicle is subject to Texas law and must observe safe driving principles at all times.
- The number of passengers which may ride in a private golf cart is limited to the number of seats provided in the vehicle.
- Private golf carts may only be operated on paved streets within Steiner Ranch.
- When not in actual use, private golf carts must be stored in the garage of a residence.
- Private golf carts must be properly lighted between the hours of sunset & sunrise.
- All private golf cart passengers must remain seated during golf cart operation.

### **Motorized Vehicles**

Please DO NOT operate motorized vehicles (including ATV's and golf carts) on neighborhood trails. Doing so poses a potential safety hazard to walkers and bikers. It also damages the trails, which the Trails Committee and other community volunteers graciously maintain.

### Pool Rules

Please familiarize yourself with Steiner Ranch pool rules, which are posted on the HOA website, and remember to never prop pool gates.



# **Trail Committee Installs On-Trail Signage**

The HOA Trail Committee recently added approximately 24 signs on the Coyote Run Trail near Bella Mar. Trail signs help hikers and bikers stay on-trail and help indicate trail direction. The Trail Committee is always seeking volunteers to help. If you are interested in learning about the committee or volunteering, contact Trail Committee Chair, Erik Enge at erik.enge@gmail.com.

HOA Trail Committee volunteers at Coyote Run Trail.





Copyright © 2018 Peel, Inc.

# Fireworks / Firecrackers Prohibited

### STEINER RANCH FIREWORKS POLICY

Residents are reminded that fireworks within Steiner Ranch are prohibited by the Steiner Ranch Master Association and Steiner Ranch Residential Association. There are a number of reasons for this:

- 1) The use of fireworks places homes at serious risk of fire.
- 2) The topography and green space of Steiner Ranch is conducive to fires.
- 3) Federal rules regarding management of the Balcones Canyonlands (which borders Steiner Ranch) impose significant restrictions on activities that may affect wildlife therein. Serious penalties for violation can be imposed by federal officials.
- 4) Homeowners are entitled to the peaceful enjoyment of their property.

Should you believe a violation is occurring, please contact the Association Office, at (512) 266-7553 or use the HOA website to complete a "Report A Problem" as soon as possible or immediately following an occurrence. Physical and/or photographic evidence is helpful in substantiating a violation.

Looking for that dream vacation?
We specialize in:
Tours, land resorts & cruise vacations

You have three travel professionals in the Steiner area, including:

Jenelle Hatch—512-382-1357 j.hatch@dreamvacations.com

Ashley Love—512-766-4568 a.love@dreamvacations.com



"I am a Steiner
Area resident. I'd
love to help you
plan your next
dream vacation."

Ranch Record - July 2018

### **Tip of the Month**

It's already time to start planning your Holiday vacations. We'd love to help you create a memorable trip...on land or sea!



www.KaisnerTravel.com

Pictured: On-trail signage installed on Coyote Trail Run.

### From the Association Office

### Follow Us on Facebook

Events offered by the Steiner Ranch Home Owners' Association are posted on our Facebook page – the only official Facebook page of the Steiner Ranch HOA. Search Steiner Ranch HOA events to find us. To see our posts in your news feed, do the following:

- 1. Like our page.
- 2. After liking our page, hover your mouse over the button that says 'Liked.' You'll see a dropdown menu open. Click the option that says 'See First' and our posts will then appear in your feed. Because we are a business, simply liking our page will not necessarily result in our posts appearing in your feed. Thank you for following us!

# Overnight Parking, Boats & Watercraft Storage Reminders

Per Steiner Ranch governing documents, no automobile or other vehicle may be parked overnight on any roadway within the community. Boats and watercraft must be stored in an enclosed space at all times. Storing watercraft in driveways or on the street is not allowed.

To report overnight street parking or watercraft violations, visit www. steinerranchoa.org and click the "Contact Us" tab.

Thank you for helping the association uphold Steiner Ranch rules which serve to protect and maintain the appearance and safety of the neighborhood.

# The John Simpson sand volleyball court is now completed

The John Simpson sand volleyball court is completed. This court is currently on a first come basis, we ask that residents use the "Good Neighbor Policy" to ensure that everyone gets to enjoy their playing time. Please be considerate of the surrounding residents and limit your noise level while enjoying your game.



# Trash, Recycling & Bulky Waste Pick-Ups:

Texas Disposal Systems (TDS) is the residential waste services provider in Steiner Ranch. Services provided include weekly trash pick-up, every other week recycling pick-up, HOA scheduled spring and fall green waste pick-ups, curbside Christmas tree pick-up, and scheduled individual bulky waste pick-ups. Residents may schedule their individual, twice-yearly bulky waste/large item pick-ups, by contacting Texas Disposal Systems directly at 512-329-1752.

**Waste Wizard App** - Manage your trash and recycling collection services on the go! To download a customized trash and recycling service calendar by address, as well as service alerts and reminders, visit the Waste Wizard widget on the Texas Disposal Systems website: www. texasdisposal.com.

# Residential Exterior Changes & Enhancements Require Architectural Approval

Any changes or enhancements you make to the exterior of your home requires architectural approval by the association. Steiner Ranch governing documents require the submission of plans and specifications for review and approval by the Architectural Committee (AC) before construction or installation begins. Improvements requiring approval include, but are not limited to, front door changes, playscapes, pools, decks, patios, ponds, new siding or trim colors, planter boxes, arbors, walkways and sheds. Before making exterior changes to your home, please submit a Modification Application, which can be found on the HOA website under the 'Architectural' tab.

### **HOA Email Alerts**

### Sign Up For HOA Email Alerts:

To receive email from the HOA regarding community updates, safety alerts, etc., residents must subscribe via the HOA website at www.steinerranchhoa.org. If you have never requested a resident login, click the login request form link located on the home page under 'Quick Links'. After receiving login information, you're set to sign up for emails:

- 1. Click 'My Profile'
- 2. Click the 'My Subscriptions' tab
- 3. Make subscription choices. If you live in the Steiner Ranch Master Association (SRMA) consider signing up for SRMA alerts. If you live in the Steiner Ranch Residential Owners' Association (SRROA) consider signing up for SRROA alerts. If you would like to receive community-wide emails, be sure to also choose the 'sent to all' subscription.

