

VOLUME 13 ISSUE 6
JUNE 2019

RANCH RECORD

Official Newsletter of The Steiner Ranch HOA



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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 (*Closed from 12-1:00pm*)..... 9:00am - 5:00pm
Saturday & Sunday CLOSED

STAFF

General Manager

Melinda Schoch steiner@ciramail.com

Lifestyle and Communication Manager

Desirre Ghebremicael... steiner@ciramail.com

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Samantha Dominguez..... steiner@ciramail.com

Front Desk Coordinator

Cami Porter... steiner@ciramail.com

Compliance steiner@ciramail.com

COMPLIANCE, ARCHITECTURAL

Compliance/ACC Coordinator..... acc@steinerranchhoa.org

SRMA BOARD OF DIRECTORS

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

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EMERGENCY911
Fire..... 911
Ambulance 911
Sheriff – Non-Emergency..... 512-974-0845
Travis County ESD No.6/Lake Travis Fire Rescue
Administration Office..... 512-266-2533
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

UTILITIES

Travis County WCID # 17..... 512-266-1111
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..... 1-800-858-7928
Time Warner Cable
Customer Service..... 512-485-5555
Repairs..... 512-485-5080
TDS (Trash & Recycle)..... 512-329-1752
Austin/Travis County Hazardous Waste 512-974-4343

OTHER NUMBERS

Lake Travis Postal Office..... 512-263-2458
Coyote Sightings 311
Five Star Commercial Community Management
Scott Selman 512-337-6535 or sselman@firestarcm.com
Balcones Canyonlands Preserve
<https://www.traviscountytx.gov/tnr/bccp>

NEWSLETTER PUBLISHER

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From the Association Office

FROM THE ASSOCIATION OFFICE

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Upcoming Steiner Ranch HOA Events

- 6/07 Children Front Door Concerts
- 7/04 Decorate Your Ride / Independence Day Celebration
- 8/17 Concert In The Park
- 9/14 Fall Community Garage Sale
- 09/27 Scrap A Thon
- 10/13 Pumpkin Patch
- 10/27 Trunk Or Treat
- 11/09 Holiday Shopping Event
- 11/28 Steiner Ranch Turkey Trot
- 12/07 Breakfast With Santa

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: steiner@ciramail.com

For the most up to date information, follow us at: [Facebook.com/SteinerRanchHOAevents](https://www.facebook.com/SteinerRanchHOAevents) or visit the Steiner Ranch HOA website at:

www.steinerranchhoa.org



Monthly HOA Community Meetings

STEINER RANCH MASTER

ASSOCIATION BOARD OF DIRECTORS

Meets on the third 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

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/steinerrails>

LANDSCAPE COMMITTEE

Meets on 3rd Tuesday of each month at Towne Square HOA Office Conference Room at 6:00pm.

EVENT PLANNING COMMITTEE

Meets on the second Tuesday of each month at Cups and Cones at 9:30am.

2019 SRMA Board of Directors & Officers

Steiner Ranch Master Association (SRMA HOA) Board comprises of 7 directors and officers. At annual meetings conducted in March, new officers are elected for a three-years term.

Over the past 2 years the SRMA Board, HOA staff, Committees and volunteers collectively achieved many objectives. Some of the highlights are:

- Developed vision, mission, and core values statement for the Steiner Ranch Master Association Board and the HOA.
- Championed for improving traffic conditions in and around Steiner leading to Vandergrift High School by communicating with senators, congressmen, and partnering with Travis County and SRNA.
- Maintained 2018 & 2019 HOA fees at \$808, same levels as 2017 through operational efficiencies and fiscal discipline.
- Increased HOA office hours for residents from 9 AM to 5 PM (was 1PM to 5 PM).
- Transitioned from self-managed to GrandManors Professional Management in September 2018. The resulting automation, integrated software systems and operational efficiencies helping association save ~ \$450,000 annually which is being funneled into projects in landscape, new amenities, parks, safety, and traffic management.
- Implemented process controls to improve governance and

accountability both in day to day operations and finances.

- Created budget workshop and assessment process.
- Bylaws revised to 3- year terms for Board of Directors to ensure stability of the Board.
- Updated bylaws to ensure there is no hung Board (3/3) via automatic elections within 60 days if Board cannot appoint vacant seat (created either by resignation or removal).
- Implemented Board Code of Conduct to improve Board governance and management.
- Developed E-Mail action policy to expedite decision making process among Board members when necessitated between Board meetings.
- Developed Committee Charter to provide guidelines and also ensure operational governance, and adherence to our bylaws by all Committees.
- Invested over \$350,000 in main entrances landscape monuments transformation, Towne Square field lights, 10+ additional dog stations among other improvements.
- Trails were improved across many parts of Steiner Ranch.
- Organized 20+ community events every year to build strong sense of community and provide entertainment. *(Continued on Page 6)*

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From the Association Office

(Continued from Page 5)



Naren Chilukuri – President

Mr. Chilukuri has been living in Steiner for over 15 years (since 2004), his children attended Steiner Elementary, CRMS and Vandegrift. Currently his younger one is attending CRMS. He is passionate about the holistic well-being of our community and children (he leads Cadette Girl Scout Troop), he cares about nature, environment & the comprehensive amenities Steiner Ranch offers.

