

VOLUME 13 ISSUE 7  
JULY 2019

# RANCH RECORD

*Official Newsletter of The Steiner Ranch HOA*

## HAPPY JULY 4TH!



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# Summer Bucket List



- |   |   |   |   |
|---|---|---|---|
| <input type="checkbox"/> GO HIKING                  | <input type="checkbox"/> MAKE S'MORES               | <input type="checkbox"/> COMPLETE A DIY PROJECT     | <input type="checkbox"/> Dance in the Rain      |
| <input type="checkbox"/> Make Ice Cream             | <input type="checkbox"/> Watch a Baseball Game      | <input type="checkbox"/> Go Paddle Boarding         | <input type="checkbox"/> Watch the Sunset       |
| <input type="checkbox"/> Visit Somewhere New        | <input type="checkbox"/> Take a Day Trip            | <input type="checkbox"/> Tie-Dye Clothing           | <input type="checkbox"/> WATCH THE SUNRISE      |
| <input type="checkbox"/> See the Ocean              | <input type="checkbox"/> Go on a Scavenger Hunt     | <input type="checkbox"/> Go Screen-Free for a Day   | <input type="checkbox"/> Play Mini-Golf         |
| <input type="checkbox"/> HAVE A WATER BALLOON FIGHT | <input type="checkbox"/> WATCH FIREWORKS            | <input type="checkbox"/> Catch a Firefly            | <input type="checkbox"/> Pick Wildflowers       |
| <input type="checkbox"/> Have a Pajama Party        | <input type="checkbox"/> Paint Pottery              | <input type="checkbox"/> Toss Pennies in a Fountain | <input type="checkbox"/> Go to a Drive-In Movie |
| <input type="checkbox"/> Invent a New Recipe        | <input type="checkbox"/> Walk Barefoot in the Grass | <input type="checkbox"/> Make Lemonade              | <input type="checkbox"/> EAT A BANANA SPLIT     |
| <input type="checkbox"/> Make a Summer Scrapbook    | <input type="checkbox"/> Try a New Restaurant       | <input type="checkbox"/> Ride a Rollercoaster       | <input type="checkbox"/> Go to the Aquarium     |
| <input type="checkbox"/> SLEEP IN A TENT            | <input type="checkbox"/> VISIT AN OBSCURE LANDMARK  | <input type="checkbox"/> Explore the City           | <input type="checkbox"/> Go to a Music Festival |
| <input type="checkbox"/> Have a Picnic              | <input type="checkbox"/> Go Night Swimming          | <input type="checkbox"/> Start an Herb Garden       | <input type="checkbox"/> GO STARGAZING          |

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512.994.8400

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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](http://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](mailto:steiner@ciramail.com)

#### *Lifestyle and Communication Manager*

Desirre Ghebremicael... [steiner@ciramail.com](mailto:steiner@ciramail.com)

#### *Operations Manager*

Sarah Dunlap... [steiner@ciramail.com](mailto:steiner@ciramail.com)

#### *Architectural and Community Standards Coordinator*

Samantha Dominguez..... [steiner@ciramail.com](mailto:steiner@ciramail.com)

#### *Front Desk Coordinator*

Cami Porter... [steiner@ciramail.com](mailto:steiner@ciramail.com)

*Compliance* ..... [steiner@ciramail.com](mailto:steiner@ciramail.com)

### COMPLIANCE, ARCHITECTURAL

Compliance/ACC Coordinator..... [acc@steinerranchhoa.org](mailto:acc@steinerranchhoa.org)

### SRMA BOARD OF DIRECTORS

Email the SRMA BOD..... [board@steinerranchhoa.org](mailto:board@steinerranchhoa.org)

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# IMPORTANT NUMBERS

## EMERGENCY NUMBERS

EMERGENCY ..... 911  
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](mailto:sselman@firestarcm.com)  
Balcones Canyonlands Preserve .....  
<https://www.traviscountytx.gov/tnr/bccp>

## NEWSLETTER PUBLISHER

Peel, Inc. .... 512-263-9181  
Advertising..... [advertising@peelinc.com](mailto:advertising@peelinc.com)

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## Upcoming Steiner Ranch HOA Events

- 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](mailto: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](http://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 Bella Mar  
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](https://groups.google.com/forum/#!forum/steinerrails)

### LANDSCAPE COMMITTEE

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

### EVENT PLANNING COMMITTEE

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



## News from the SRMA Board of Directors Amenity enhancement/improvements

The SRMA Board of Directors at the May 21st, 2019 meeting have approved multiple amenity enhancement/improvements:

1. All SRMA bathrooms will be upgraded/ updated with new designs. The new design will be modernized along with energy efficient upgrades. The upgrade will include the Bella Mar kitchen.