4. Click the save button at the bottom of the page.

### Happy 4th of July from your neighborhood orthodontist!



Thank you to all of my neighbors for allowing me to serve you where we live! We are here for all of your Orthodontic needs whether it be early treatment including expansion, teen and adult braces or clear aligners. fxams complimentary.



4302 N. Quinlan Park in Vista Ridge of Steiner Ranch

512-266-8585













DrJamesWaters.Blogspot.com

fxcellence. Right here www.BracesAustin.com

Bring this ad in for \$125 off any set of new records

### Steiner Activities & Events

# DECORATE YOUR RIDE

When: July 4th 8am - 9am Where: Towne Square

Get ready for the Steiner Ranch Fourth of July parade, and come decorate your bikes, wagons, scooters and strollers! The HOA Event Planning Committee will hand out decorating kits to the first 50 attendees.





# Vista Ridge Dental Family, Cosmetic & Implant Dentistry



STEINER RANCH'S LOCAL DENTIST

smiles are our speciality

# COMPLIMENTARY WHITENING FOR LIFE

With New Patient Exam. Some conditions may apply

Call for an appointment today!

266-3600

WWW.RWATSONDDS.COM 4300 QUINLAN PARK RD, STE 230 AUSTIN, TX 78732



### Steiner Activities & Events

### **Thank You Event Sponsors!**

The Steiner Ranch HOA Events Planning Committee thanks AllGood Chiropractic & Family Wellness Center, The Goddard School Steiner Ranch, and Kona Ice for sponsoring the Steiner Ranch HOA Fourth of July Parade & Celebration event. Your support is appreciated!





STEINER RANCH • 5145 North FM 620 • 512-910-8456
GoddardSchool.com



# POOL SAFETY & CPR TRAINING POOL SAFETY TIPS AND BASIC CPR TRAINING TUESDAY JULY 24TH 6:30 PM TO 7:30 PM RSVP BY EMAIL EMSPubEd@austintexas.gov OR CALL 512-972-SAFE (7233) TOWNE CENTER 12550 COUNTRY TRAILS LANE AUSTIN, TX 78732 A SERVICE BROUGHT TO YOU BY AUSTIN-TRAVIS COUNTY EMS

### **Free Activities For Residents**

Take advantage of these free activities - one of the many perks of living in Steiner Ranch!

### Community Yoga

Class meets on most Wednesdays at Bella Mar Community Center at 7:00pm. See the HOA online calendar for classes.

### **Cycling Group**

Meets at Cups & Cones Saturday & Sunday Mornings at 7:30am.

### **Mountain Biking**

Meets Thursdays & Sundays June - October for group rides at various locations. Beginner & intermediate riders. For information visit Steiner Ranch Riders on Facebook.

### Real Estate Investment Group

The group typically meets on the first Monday of each month at 6:30pm at the Bella Mar Community Center. See enclosed calendar for the most up to date information.

### Tai Chi

Meets at Towne Square Community Center Monday through Friday at 8:15am.

### Yoga By Lake Austin Spa

Provided by Lake Austin Spa instructor. Meets at Towne Square Mondays at 6:30pm.

\*Offered activities are for adults only. Supply fees may apply.

### Free Tai Chi Group Practice

Monday - Friday 8:15 am - 9:00 am

Towne Square Community Center 12400 Country Trails Ln, Austin, TX 78732

### Benefits of Tai Chi:

- Relieve Stress on the body and mind
- Improve Health and Physical Fitness
  - Enhance Self Defense capability

Questions: contact 512-470-6978 or rosaliachiu@gmail.com







To sponsor this **HUGE** Community event visit: www.steinerranchhoa.org

Various sponsorship levels available.

For more information, contact Desirre Ghebremicael at desirre@steinerranchhoa.org

### Steiner Activities & Events

### **Steiner Ranch HOA Presents:**

FREE CHILDREN'S SUMMER CONCERT SERIES!



Back by popular demand - the association is offering a FREE Children's Summer Concert Series to Steiner Ranch residents! We've partnered with Front Door Concerts to bring Austin's most popular children's entertainers to the neighborhood.

Concert dates are noted below and will take place at Towne Square Community Center at 10:30am at the Towne Square Pavilion. Check out the Steiner Ranch HOA Events Facebook Page or website for details.

Concert Series Dates:
July 20th
August 17th
#frontdoorconcerts



### youngatheartaustin@gmail.com

Young at Heart is an active social group open to Steiner Ranch residents ages 50+. We are purely a social organization wanting to share fun times. Joining us is a great way to make new friends, and get to know people your own age in the neighborhood. If you live in Steiner Ranch, you are invited to join us. To become a member, send your name(s), address, phone number and e-mail address to youngatheartaustin@gmail.com.

Our most popular activities include evening Canasta as well as ladies Canasta at the UT Golf Club. In addition, we offer numerous activities to meet varied interests such as: Book Club, Euchre, Mah Jongg, Mexican Train, Bunco, Walking, Hiking, Biking, Spanish Conversation, Painting, Card Making, Ladies CLEO Luncheons (Classy Ladies Eating Out), and our popular ROMEO (Retired Old Men Eating Out). We also get together for happy hours, wine socials and dinner groups. We would love to have you join us!



# 

Now is the time to start planning! The association is pleased to offer the following camp opportunities to Steiner Ranch residents:

### Free Adult Programs (Registration Not Required) Tai Chi:

Offered Monday - Friday 8:15am - 9:00am at Towne Square Pavilion.

### Yoga:

Offered Monday evenings at 6:30pm at Towne Square Community Center. Class is taught by instructors from the Lake Austin Spa. Bring yoga mat, towel and water.