He has a long-term vision for Steiner Ranch community & through collaborative efforts of directors, staff, Committees, volunteers, he aspires to take the community to next level.

Mr. Chilukuri has over 25 years of management, services, & operations experience (Dell, Rackspace, Intel), bachelor's in Mechanical Engineering & a Master's in Civil/Environmental Engineering (Texas Tech).



Christopher Langevin – Vice-President

Mr. Langevin has lived in Steiner Ranch since 2011 with his wife Colleen and his two boys who are now middle schoolers at Canyon Ridge. He feels blessed to have found Steiner when he moved here. Infact that is why he first wanted to be on the SRMA Board in the first place, to keep Steiner the wonderful place it is and do his part in making it better.

In his position on the SRMA Board, he has been the liaison with the Landscape, and Architectural Committee. He has tried to help them as much as he could to keep Steiner looking good and making sure community's standards are met. Last year he voted to migrate our existing HOA operations to an onsite Professional

Management company, a move that created a surplus of over \$450,000. He wants to invest in variety of enhancements to our community.

He has been in Business operations since the mid 90's. Some skills from past experience that have been useful to the Board and decision-making process were facility management, budget review and accountability, contract bidding, team management, and project management to name a few.

He has been fortunate enough to be able to spend a good amount of time contributing to the organizations and the community in which together with his wife, they raise their two boys in. His kids have been involved with soccer, tennis, scouts, swimming, after school activities, and community service projects all within Steiner Ranch, and he has volunteered at different levels for all of those activities. He was the leader of two Cub Scout packs here in Steiner Ranch, one at River Ridge Elementary for 3 years and the other at Laura Bush Elementary for 3 years and each had about 50 families involved. Now that his boys are in Boy Scouts he is an Assistant Scoutmaster for their Troop. He has always been an active member of the PTA, and lead or volunteered many after school enrichment clubs, running/chess/Lego robotics. His kids were on the Steiner Stars swim team where he volunteered and worked all of the swim meets. He also worked with the Capital Area Council of the Boys Scouts of America here in central Texas fundraising & assessing capital improvements. As a family they try to give back to the community as much as they can.



Christina Morales - Secretary

Mrs. Morales has lived in the Savannah neighborhood for over 12 years now. She has 3 children and have been married to her high school sweetheart for 20 years.

From a community standpoint, she has served on the school rezoning Committees, Leander ISD leadership group, Pack 203 Den Leader, currently serving on LISD Bond Advisory Committee, PTA president, Fundraising VP, and Parliamentarian, and chaired several positions for the Steiner Stars Swim team. She is also the chair of the robotics program.

at LWBE. She is currently the Sales Operation Manager for an object-based storage software company called Caringo in Austin. She is interested in keeping Steiner Ranch a great place to live for all of our residents.

(Continued on Page 8)

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From the Association Office

(Continued from Page 6)



Josh Yates - Director

Mr. Yates and his wife, Jennifer, relocated to Austin from South Florida in 2006. Since that time, he has been a Marketing Professional at Dell Financial Services focusing on Consumer Product Awareness. Along with their 8-year-old son Jacob, they consider themselves fortunate to call The Headlands area of Steiner Ranch home since 2012. He says that Steiner Ranch has

an amazing community of neighbors, schools, family and friends in Steiner Ranch and cannot imagine living anywhere else. That's part of the reason why he is very passionate about this community – he says: 'I am surrounded by people and things I care about and I'm here for the long haul.'

As a Board member, he brings this perspective with him every day and never forget the people he is affecting because his family, neighbors and friends are impacted too. He has coached youth sports teams, he has volunteered at the local schools, and he is ready to serve our community in a different way. At the foundation of his approach to a board seat will be a commitment to transparency, accessibility and a firm belief that the Board should operate for the equal benefit of everyone



Jessica Bombra - Treasurer

Mrs. Bombra moved to the Bella Mar section of Steiner Ranch in 2009 with her husband and their two children. They lived in Bella Mar until March 2018 when they moved to The Grove. Her son is in 8th grade at CRMS and her daughter is in 5th grade at River Ridge. Since her children began school here

in Steiner Ranch, she has spent numerous hours volunteering in their classrooms, with the PTA, as well as participating in Neighborhood Sports, tennis & Girl Scouts.