- TS Pool Bathrooms- 2 Total
- TS Tennis Bathrooms- 2 Total
- Westridge Bathroom - 2 Total
- Bella Mar Pool Bathrooms- 2 Total
- Lake Club Bathrooms - 2 Total
- Bella Mar Interior Bathroom- 1 total
- Bella Mar Kitchen

2. Drinking Fountains will be replaced at 8 parks to double water fountains that include pet drinking fountains.

3. The playground at Towne Square will have the pea gravel regraded and additional pea gravel will be added for a refreshed look. To follow the TS park the other parks with pea gravel or mulch will be done.

4. New lettering for the 620/Quinlan Park Steiner Ranch

Monument was approved to complete the enhancement project.

5. Drainage at the Westridge Park play area will be installed along with additional pea gravel added under the swing set.

The renovation process of the bathrooms will begin soon and the construction site will be set up at the end of the Towne Square parking lot. For safety reasons this area has been screened off cautions should be exercised when near the site.

The timeline from start to finish is approximately 2.5 months. Portable bathroom-trailers are set up at each location during the renovations. Thank you for your understanding during construction.

Time line (subject to change):

June 23rd to 30th – Towne Square and Westridge

July 8th to 21st – Lake Club

July 15th to 30th – Towne Square Pool Bathrooms

August 5th to 19th – Bella Mar Pool Bathrooms

August 11th to 24th – Bella Mar Community Center Renovation

August 12th to 16th – John Simpson Pool Bathrooms

For any question or concern, please email the SRMA Board at [board@steinerranchhoa.org](mailto:board@steinerranchhoa.org)

## Fireworks And 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 as soon as possible or visit [ciranet.com](http://ciranet.com) and report it under the Resident Portal or simply send an email to [steiner@ciramail.com](mailto:steiner@ciramail.com) immediately following an occurrence. Physical and/or photographic evidence is helpful in substantiating a violation.

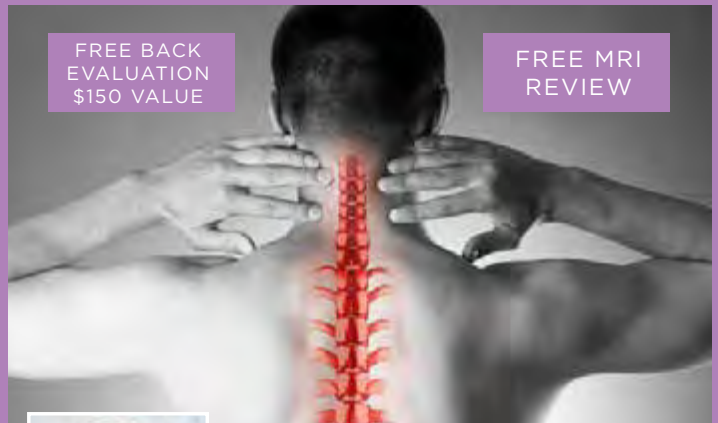


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# From the Association Office

## 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 have not receive a statement, 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.



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**CAUTION!**

**CAUTION!**

**CAUTION!**

**CAUTION!**

**CAUTION!**

## **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. Diving Boards are for the exclusive use of Swim Teams.

**CAUTION!**

**CAUTION!**

**CAUTION!**

**CAUTION!**

**CAUTION!**



## 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 [ciranet.com](http://ciranet.com) under the Resident Portal or simply send an email to [steiner@ciramail.com](mailto:steiner@ciramail.com).