### Camps & Programs For Registration:

### **Camp Gladiator:**

EXERCISE! For registration visit www.campgladiator.com

### **Developmental Swimming:**

SWIM! For registration visit www.goldstarswimming.com

### Idea Lab:

ROCK YOUR GRAY MATTER! For registration visit www.austin.idealabs.com

### **Little Medical School:**

LEARN! For registration visit www.littlemedicalschool.com

### Lone Star Soccer:

SOCCER! For registration visit www.lonestar-sc.com

### **Lost Creek Aquatics:**

SWIM! For registration visit www.teamunify.com

### Mad Science:

ALL THINGS SCIENCE! For registration visit www.austin.madscience.org

### Sportball:

PLAY WITH PASSION, PLAY FOR FUN! For registration visit www.sportball.us/austin

### STEM:

BUILD, CODE, PROGRAM! For registration visit www.stemcampusa.com

### Tennis:

LEARN TENNIS! For registration & information email srtennislessons@gmail.com

### **Steiner Ranch Cycling News**

The Steiner Ranch Cycling (SRC) is a group of fun loving cyclist that enjoy the outdoors, burning calories, and meeting new people. Cycling is easy on your body, good for your health and a great way to build community. There is no cost to ride, and we welcome new riders. You probably see us riding around the neighborhood in our Steiner Ranch-themed red white and blue kits. Give us a wave but please don't honk!

### SATURDAY RIDES

On Saturdays we host an open group ride, currently starting at Cups & Cones at 7:00 AM. Our Saturday rides include advanced and intermediate groups. The advanced group will have average speeds from 18 – 20 mph and the intermediate group will average between 15 - 17 mph. While each group will be traveling at different speeds, each group will be tackling the same course with a typical distance ranging from 50 up to 70+ miles. The turnout is typically between 10 – 20 riders depending on weather. There is no designated sweeper for

these rides. Come on out and have some fun, everyone is welcome. Ride details are posted each week to our website at http://www.steinerranchcycling.com, on our Facebook page http://facebook.com/SteinerRanchCycling, and to our email list (sign up on our website).

Steiner Ranch Cycling is powered by Lakeside's awesome burgers (such as their Bacon Avocado Burger) and refreshed by their beer. Join us there after the ride on Saturdays to refuel and recover!

### SUNDAY COFFEE SHOP RIDE

On Sundays we host a mostly mellow ride to a local coffee shop outside Steiner.

The group will leave Cups & Cones at 7:00 AM and will target some not-too-far coffee shop for some espresso, pastries, and socializing. The ride will average around 17 mph and should be perfect for those looking for an easier and more relaxed alternative to our Saturday rides. Our destination is typically Red Horn Coffee House and Brewing Company at 1431 and Parmer which is 20 miles from Cups & Cones. Although this is technically a 'drop ride', we will make great efforts to keep the group together. Note that you should be able to ride the 38-50 miles at a 17 mph average pace for the whole ride.

Please visit our website at http://www.steinerranchcycling.com to check out what is going on in the Steiner Ranch cycling community. SPONSORS: Austin City Living, Patten Law Firm, Dream Smiles Dental, Cyclist Law, Lakeside Pizza & Grill.

RIDE DISCLAIMER: Each rider is responsible for his or her own safety on our rides. Please join us at your own risk. Our weekly rides are open to public participation but ride leaders do NOT assume any liability for your participation. We require that all participants follow traffic laws and wear a helmet while on our rides.



# Why Office at Home

"When you could have a quiet place"
At Jester Village



### AVAILABLE NOW

610 Sq. Ft. with windows and use of conference room 1435 Sq. Ft. with windows and use of conference room 207 Sq. Ft. and use of the conference room 1 Yr. Minimun Term

Jester Village Shopping Center and Business Park 6507 Jester Blvd., Austin, Texas 78750

**Graham Properties Real Estate** 512.345.9400

### **Swimming News**

### **Summer Pool Hours**

### Bella Mar

Closed Monday until 2:00pm Open Tuesday – Sunday 8:00am 10:00pm

### The following programs will be using the lap pool:

<u>Master's Swim Program</u> – Wednesday & Friday 5:30am – 6:45am Sunday 6:30am – 7:45am <u>Stars Red</u> – Tuesday – Friday 7:30am – 12:30pm <u>Stars Blue</u> – Monday – Thursday 1:30pm – 6:30pm <u>Water Polo</u> - Tuesday 7/31-Friday 8/3 - 9:30am - 12:30pm and

Tuesday- 8/7 - Friday 8/10 - 9:30am - 12:30pm

### **Towne Square**

Closed Monday until 12:00pm Open Tuesday – Sunday 8:00am – 10:00pm

The following program will be using the pool:

<u>Water Aerobics</u> – Monday & Wednesday 6:45pm – 7:35pm; Tuesday & Thursday 9:00am – 9:50am

### John Simpson

Closed Monday until 2:00pm Open Tuesday – Sunday 8:00am – 10:00pm

### The following programs will be using lap lanes:

Gold Stars Swimming – Tuesday & Thursday 3:45pm – 5:45pm Swim Lessons – Tuesday – Friday 9:00am – 11:00am LCA - Monday – Thursday - 5:45 pm- 7:15pm, Fridays (May 4 – June 8) 5:00pm-6:30pm, and Fridays (June 15 – August 10) 6:30am-8:00am.

You can view lap lane calendars online at:

### www.steinerranchhoa.org

under the amenities tab

Please note\*\*When lifeguards are not on duty, swim at your own risk.

### **Pool Safety Tips**

- Always watch children when they are in or near water. Never leave children unattended at community pools and don't expect children to be responsible for younger children/siblings while visiting pools.
- Don't rely solely of Lifeguards to watch your child(ren). Lifeguards are trained to scan the entire pool area- they are not watching out for only your child(ren).
  - Teach children to swim.
- **Learn CPR.** It can help save a life. Austin-Travis County EMS is providing FREE Pool Safety & CPR training on July 24th and August 8th at Towne Square Community Center. Training begins at 6:30pm.

### **Steiner Ranch Pool Rules**

To ensure Steiner Ranch pools remain fun, safe, and sanitary for all residents, the below rules are in place.

Pools are for residents of the Steiner Ranch Master Association and the Steiner Ranch Residential Owners Associations, and up to 4 guests per household without a reservation.