She is currently a Substitute Teacher and have worked at most of the schools in Steiner Ranch. This gives her insight into issues concerning parents, teachers and students in the neighborhood. She feels that having lived in two sections located within District 4, gave her a grasp on issues that face both sections, as well as others located towards the back of Steiner. Since moving farther towards the back of Steiner Ranch, she has also become more aware of some of the concerns, primarily with access and safety, that residents in these sections of Steiner Ranch face. She would certainly use her familiarity with residents in both sections to better understand concerns and work towards solutions that keep Steiner Ranch a safe community. Jessica and her family love living in Steiner Ranch and feel so lucky to be part of such a wonderful community! As a result, she feels it's my time to do something to give back and help the community remain a safe and family friendly environment for all of its residents. She says: "These are

the qualities that lead us to move here in the first place and I want to make sure they are the same qualities that keep people here!'



Lawrence Spinetta – Director

Mr. Spinetta is active in a local political organization and also have experience interacting with multiple Homeowners Associations from houses that he has owned across the country.

He is a retired Colonel and previously led 750 people performing at bases at 6 locations worldwide. Thus, he offers extensively management and leadership experience.

He is also a Certified Public Accountant (CPA), State of Texas so he knows and understand finance. Additionally, as a family man married for 22 years with three kids, he is committed to the success of the Steiner Ranch community. He wants to keep our community healthy, vibrant, solvent, and safe. He has dedicated his life to public service and believes that Steiner Ranch is a wonderful community that can improve service delivery and outreach.



Dr. Raj Singh – Director

Dr. Singh and his family moved to Steiner Ranch in 2016. He is an IT Professional and an Adjunct Professor. Additionally, he volunteers at a non-profit in Austin. He enjoys gardening, travel, and anything that allows him to spend more time with his family.

He brings previous experience of serving on HOA Board of Directors. He is passionate about making Steiner Ranch a safe and pleasing community for our residents. Dr. Singh and his Family are thankful to be part of our wonderful community and he is grateful for the opportunity to serve the SRMA Board.

Cover Photo

May 31st, 2019 is the official last day of school here in Steiner Ranch. The Steiner Ranch HOA would like to wish everyone a Happy and Safe Summer.

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.

Assessments are due July 1st, 2019

The July semi-annual Association assessments are due July 1st, 2019. We encourage all residents if you have not done so already, to take the opportunity to register on the CiraNet Portal. Not only can the assessments be paid with ease through the portal, you can also view Associations documents, current/history of your account ledger (starting September 1st, 2018, anything prior to this date contact the HOA office), Association financials and "report a problem" in your Association. While on the portal please verify your contact information such as your mailing address, telephone number and email address.

Semi-annual assessments are due July 1st, 2019 and considered late if received after July 31st, 2019. Statements will be mailed to each homeowner at the mailing address on file. If you do not receive a statement by June 30th, contact the GrandManors Resident Services at 1-855-947-2636.

Residents are encouraged to use one of the following payment methods:

ACH/Auto Debit (Recommended**) – Sign Up Today!**

This is the easiest way to pay! The ACH system automatically debits your account for the correct amount when your assessment is due. You will need your GrandManors Community ID; Account #; and Check Digit ID. For assistance call 1-855-947-2636

eCheck/Credit Card

You can make a one-time payment using eCheck (electronically debited from your checking account), Visa, MasterCard, American Express or Discover*. Visit Resident Portal and choose "Make a payment" or call 1-855-947-2636 to pay over the phone. *The bank charges a \$14.95 convenience fee if you pay via a credit card.

Check

You can write a check payable to your homeowners' association and mail it along to the address listed below. Please write your homeowner account number on the check:

c/o GrandManors
2633 McKinney Ave #130-502
Dallas, TX 75204-2581

Your Bank's Online Bill-Pay

If you pay your assessments through an online bill-pay service, please update the payee information of your HOA to include your new GrandManors Customer ID. The payee address should be set up as shown below:

Payee: Your Association's Name
Address 1: c/o GrandManors
Address 2: 2633 McKinney Ave #130-502
City/State/Zip: Dallas, TX 75204-2581
Account/Reference #

Late payments will cause aggravation and penalties. Any payments received after July 31, 2019 are subject to an initial \$25 late fee per association and for each subsequent month that the assessment remains unpaid. Assessment must be received by July 31st not postmarked by July 31st. ***Please note: resident access to pools, facility rental, and attendance at or registration for social functions and programs may be terminated if association account becomes delinquent. ***

Greenbelt overgrowth increases your fire risk

By your Firewise Committee

Most homes in Steiner Ranch back up to some kind of a greenbelt, whether a narrow band between homes or the larger greenbelt the surrounds the neighborhood on four sides.

This barrier between homes and wild spaces is referred to by firefighters as an urban-wildlife interface (UWI). While providing many wonderful benefits, the UWI is also a space that can enable wildfires to spread to man-made structures.