- 1. Pool gates must remain closed and locked at all times. A facility fob is to be used to access locked facilities during hours of operation. DO NOT PROP GATES!
- 2. The association may deny access to the pools at any time due to occupancy limits, weather, pool conditions, or if maintenance is required.
- 3. At the discretion of the association, and as approved by the Board of Directors of the SRROA and/or SRMA, certain periods of the normal open swim hours may be set aside for specialized activities.
- 4. Use of the pool facilities is at the resident and/or guest's own risk.
- 5. Lifeguards, when present, have full authority and are responsible for the interpretation and enforcement of all rules.
  - 6. Only lifeguards are permitted on the lifeguard stand.
- 7. An adult must accompany children 14 years old and under at all times.
- 8. Proper swim wear is required. Swim diaper and plastic pants must be worn by children who are not completely toilet trained.
- 9. No diving. Dive blocks are for use by Swim Teams and/ or private lessons approved by the Association.
  - 10. No Smoking.
- 11. No glass containers of any type are allowed in the pool facility.
  - 12. No pets in pool area.
- 13. Residents are responsible for any damage they, their guests, or their children cause and for cleaning up any mess or trash created by them prior to leaving the pool facility.
- 14. Violation of these rules may result in suspension of pool privileges, fines or other charges, and/or legal action.



### Year-round USA Swimming Club in Steiner Ranch

Lost Creek Aquatics at Steiner Ranch offers a year-round competitive USA Swimming swim team to Steiner Ranch residents for swimmers of all levels. In July, practices will be in the late afternoons Monday to Thursday 5:45pm to 7:15pm and early mornings on Fridays 6:30am to 8am at the John Simpson pool till July 20th 2018. As of July 23rd 2018 practices will resume at the Bella Mar pool. Evaluations for new swimmers for the fall team will be held at the Bella Mar pool on July 19th and July 25th 2018, from 4:30-5:30pm. For more information about swimming with LCA at Steiner Ranch, please visit the LCA website at www.lostcreekaquatics.com. Questions, please contact LCA at 512-917-2274 or teamadmin@ lostcreekaquatics.com.

Please note that lap lanes for residents swimmers will be available during the above practice times. Please refer to the coach on deck or signage by the pool. Alternatively you can view lap lane calendars online at: www.steinerranchhoa.org under the amenities tab.



### One week FREE service for new customers!



### SERVICES OFFERED

Weekly Chemical Service Water Testing & Balance **Annual Pool Analysis** Skimmer & Pump Cleaning **Pool Surface Skimming** Filter Cleaning









### REPAIRS & MAINTENANCE

Acid Wash **Change Sand** Repair & Clean Filter Clean Salt Cell Clear Plumbing Lines \*available in select markets

**Drain Pool** Heater Tune-Up Open Pool Winterize Pool\*

### **EQUIPMENT UPGRADE**

Auto Pool Cleaner Chlorinator Filter **Gas Heaters** Handrails

**Heat Pumps Pool Pumps** Spa Blowers **Pool Automation Light Fixtures** 

(833) 827-5044 PPSRV.COM

### JULY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8:15am –Tai Chi (TSCC)	8:15am -Tai Chi (TSCC) 6:30pm -Adult Yoga (TSCC) 6:30pm - Real Estate Investing Group (BMCC)	8:15am - Tai Chi (TSCC) 7:00pm - Community Yoga (BM Pavilion)	Happy Fourth of July! 4  HOA Office Closed  8:00am – 9:00am – Decorate Your Ride (TS Parking Lot)  9:00am – 1:00pm – Independence Day Celebration & Parade (TS)	8:15am -Tai Chi (TSCC)	6 8:15am – Tai Chi (TSCC)	7:30am – SRC Ride (Cups & Cones) Steiner Stars Swim Meet (Bella Mar Facility Pool Closed 6am – 5:30pm)
7:30am - SRC Ride (Cups & Cones)	9 8:15am -Tai Chi (TSCC ) 6:30pm -Adult Yoga (TSCC)	8:15am - Tai Chi (TSCC ) 5:30pm - UT Golf CMTE Mtg (UT Golf Club) 7:00pm - SRNA Mtg (TSCC) 7:00pm - Community Yoga (BM Pavilion)	8:15am Tai Chi (TSCC ) 7:00pm — Community Yoga (BM Pavilion)	8:15am – Tai Chi (TSCC) 9:30am – Event Planning CMTE Mtg (Cups & Cones)	8:15am -Tai Chi (TSCC)	14 7:30am – SRC Ride (Cups & Cones)
7:30am – SRC Ride (Cups & Cones)	8:15am – Tai Chi (TSCC ) 6:30pm – Adult Yoga (TSCC)	8:15am - Tai Chi (TSCC) 7:00pm - Community Yoga (BM Pavilion)	8:15am — Tai Chi (TSCC.) 6:30pm — Trail CMTE Mtg. (BMCC) 7:00pm — Community Yoga (BM Pavilion)	l 9 8:15am - Tai Chi (TSCC)	8:15am — Tai Chi (TSCC) 10:30am — Children's Concert (TS Pavilion)	<b>2 I</b> 7:30am - SRC Ride (Cups & Cones)
7:30am-SRC Ride (Cups & Cones)	8:15am - Tai Chi (TSCC ) 6:30pm - Adult Yoga (TSCC)	8:15am - Tai Chi (TSCC) 7:00pm - Community Yoga (BM Pavilion)	8:15am -Tai Chi (TSCC)	8:15am -Tai Chi (TSCC) 6:00pm - SRROA Board Mtg (TSCC)	8:15am - Tai Chi (TSCC)	7:30am – SRC Ride (Cups & Cones)
7:30am-SRC Ride (Cups & Cones) Trail Work Day (See SR Trail Committee Facebook page for details)	8:15am -Tai Chi (TSCC)	8:15am –Tai Chi (TSCC) 6:00pm – SRMA Board Mtg (TSCC)				

AS REALTORS OUR TRUE WORTH IS DETERMINED BY HOW MUCH MORE WE GIVE IN VALUE THAN WE RECEIVE.