Simple maintenance of the UWI space provides multiple benefits: it reduces fuel load and therefore fire risk, creates a shaded fuel break, inhibiting the growth of more fuel, and creates an overall healthier forest. Without naturally occurring fires, forests can quickly get choked by grasses, vines and younger trees that then compete with mature trees and shrubs for resources.

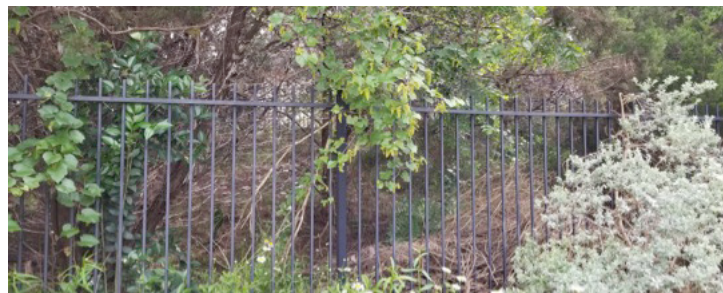
Steiner residents who apply with the HOA and receive approval are allowed to maintain the greenbelt space up to 30 feet behind their homes. After an application is submitted, a Firewise committee member or member of Lake Travis Fire & Rescue will visit the residence and advise the resident as to what can be modified. Their recommendations will be shared with the HOA and modifications will be approved accordingly.

It's important that residents not undertake maintenance on their own without first receiving approval from the HOA. Not only can this cause harm to the greenbelt and make worse fire conditions, residents can also be subjected to hefty fines.

An inspection will usually result in the following types of recommendations:

- Trim tree branches up to eight feet
- Clear scrubby brush and remove dead fuel at ground level
- Thin young trees where they grow in clusters, leaving healthy young trees to grow
- Remove large shrubs growing against wooden fences
- Remove any vines
- Remove any piles of yard waste dumped in the greenbelt
- Use oak wilt precautions when trimming oaks, i.e., cleans equipment between trees and seal any cuts with stump spray to help prevent the spread of oak wilt. NO WORK can be done on oaks between February 1 - June 30.

To schedule an greenbelt inspection, email the Steiner Ranch Firewise Committee at SRFirewise@gmail.com.



A stretch of overgrown greenbelt directly behind a Steiner residence. Note the presence of dead branches, overhanging vines, low branches and piled yard waste, all of which increase fire risk to the home.

From the Association Office

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 CiraNet portal 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.

Greenbelt Reminders

Please remember and share with all family members the following:

• GREENBELT CUTTING & CONSTRUCTION IS PROHIBITED

Greenbelts in Steiner Ranch are private property of the HOA. Cutting trees, constructing forts or fire pits, and any other activity which damages greenbelts is prohibited and may result in fines and penalties.

• FIRES ARE PROHIBITED

Fires are absolutely prohibited in Steiner Ranch greenbelts.

• MOTORIZED VEHICLES ARE PROHIBITED

Motorized vehicles are not allowed in greenbelt areas or trails as they pose a safety hazard to walkers and bikers. They also damage the trails, which the Trails Committee and other volunteers graciously maintain.

Should you observe anyone vandalizing the greenbelts or operating a motorized vehicle on the trails, please immediately contact the Travis County Sherriff's Department.

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Reminders

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.

Overnight Parking, Boats and 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 the CiraNet portal and submit a 'Report a Problem'.

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

Oak Wilt Policy

Please remember to NOT prune, trim or wound oak trees through the month of June. Doing so puts oak trees at high risk for oak wilt infection, a destructive fungus that affects oaks and causes tree mortality.

The association may impose fines for violations of the Steiner Ranch Master Association Oak Wilt Policy.

To view the approved Oak Wilt Policy in its entirety, visit the HOA website and click the 'FAQS' menu drop down.

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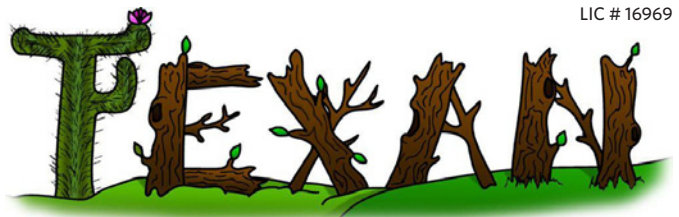


Tip of the Month

With non-stop flights from Austin to London or Frankfurt, it is a perfect time for a European vacation.
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Dr. Zehra Zaid



DR. ZEHRA ZAID WAS BORN IN MANCHESTER, ENGLAND, BUT CONSIDERS HERSELF A PROUD TEXAN AS SHE GREW UP IN SUGAR LAND, TEXAS. SHE STARTED HER COLLEGE CAREER AT 16 WHERE SHE ATTENDED THE TEXAS ACADEMY OF MATH AND SCIENCE AT THE UNIVERSITY OF NORTH TEXAS IN DENTON, TEXAS. SHE THEN WENT ON TO THE UNIVERSITY OF TEXAS AT AUSTIN, GRADUATING SUMMA CUM LAUDE IN 2011 WHILE MAJORING IN SOCIOLOGY AND MINORING IN BIOLOGY. DR. ZAID SPENT 2012 AS A MATH AND SCIENCE TEACHER AT SUGAR LAND PREPARATORY ACADEMY. WHEN CONSIDERING DENTAL SCHOOLS, DR. ZAID WANTED TO DEVOTE HER TIME TO HELPING UNDER SERVED POPULATIONS AND ACCEPTED ADMISSION INTO THE UNIVERSITY OF DETROIT MERCY SCHOOL OF DENTISTRY WHERE SHE RECEIVED HER DOCTOR OF DENTAL SURGERY DEGREE IN 2016. DURING HER TIME IN DENTAL SCHOOL, DR. ZAID HELD NUMEROUS LEADERSHIP ROLES, PARTICIPATED IN MANY OUTREACH PROJECTS INCLUDING EXTENSIVE INVOLVEMENT WITH SPECIAL NEEDS PATIENTS, AND WAS A BIOMEDICAL SCIENCES TUTOR TO DENTAL STUDENTS. SHE WAS THE 2014 RECIPIENT OF THE

DEMLER H. EICHLER SCHOLARSHIP, 2015 FELLOW FOR THE ACADEMIC DENTAL CAREERS FELLOWSHIP PROGRAM, AND THE 2016 RECIPIENT OF THE CLINICAL PEDIATRIC DENTISTRY AWARD; ALL WHILE SPENDING 4 YEARS ON THE DEAN'S LIST. SOME OF DR. ZAID'S MOST MEMORABLE ACCOMPLISHMENTS INCLUDE FOUNDING THE ANNUAL MISSION TRIP FOR THE AMERICAN STUDENTS DENTAL ASSOCIATION TO CHICHICASTENANGO, GUATEMALA AND GROWING THE PEDIATRIC DENTISTRY CLUB FROM JUST A FEW MEMBERS TO A GROUP OF OVER 40 ACTIVE MEMBERS TODAY. DR. ZAID EVEN PUBLISHED AN ARTICLE IN "PEDIATRIC DENTISTRY TODAY" HIGHLIGHTING THE CLUB'S ACCOMPLISHMENTS DURING HER TERM AS PRESIDENT. WITH HER PASSION AND PATIENCE FOR WORKING WITH CHILDREN, DR. ZAID WENT ON TO COMPLETE A MASTER OF SCIENCE IN PEDIATRIC DENTISTRY AT THE UNIVERSITY OF MICHIGAN IN 2018 (CURRENTLY RANKED AS THE #1 DENTAL SCHOOL IN THE COUNTRY, AND #3 IN THE WORLD). DR. ZAID'S MASTER'S THESIS EXPLORED SILVER DIAMINE FLUORIDE AND IT'S USE AS A CARIES ARRESTING MATERIAL IN BABY TEETH.

AFTER SEVEN MEMORABLE YEARS IN MICHIGAN, DR. ZAID RETURNED TO HER HOME STATE TO BE CLOSER TO HER FRIENDS AND FAMILY. DR. ZAID BELIEVES THAT EVERY CHILD DESERVES THE OPPORTUNITY TO HAVE A SMILE ON THE SURFACE THAT MATCHES THE BEAUTY OF A SMILE WITHIN. SHE HAS A STRONG PASSION TO EDUCATE, RELIEVE DISCOMFORT, AND GAIN TRUST IN EVERY PATIENT. WHEN DR. ZAID IS NOT WORKING, YOU CAN FIND HER LAUGHING AND SPENDING TIME WITH HER FRIENDS AND FAMILY. DR. ZAID IS AN ASPIRING YOGI AND HAS COMPLETED TWO HALF-MARATHONS. SHE LOVES TRAVELING, EXPLORING THE OUTDOORS, SHOPPING, AND IS A HUGE FOODIE. DR. ZAID IS EXCITED TO BE BACK IN HER UNDERGRADUATE (HOOK EM' HORNS) CITY AND IS UNIQUELY EQUIPPED TO EMBARK ON THIS JOURNEY AS PART OF THE RISING STARS COMMUNITY KEEPING THOSE SMILES FOR CHILDREN OF ALL AGES BEAUTIFUL, BRIGHT AND HEALTHY! SHE LOOKS FORWARD TO MEETING YOU AND YOUR YOUNG ONES SOON!



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Steiner Ranch Office
4308 N Quinlan Park Rd Ste 201
Austin, Texas 78732
Mon - Wed, 8am - 5pm

Happy Father's Day Steiner Ranch Dads!