### **SAVE TIME AND MONEY**

CALL THE **THATE TEAM** TODAY, ASK US ABOUT OUR **MOVE UP PROGRAM** AT 512-750-5777

REALTORS® GRI, CRS, LUXURY SPECIALISTS

CNE | TOP 50 FINALIST ABJ

thateteam@realtyaustin.com

realty/austin





### AUGUST

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
÷			8:15am -Tai Chi (TSCC)	8:15am - Tai Ch <mark>i</mark> (TSCC)	8:15am -Tai Chi (TSCC)	7:30am - SRC Ride (Cups & Cones)
7:30am – SRC Ride (Cups & Cones)	8:15am – Tai Chi (TSCC) 6:30pm – Adult Yoga (TSCC) 6:30pm – Real Estate Investing Group (BMCC)	<b>7</b> 8:15am - Tai Chi (TSCC)	8:15am Tai Chi (TSCC) 6:30pm – Pool Safety & CPR Class (TSCC) 7:00pm – Community Yoga (BM Pavilion)	8:15am -Tai Chi (TSCC) 9:30am - Event Planning CMTE Mtg (Cups & Cones)	8:15am -Tai Chi (TSCC)	7:30am – SRC Ride (Cups & Cones)
7:30am – SRC Ride (Cups & Cones)	8:15am – Tai Chi (TSCC) 6:30pm – Adult Yoga (TSCC)	8:15am - Tai Chi (TSCC ) 5:30pm - UT Golf CMTE Mtg (UT Golf Club) 7:00pm - SRNA Mtg (TSCC) 7:00pm - Community Yoga (BM Pavilion)	8:15am – Tai Chi (TSCC ) 6:30pm – Trail CMTE Mtg. (BMCC)	8:15am —Tai Chi (TSCC)	8:15am - Tai Chi (TSCC ) 10:30am - Children's Concert Series (TS Pavilion)	7:30am - SRC Ride (Cups & Cones)
1 <b>9</b> 7:30am-SRC Ride (Cups & Cones)	8:15am - Tai Chi (TSCC ) 6:30pm - Adult Yoga (TSCC)	8:15am - Tai Chi (TSCC ) 7:00pm - Community Yoga (BM Pavilion)	8:15am -Tai Chi (TSCC)	8:15am - Tai Chi (TSCC)	8:15am -Tai Chi (TSCC)	<b>25</b> 7:30am – SRC Ride (Cups & Cones)
7:30am-SRC Ride (Cups & Cones) Trail Work Day (See SR Trail Committee Facebook page for details)	<b>27</b> 8:15am -Tai Chi (TSCC)	8:15am - Tai Chi (TSCC ) 6:00pm - SRMA Board Mtg (TSCC)	8:15am -Tai Chi (TSCC )	8:15am - Tai Chi (TSCC ) 6:00pm - SRROA Board Mtg (TSCC) 7:00pm - Community Yoga (BM Pavilion)	<b>3 I</b> 8:15am - Tai Chi (TSCC )	

**Cold is on the Right Plumbing** is a service based plumbing provider that is committed to you and your home or business. Whether the job is big or small, residential or commercial, simple or complex; we're here to help!

GIVE US A CALL TODAY!

512.762.8243 coldisontheright.com





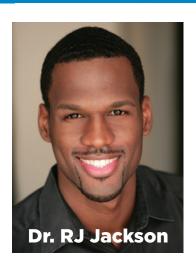
LN: M39724



10% Off
for Steiner Ranch Residents (up to \$100)



### **FREE Orthodontic Evaluations!**





**RJ** ORTHODONTICS Making Austin Smile

512-363-5792 | www.rjorthodontics.com

Located Behind the Walgreens at the Intersection of 620/2222



invisalign invisalign teen

### **Swimming News**

### Gold Stars Developmental Swim Team

Gold Stars Developmental Swim Team will take place at John Simpson Pool on July 10th through August 2nd. This is a non-competitive swim team for swimmers ages 5 to 12 with focus on the development of swimming skills in freestyle and backstroke. At the end of the 4-week session, swimmers will be able to measure their improvement at a mock trial swim meet.

Prior swim experience is necessary to enroll. To participate, kids need to be able to tread water for 10 seconds on their own and put their face under water for at least 3 seconds.

Swimmers will need a competitive style swim suit, (one piece for girls and jammers for boys), goggles that fit well, and properly fitting rubber fins (non-ankle strap fins).

### When:

July 10th-August 2nd T/W/Th 8:30-9:30 am 5-8 year olds T/W/Th 9:30-10:30 am 9-12 year olds

### Where:

John Simpson Pool Registration forms available at: www.goldstarswimming.com

### **Adult Swimming Program**

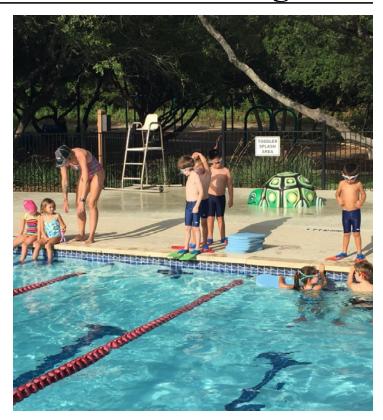
Come join the Masters Swim Program! The workouts are adjusted for everyone from beginners all the way to advanced -- no swim experience needed!! No intimidation allowed!! If you can swim one length of the pool, then you are ready to join in on the fun. Currently, we have "newbies" who haven't ever participated in organized adult swim classes, new and experienced triathletes who want to improve the swim part of their triathlons, and experienced master's swimmers looking to enjoy an organized swim workout. Regardless of your skill level, you will find a lane with swimmers who match your ability and enthusiasm.

### Our swim schedule is as follows:

- Wednesdays and Fridays at 5:30 a.m. until 6:45 a.m.
- Sundays at 6:30 a.m. until 7:45 a.m.
- \$50 per month for residents

### Come on and give it a try! It's easy to sign up:

- 1. You must be 18 yrs. and older.
- 2. Join U. S. Masters Swimming! To be eligible to compete in masters' meets, to get a great magazine, and for HOA insurance purposes, go to the United States Masters swimming website, www.usms.org/reg and join our team Red Giants Masters swimming. Print your card and email a copy to program lead, Hollie Kenney.
- 3. Contact Hollie Kenney at holliekenney@austin.rr.com to register. As this is a Year Round Program, it's a great way to meet new friends and be a part of a fun community of swimmers and neighbors!





### Water Aerobics Classes!

Want to exercise, but can't get motivated? Perhaps the pavement plays havoc on your knees, legs or hips. Or maybe you just don't want to exercise by yourself. Try water aerobics! Classes go through September at the Towne Square Pool.

### WHEN:

Monday/Wednesday, 6:45 pm Tuesday/Thursday, 9:00 am

### COST:

8 classes per month: \$56

### **REGISTRATION:**

Call Ann @ 512-266-4780 or email askennedy@austin.rr.com. Sign up will take place prior to the first class of every month.