Captured here are a few memorable moments between Steiner Ranch dads and their children at association events this past year. Enjoy your Special day Steiner Ranch Dads!



Steiner Activities & Events

Shred Day

Shred Day was held on Saturday, May 18th, 2019, and many Steiner Ranch Resident took the opportunity to safely dispose of old personal documents.

The environmental report from the event shows that approximately ??? tons of commingled office paper was recycled. As a result, the following resources have been conserved:

- 39 Trees
- 878 Gallons of Oil
- 16,170 Gallons of Water
- 9,240 Kilowatt Hours of Energy
- 7.62 Cubic Yards of Landfill Space

Shred Day is a once a year (usually in May) free event exclusively sponsored by the HOA for Steiner Residents only.



Steiner Ranch HOA Presents: Free Children's Summer Kick-off Concert!

Back by popular demand - the Association is offering a FREE Children's Summer Kick-Off Concert to Steiner Ranch residents on June 7th, 2019! We've partnered with Front Door Concerts to bring one of Austin's most popular children's entertainer to the neighborhood: Staci Gray will be singing and dancing, with lots of musical fun.

The concert will take place at 10:30am at the Towne Square Pavilion. Tiff's Treats will be giving away free cookies and Kona Ice will be onsite selling Kona cups.



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Summer Camps & Programs

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:

1. Offered Monday evenings at 6:30pm at Towne Square Community Center. Class is taught by instructors for the Lake Austin Spa.

2. Offered usually on Tuesday Evenings at 7:00pm at Towne Square Community Center. Class is taught by the Steiner Yoga Community- a not for profit organization and comprises Surya Namaskars, Hatha yoga — Asanas (postures) and Pranayama (mindful controlled breathing).

Bring yoga mat, towel and water (**Only Adults classes).

Camps & Programs for Registration:

1. Kidventure: SO MUCH MORE THAN CAMP! For registration visit <https://kidventure.com/austin-summer-camp/>

2. Young Rembrandts ATX: DRAW/CREATE! For registration visit: www.youngrembrandts.com/austinwest

3. Developmental Swimming: SWIM! For registration visit www.goldstarswimming.com

4. Idea Lab: ROCK YOUR GRAY MATTER! For registration visit www.austin.idealabs.com

5. Lone Star Soccer: SOCCER! For registration visit www.lonestar-sc.com

6. Mad Science: ALL THINGS SCIENCE! For registration visit www.austin.madscience.org

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

Decorate Your Ride!

When: July 4th, 8am – 9am

Where: Towne Square Park

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 100 attendees.



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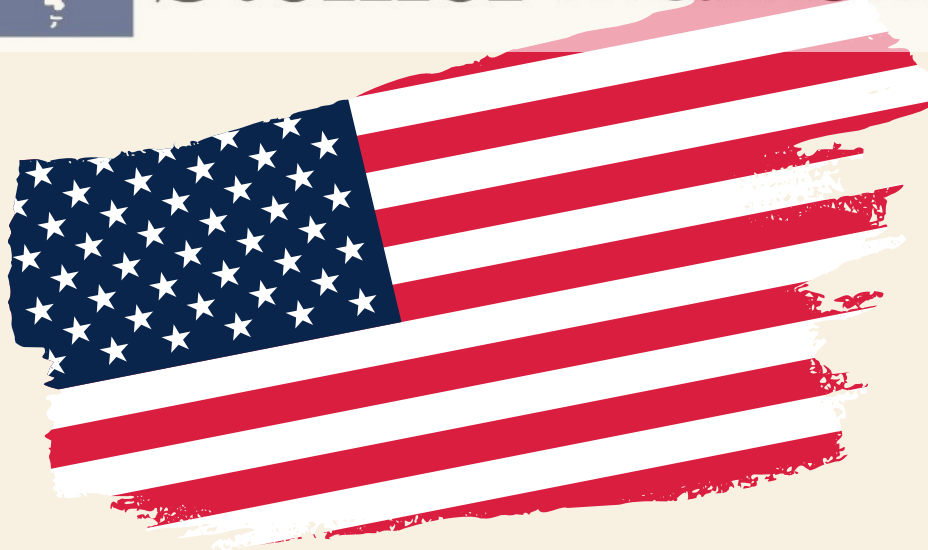
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2019 STEINER RANCH JULY 4TH CELEBRATION

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**8AM TO 9AM - DECORATE YOUR RIDE (*TILL
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9AM - NEIGHBORHOOD PARADE

9:30AM TO 11:30AM - CARNIVAL

For Sponsorship Opportunities, contact Desirre Ghebremicael at
desirre.ghebremicael@grandmanors.com

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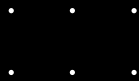
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Thate
Team

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Community Park

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Steiner Activities & Events

Steiner Ranch Cycling News

SATURDAY & SUNDAY RIDES

Ride route details are posted each week to our website at <http://www.steinerranchcycling.com>, Facebook page <http://facebook.com/SteinerRanchCycling> and to our email list (sign up on our website).

On Saturdays we have open group training rides, starting at Cups & Cones at 7:30 AM & 8:30 AM. Come out and join your neighbors on a ride.

- The early training ride can expect a faster paced group that is energetic for ~60-mile ride.

- Endurance Pace Group leaves at 8:30am paced average between 15-17 mph. The purpose of this group is to have fun and get a good fat burn workout. You can be new to cycling or just looking to get back into it. We are going to do our best to make this a NO DROP ride, but you are expected to have some basic level of fitness.

Steiner Ranch Cycling is powered by Lakeside's awesome burgers, breakfast tacos and refreshed by their beer. Join us there after the ride on Saturday mornings to refuel and recover!

On Sundays at 7:30 AM we host a social ride to a local coffee shops outside Steiner. (rotating locations, ~50 miles) 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.

SPONSORS for SRC 2019:

- Austin City Living
- Patten Law Firm
- Cyclist Law
- Lakeside Pizza & Grill
- Independent Investment Bankers Corp



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 complete a waiver, follow traffic laws and wear a helmet while on our rides.



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Great Summer Learning Environment - Prevent the "summer slide"! Solidify foundations, improve understanding, and get ahead on next year's concepts in a fun, low-pressure environment.

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1:00 p.m. to 6:00 p.m.	1:00 p.m. to 6:00 p.m.	1:00 p.m. to 6:00 p.m.	1:00 p.m. to 6:00 p.m.	1:00 p.m. to 6:00 p.m.	Closed	Closed
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Steiner Activities & Events

YOUNG @ HEART

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!

Free Tai Chi Group Practice

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

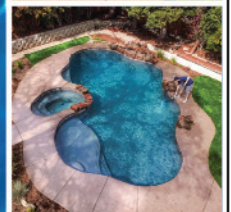


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Steiner Activities & Events

News from the Trails Committee

By Eric Morton

As I mentioned last month, last month's plan was to replace our first bridge in a series that we intend to build over the next few months. And I am happy to report that we had an awesome turnout and great weather. Many volunteers and the members of Cub Scout pack #203 showed up. We built a bridge! OK, they did - I was off skiing at Snowbird. I just checked it out after the last rainstorm and it was solid.

So it is appropriate that I feature Headlands this week, as this is the trail that got the new bridge. Headlands has several entrances. It starts at either Flat Top Ranch or Majestic Oaks Dr (near Majestic Oaks Pass), ends up crossing Flat Top at Westridge Park (you can start the trail here), and continues through to what I call the "other four points intersection" where Serrulata, Mustang, and Headlands all intersect. You can also enter the trail from Indigo Waters Dr and Halsell Dr. Headlands has both intermediate and advanced sections.

People often think the first section is part of Majestic Oaks trail, but the reality is that Headlands was originally was on the other side of the creek way back when. The trail was unmaintainable there - too low and got flooded all the time - so it was relocated on the other side but retained the Headlands name. This trail gets a lot of traffic and is very popular. It probably will have to be relocated if the evacuation route F is built. The HOA has pledged their support in getting this done in the event that this happens.

For those mountain bikers out there, we have news. During the summer months, there are fun rides planned. There will be weekly Thursday evening rides at 6pm and the first Sunday of every month at 9am (6/2, 7/7, 8/4). The Sunday is a "beginners" ride and we welcome all, including true never-ever. Thursday rides will have two different pace groups - one for novice/low-intermediate and one for the faster riders out there. The rides are "no-drop". Helmets are mandatory, as is water (it is HOT). Note, these rides are not affiliated with either the HOA or any other organization and all riders ride at their own risk. Meet at Towne Square. The 6pm time is "wheels down", so arrive early.



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A Message From Our Lifeguard Provider

Dear Residents,

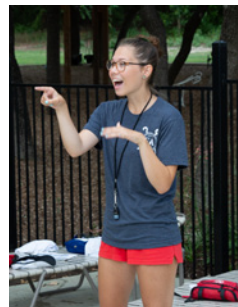
In order to prepare you for another great summer season at the pools we here at Equipt Aquatics want to get to know who it is that makes our company what it is. Nearly 100% of all our Steiner staff are Steiner residents themselves. Our two current managers Calvin Floyd and Bree Snead started with us several years ago as first year lifeguards and have worked their way up to Regional Manager status. These two have a hand in scheduling, training, certification classes, interviewing, and much more when it comes to the nearly 50 Steiner lifeguards. They have earned their roles through years of hard work and are terrific examples of what a great lifeguard and Equipt Aquatics employee is. See you all out there!