Classes are 50 minutes long, will incorporate a full body workout in the water and are led by a certified water aerobics instructor. Some of the benefits of water aerobics fitness are:

> \*strengthens & improves muscle tone \*enhances muscular flexibility \*increases range of motion \*improves posture & physical appearance \*relieves tension & stress \*increases energy levels & stamina \*burns calories \*strengthens the cardiorespiratory system

Join us for lots of fun and great workouts to music. It's an opportunity to meet your neighbors and make new friends, while getting/staying in shape. Adult men and women welcome. This program is available to Steiner Ranch residents only.





# Celebrate your independence in a new home!

The Austin real estate market is heating up! I would love to take the time to understand your unique needs and help you through the process of buying or selling your home. I can analyze your

property value and answer any questions you have

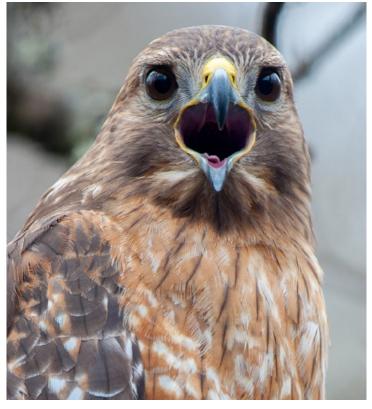
along the way!

Lila Hardegree, REALTOR® 512.409.0903 | lila@reillyrealtors.com LilaSellsAustin.com

### **Share your Steiner Nature Sightings with the Ranch Record!**



Yellow Crown Heron



Red Shoulder Hawk

With miles and miles of greenbelt trails, Steiner Ranch is home to an abundance of local wildlife. We'd love to share your nature encounters with other Steiner Ranch residents.

Please email photos along with information about where the sighting was and any other details you'd like to share to: communications@steinerranchhoa,org.

Your submissions need not only include wildlife... photos of trees, wildflowers and native plants are also welcome!

Longtime Steiner Ranch resident, Kendall Schmidt, submitted these wildlife photos taken in her backyard, and shared the following:

"Several years ago, a pair of Yellow Crown Heron started making a nest but deserted it after a heavy rain/hail storm. I was able to photograph it in the tree canopy while it was out searching for branches/twigs for its nest. They gather broken branches/twigs that are caught in the tree branches, never from the ground.

In 2016 and 2017, a pair of Red Shoulder Hawks built their nest near our home. They seem to like my back deck and frequent the bird bath every couple of days. The photograph of the hawk was taken from inside my house as he (I think) was perched right off my deck a few feet from my bird feeder."

Thank you for sharing these wonderful photos, Kendall!



Copyright © 2018 Peel, Inc.



### **Outdoor Watering Restrictions In Effect**

Submitted by WCID 17

WCID 17 reminds its customers to remain mindful about their water use and that mandatory outdoor watering restrictions went into effect May 1, 2018. WCID 17 appreciates your teamwork and conservation as we work to preserve this finite natural resource. The Highland Lakes system is a managed water reservoir that ensures this limited resource will be present for river authorities, municipalities and agricultural irrigation through a system of water rights.

Stage 1 water restrictions will be in effect and require all residential and commercial customers adhere to the two-day a week watering schedule.

- All outdoor watering must be done before 10:00 a.m. and after 7:00 p.m.
- Residential customers with addresses ending in 0, 1, 2, 3 can water on Monday and/or Thursday.
- Residential customers with addresses ending in 4, 5, 6 and all Commercial and Multifamily customers can water on Tuesday and/or Friday
- Residential customers with an address ending in 7, 8, 9 can water on Wednesday and/or Saturday.
- Hand-held hose and Hose-End Sprinkler watering can be done on any day.
- Be mindful not to water between the hours of 10:00 a.m. and 7:00 p.m., only before or after.

WCID 17 encourages you to be aware of how much water you are using. This is probably one of the most important factors in conservation. Look at your water bill; in the summer, keep you usage UNDER 30,000 gallons per month. A home with two people should use about 5,000 gallons per month for normal daily use. The increase to 30,000 gallons per month is due to use on the landscape and/or a pool. So if you used 40,000 gallons of water, watch your bill and compare that with what you used last year. If you own an automatic sprinkler system, you could reduce your water use by 10 percent by simply reducing the watering time a few minutes per zone. You may be surprised at what a dramatic decrease this can make in your water bill.

If you are using over 50,000 gallons per month, CALL FOR A FREE WATER AUDIT. WCID 17 will send out a licensed irrigator to assist you in your outdoor water planning, free the first time. Repeat visits could be billed a service call of \$40 per hour. Cutting back on your water will cut back on your cost! You will be conserving water and saving money in your wallet!

WCID 17 commends the community for its water conservation efforts during the past drought. You commitment to a water-wise lifestyle by trying to conserve on your daily water usage will continue to be a win-win for everyone! Remember to visit www. wcid17.org to learn more about ways to save water, as well as the trigger points and stages of water restrictions that may be required should another drought condition occur.





Dentistry for infants, children, teens and patients with special needs.

512.266.7200

- Friendly Pediatric Trained Staff
- Parents Allowed Back During Treatment
- Board Certified Specialists
- Insurances Accepted
- On Time Appointments
- Before and After School Appointments
- Advanced Soft-tissue Laser Procedures
- Wifi, Games and Movies

### Two Convenient Locations

Steiner Ranch 4308 N. Quinlan Park #201 Austin, TX 78732 **Lakeline** 14005 N. HWY 183 #800 Austin, TX 78717

SmileLikeAStar.com

### **FREE**

Child's Sonicare

with New Patient Exam and Cleaning

\$56.00 Value

Coupon must be presented at time of exam. For patient's age 3 and older

### **Don't Wait to Fix Leaks**

Submitted by WCID 17

Lake Travis has returned to normal levels and we're all breathing a sigh of relief, but after the dry five-year period we've just been through, it should be very clear that we need to protect our water supply by continuing to conserve and prevent waste.

You may not realize it but millions of gallons of water are lost each day to leaks. A few drips coming out of the kitchen faucet or showerhead might not seem like a lot to you, but even the smallest leak can mean thousands of gallons of water lost each year. According to the U.S. Environmental Protection Agency (EPA), an average American household wastes around 10,000 gallons of water each year through leaky pipes, toilets and faucets.

These easy-to-fix leaks can annually add up to a District-wide loss of more than 100 million gallons. To give you an idea, that's about the amount of water needed to supply over 640 homes for one full year. All customers should check their toilets, faucets, showers, pipes and sprinkler systems regularly for leaks. Fixing these small issues can mean a reduction of up to 10% on water bills.

Do the Home Test -

Leaking or malfunctioning showerheads, faucets, fixtures or sprinklers are easy to spot. Leaks in pipes, however, can go unnoticed for quite a while. A simple leakage test can help you out. Check the reading on

your meter before you leave the house and recheck it after two hours. If the number has changed, you probably have a leak or forgot to turn off water-consuming appliances, such as a washing machine or dishwasher, before you left.

Toilets are one of the biggest water-leaking sources in your home. A running toilet can waste thousands gallons of water a month (yes, that's thousands!) A faulty flapper valve will likely be the cause and is very easy to fix. You can't always hear a leaking toilet. Food coloring can help you find out if you have a leak. Add a few drops of food coloring to the water tank of your toilet and wait for about 10 minutes. If the bowl stays color free, you don't have a leak. If you see the color coming into the bowl, the flapper is leaking and needs to be repaired.

Make sure to check your water bill regularly; beware of how much you routinely use. If nothing changed in your water-using habits but the bill went up significantly, you likely have a leak. If you can't figure out where the leak is, District 17 may be able to help by pulling a graph of your usage by day or by hour for the last several months. Reviewing your water usage patterns can often reveal the type of problem that may exist.

By limiting the amount of water lost to leaks you will personally save money and collectively help to preserve our water supply for years to come.

# IN THE RIGHT PLACE AT THE RIGHT TIME

Motto Mortgage is a different kind of mortgage business. One where brokers don't work for a bank but instead lend their expertise to you. Which means they offer not just one or two options based around a single bank; they give you several smart choices from a range of financial institutions

### FIND A BETTER EXPERIENCE VISIT LOAN-TEXAS.COM





### **JAXON SHIPLEY**

Loan Originator NMLS #1713762

### **MOTTO MORTGAGE CENTRAL**

NMLS #1714411

300 Bowie Street, Suite 100 Austin, TX 78703

O: 512.739.4343 C: 512.712.3366 jaxon.shipley@mottomortgage.com

SCORE YOUR NEXT HOME WITH ME!

# BRACE YOURSELF SUMMER IS HERE.

IS YOUR SMILE READY FOR THE SUMMER?



Summer is a great time to get started with orthodontics for both children and adults. While you are scheduling summer camps and family vacations, remember to call our office today to schedule your complimentary consultation.







**Ask About Our Smile Warranty Program** 



512,466,4947

www.TheRanchOrthodontics.com

### The Ranch Orthodontics

### Dr. Gerard DeSantis & Dr. Erin Arnold

### STEINER RANCH

5145 N FM 620 SUITE G-120 AUSTIN, TX 78732

143 EXCHANGE BLVD. SUITE 300 HUTTO, TX 78634

### **FAR WEST**

3916 FAR WEST BLVD. AUSTIN, TX 78731

### News You Can Use

### **Summer Home Security Tips**

To protect your home from being targeted while out of town during vacations, consider the following:

- **Don't broadcast your absence**. Never leave a post on social media saying, "I'm away on vacation."
- **Improve lightin**g. Motion lights or dusk to dawn detector lights, and timers are all good ideas.
- **Trim shrubbery**. Trimming shrubbery eliminates hiding places for would be intruders.
- **Make your address clearly visible.** Doing so makes it easier for emergency personnel to find your home in the event of an emergency.
- **Stop all deliveries**. Nothing says "I'm not home" like accumulated newspapers or packages at the door.
- **Adjust blinds**. Leave blinds and curtains in normal positions wherever possible, taking care not to leave expensive belongings visible through windows.
  - Set the alarm. Activate your alarm system.
- **Lock up**. Ensure all windows and doors are securely locked before you leave. Close and lock your garage door when you are not nearby.
- Ask a trusted neighbor to keep an eye on your home while you're away. Neighbors watching out for one another is a good way to deter crime.





Looking to buy or sell your home?

Want to invest in residential or commercial real estate?

Call an expert you can trust.



Hem Ramachandran

Local expertise, professional results Certified negotiation expert

512.970.6336

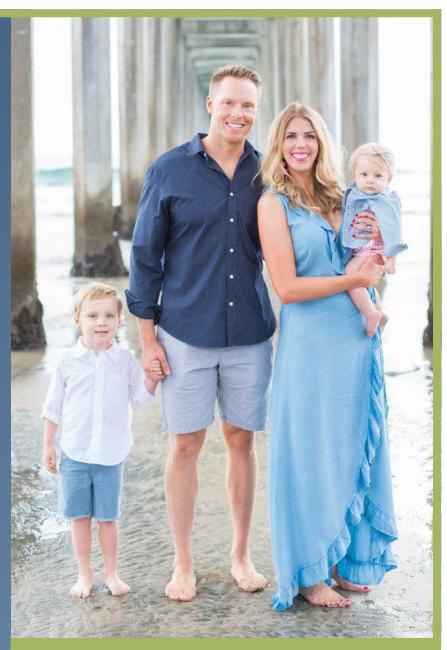
hem@indusrealty.com

Broker, Real Estate Lic #513913, NMLS # 296907

# BRIGHTEN YOUR SUMMER SMILE!

Locally owned and operated by Steiner Ranch resident, Dr. Meagan Scarborough, we are committed to providing valuebased dental care for the whole family. As a local dentist, Dr. Meagan Scarborough strives to build life-long relationships with her patients and to create an environment focused on transparency, comfort, and excellence.

Steiner Dental is a community driven dental practice located in the Steiner Ranch community in Austin, Texas that treats patients of all ages.



Dr. Meagan Scarborough & Family



### STEINER DENTAL

512-266-9585 2900 N. Quinlan Park Road #160



### 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 website at www.peelinc.com/index.php/kids-club

DUE: July 31st, 2018

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

Name (first name, last initial): Age: **CELEBRATE** INDEPENDENCE DAY ON **JULY 4TH!** SR

### **BUSINESS CLASSIFIEDS**

**LEARN GUITAR...In-Home Guitar Lessons.** Great teacher, fun environment. B.A. in Music, Berklee College of Music. Steiner resident. Over 21 years of teaching experience. All ages, styles and skill levels welcome. Proudly serving Steiner Ranch for years. For more info call Charles Couch at 646.704.3092 or visit www.charlescouch.com.