Calvin Floyd

My name is Cal Floyd and I am the Regional Manager for the UT Golf Club pool. I am part of the graduating senior class of 2019 at Vandegrift high school this year. Through my years in high school I have played defensive end on the football team as well as running the 400 and 4x400 in track and field. My personal favorite hobby

is bass fishing as I grew up with the sport. After high school, I am planning on attending ACC and eventually transferring into Texas A&M to pursue my career goal of becoming a Texas Game Warden. The first job I ever had was with Equipt Aquatics as a lifeguard. I have worked 4 years with this company first as a certified lifeguard but additionally as an LGI (Lifeguard Instructor) which allows me to teach the Red Cross Lifeguard Certification classes each year. My favorite part of this job is working with friends that I have known since middle school as well as meeting new people throughout the season. If you are wanting/ thinking of becoming a lifeguard I strongly believe that it is a great first job and can lead you into many other jobs as well as building life skills for the real world.



Bree Snead

My name is Bree Snead, I'm a junior at Vandegrift high school. In addition to working I participate in theatre and debate. I started at Equipt Aquatics three years ago because it was close and convenient however I stayed because of the friends I've made and the amount of knowledge I've gained. The environment isn't overwhelming, but the opportunity to work with Equipt Aquatics has provided me with more information about first aid than any experience I've had with any other Red Cross class. What I would recommend to others wanting to be in a similar position as myself is to always give 110% of your effort to what you're doing, hard work never goes unnoticed. Looking forward to seeing you at the pools,
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Water Aerobics Classes Start NOW!

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 aer-obics! 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

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Summer Pool Hours

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Open Tuesday – Sunday 7:00am 10:00pm

The following programs will be using the lap pool:

Master's Swim Program – Wednesday & Friday 5:30am – 6:45am;
Sunday 6:30am – 7:45am
Stars Red – Tuesday – Friday 7:30am – 12:30pm
Stars Blue – Monday – Thursday 1:30pm – 6:30pm

Towne Square

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

The following program will be using the pool:

Water Aerobics – 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

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.*



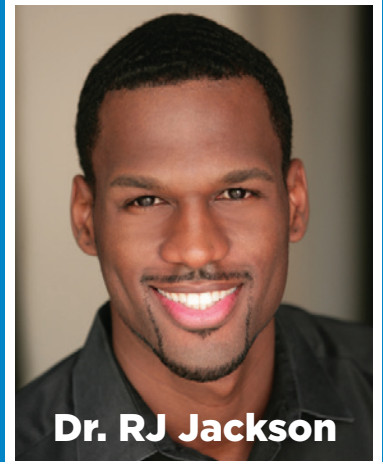
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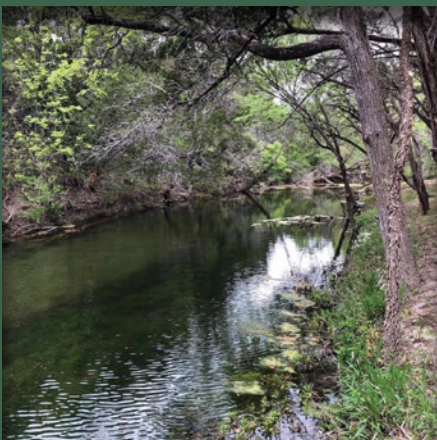


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APRIL MARKET STATS

78732	APRIL 2018	APRIL 2019	CHANGE
NEW LISTINGS.....	71	52	↓27%
PENDING.....	47	33	↓30%
SOLD.....	36	25	↓31%
AVG LIST PRICE.....	\$550,189	\$791,394	↑44%
AVG LIST \$/SF.....	\$175	\$193	↑10%
AVG SOLD PRICE.....	\$536,589	\$777,442	↑45%
AVGSOLD\$/SF.....	\$170	\$191	↑45%
AVG SOLD PRICE/ORIG LP.....	96.50%	97.81%	↑1.4%
AVG DAYS ON MARKET.....	57	50	↓12%

FEATURED LISTING



1508 AUSTRALIS COVE
 4 BED, 3-1/2 BATHS, APPROX. 3665 SF
 HUGE FLAT CORNER LOT
 3 CAR GARAGE & MEDIA ROOM

CLIENT TESTIMONIAL

"We searched for a realtor to represent us for our home sale in Steiner Ranch. Of all the ones we interviewed in depth she came with the best general marketing plan plus she was able to accurately asses value in a unique market. Had we selected another agent we would most likely have lost money. Elicia was super responsive to all contact during the whole process, both before and after the sale which made dealing with her a delight. She guided us fairly along the way and we would recommend her strongly." –Geoffrey Stevenson

SMALL BUSINESS SPOTLIGHT



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 STEINER BUSINESS AT WWW.STEINERSMALLBIZ.COM