**CONNOR CLEANING SERVICES**: Are you paying more than \$100 to have your house cleaned? 4200 sq. feet or less- you are paying too much! Call Connor Cleaning. Reliable. Dependable Service. Quality Work. Supplies furnished. Over 12 years in business. Affordably priced. Call 512-209-1141. Bonded.

**PIANO LESSONS** given in your home year-round. Experienced, creative, patient, mature teacher tailors lesson's curriculum to the student's interests. University educated teacher with classical background accepts students ages 5 to 105 of any experience level. Homeschoolers and adults welcome. Contact James Heuser 512-969-8529. www.fourpointspianoteacher.com

**ACCOUNTING &TAX SERVICES:** Local CPA & Quickbooks ProAdvisor offering all inclusive small business accounting and tax services for businesses & individuals. Affordable rates & quality work. 10% off if you mention this ad! Kelley Arnold (512)466-9319. Email: kelley@steinerranchcpa.com. Web: www.steinerranchcpa.com.

**THE HANDYMAN CAN**: Multi-yr. Steiner resident available for honey-dos, inspection punch lists, hang pictures, fans & lights. Assemble most anything; furniture, Ikea, etc. You name it I can probably do it. No job too small, no minimum. Many 100% satisfied Steiner clients. Richard 970-9616.

**ALLSTATE INSURANCE- ED MENA AGENCY INC**: If you recently purchased a new home or replaced the roof on your current one, call me today to save money. Save even more by bundling your policies. Steiner Ranch Resident. edmena@allstate.com or call 512-459-5363.

**PRISTINE HOUSECLEANING**: \$20 OFF FIRST SERVICE! Commercial & Residential. Extremely Detailed. Reasonable Prices. Strong references available. Call (512) 468-5132 or (512) 212-1177 for a FREE estimate. Like us on Facebook! Facebook.com/ PristineHousecleaningService.

**ELECTRONIC CAREGIVER BY SILVERLINK:** Smart, Responsible, Convenient. Joining with families to protect the lives of their loved ones since 2009. Nearly 10 years of innovation has led to thousands of lives protected and saved. (512) 645-9423 www.silverlinkusa.com/ecg

**BOOKKEEPING SERVICES**: Affordable & Local bookkeeping firm. Our team specializes in keeping accurate financials records for small and medium sized businesses. ProAdvisor & expert with QuickBooks. 30% off first month for local Steiner Ranch owned businesses! Ask for Phillip. (512) 953-5818. phillip@cbaustin.com. Website: www.cbaustin.com



## **Allstate**®

# EXPERT AGENT N THE KNOW

What does it mean to be IN good hands?<sup>SM</sup> It means that I know the risks in the area. I'll use my local expertise to help you choose the right amount of protection. And I'll be there to help you over the years. Call or stop in for a free, no-obligation Personalized Insurance Proposal today.

**Steiner Ranch Resident. 24 hour customer service.** 





Ed Mena, LUTCF 512-459-5363

edmena@allstate.com www.allstateagencies.com/edmena

Subject to terms, conditions and availability. Allstate Property and Casualty Insurance Co., Allstate Fire and Casualty Insurance Co., Allstate Insurance Co., Allstate Texas Lloyd's, Allstate Indemnity Co., Allstate Vehicle and Property Insurance Co. © 2016 Allstate Insurance Co.

Ranch Record - July 2018 33

### Steiner Activities & Events

### **NOT AVAILABLE ONLINE**

# DID YOU SAY

# YES! YOUR NEWSLETTER IS PROVIDED 100% FREE OF CHARGE

and is made possible by the advertisers within. Please frequent their businesses and let them know where you saw their advertisement. While there, be sure to say "Thanks!"

www.PEELinc.com





# ORTHODONTIC TREATMENT

### \$500 OFF TREATMENT

- Traditional/Metal Braces
- Clear Braces
- Lingual Braces
- Invisalign®

# PEDIATRIC DENTAL SERVICES

### **\$68 NEW PATIENT EXAM**

New patient, initial exam includes cleaning, comprehensive oral exam, all necessary x-rays and fluoride treatment.

- Early Assessment
- Cleanings & Exams
- X-rays
- Fillings & Sealant
- Pulp Therapy
- Extractions

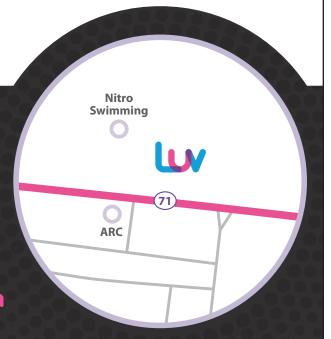
First 100 patients 8 years & older will receive a FREE Sonicare toothbrush upon starting treatment!

## **NOW OPEN!**

### **Locally and Family Owned**

15500 W. Highway 71, Suite 300 Bee Cave, TX 78738

(512) 900-2017 · luvbraces.com











Fat Office is below a death Occupied

Certified Residential Specialist
Certified Luxury Home Marketing Specialist
Certified Negotiation Expert
Corporate Relocation Specialist
ABR, e-Pro and AHWD
www.SteinerRanchInfo.com

www.SteinerRanchInfo.com Direct: (512) 657-7510 Elicia@SteinerRanchInfo.com





### www.SteinerRanchInfo.com

### Looking for a Steiner Ranch Realtor? Call Elicia Gower Michaud



Experience -17+ Years



Track Record in Steiner - Sold/Leased over 200 Homes



Award Winning - Platinum Top 50 Winner, #2 Coldwell Banker Realtor in Austin, International President's Elite



Professional Designations - Certified Negotiation Expert, Certified Luxury Home Marketing Specialist, At Home With Diversity, Million Dollar Guild, Council of Residential Specialists, e-Pro, Accredited Buyer's representative, Seller representative Specialist



**Relocation Company Certified** 



**Owner of Multiple Steiner Ranch Properties** 

**Check out www.SellMySteinerHome.com**