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

## 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](http://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.

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[pkaisner@dreamvacations.com](mailto:pkaisner@dreamvacations.com)

Ashley Love—512-766-4568  
[a.love@dreamvacations.com](mailto:a.love@dreamvacations.com)



### Tip of the Month

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# Steiner Activities & Events

## 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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# Steiner Ranch™



## 2019 STEINER RANCH JULY 4TH CELEBRATION

TOWNE SQUARE COMMUNITY PARK

FEATURING A CARNIVAL, WATER INFLATABLES,  
A PARADE AND A DJ

**8AM TO 9AM - DECORATE YOUR RIDE (\*TILL  
SUPPLIES LAST)**

**9AM - NEIGHBORHOOD PARADE**

**9:30AM TO 11:30AM - CARNIVAL**





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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# **2019** **CONCERT** **IN THE PARK**

**FEATURING**



**Saturday**  
**August, 17th, 2019**  
**6:30PM- 10:00PM**

**Towne Square**  
**Community Park**

**For Sponsorship opportunities contact Desirre Ghebremicael at**  
**[desirre.ghebremicael@grandmanors.com](mailto:desirre.ghebremicael@grandmanors.com)**



# Steiner Activities & Events

## News from the Trails Committee

*Submitted by Eric Morton*



It has been a wet and eventful spring and because of this we are just finishing a spectacular wildflower season. Just yesterday, I was biking on Stampede, which is brimmed with tall wildflowers, reflecting on the long season we have had. While bluebonnets get all the attention here in Texas, the trails get more of

the Mexican Hats and Indian Paintbrushes. It may be blasphemy to say this, but I find them more interesting than Bluebonnets.

This month's featured trail is Coyote Run. This trail is behind the Bella Mar pool system and runs for about 2 miles. I think it gets less use than other trails, and my theory is that it is because J Canyon trail grabs most of the hikers (if you haven't hiked J Canyon, go out and do it this weekend). But also, the Coyote is one of the few that does not interconnect any other trails in Steiner. I've attached a picture that

I took while biking in June. I like to bike this trail because you can loop the 2 miles for an even longer one. There are eight separate trail entrances to this (the most in Steiner) and some are fairly lengthy; allowing you to repeat sections while maintaining a bit of variation.

Several Boy Scouts that have expressed interest in doing their Eagle Scout project around our trail system, so look for some construction work and the like. The HOA contracted out to replace a faulty bridge along Majestic Oaks trail, and we just finished a reroute for a particularly nasty section of Bear Creek. The reroute even takes one closer to a gorgeous waterfall along the trail. Have you joined our Steiner Ranch Trail Committee Facebook page to participate in our "Where in Steiner am I?" contest? On a regular basis, I post a video from an unnamed trail and everyone guesses the location. Most times, everyone is amazed that these pictures were taken within walking distance of their homes. Bear Creek has contributed a large number of these - it really is a gem of our trails due to the many waterfalls along its route.

As always, I hope to see you on the trails and will stop and chat with you (I ran into one of the Scouts on River Heights just yesterday). Go out there and enjoy (perhaps early in the morning until this heat breaks).



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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](http://www.youngrembrandts.com/austinwest)

3. Developmental Swimming: SWIM! For registration visit [www.goldstarswimming.com](http://www.goldstarswimming.com)

4. Idea Lab: ROCK YOUR GRAY MATTER! For registration visit [www.austin.idealabs.com](http://www.austin.idealabs.com)

5. Lone Star Soccer: SOCCER! For registration visit [www.lonestar-sc.com](http://www.lonestar-sc.com)

6. Mad Science: ALL THINGS SCIENCE! For registration visit [www.austin.madscience.org](http://www.austin.madscience.org)

7. Tennis: LEARN TENNIS! For registration & information email [srtennislessons@gmail.com](mailto:srtennislessons@gmail.com)



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# Steiner Activities & Events

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## Wildfire prevention in the Balcones Canyonland Preserve (BCP)

*This month's article is provided by the Travis County Transportation & Natural Resources Department in partnership with the Steiner Ranch Firewise Committee. Steiner Ranch is extremely lucky to have trail access to BCP lands via the J-Canyon Trail, located behind Rio Mesa, Las Brisas, Longhorn Village and Bella Mar.*

The Balcones Canyonlands Preserve (BCP) is a system of preserves in western Travis County that comprises more than 32,000 acres. It was created as part of the Balcones Canyonlands Conservation Plan to mitigate the development of endangered species habitat in Travis County. The BCP was created to protect eight endangered species and is one of the largest urban preserves in the country.

The Balcones Canyonlands Conservation Plan (BCCP) provides a streamlined way for western Travis County to continue to develop, while complying with the Endangered Species Act. The BCCP comprises a permit and Habitat Conservation Plan approved by the U.S. Fish and Wildlife Service in 1996. The permit was issued jointly to Travis County and the City of Austin, and allows for the removal of endangered species habitat in exchange for the creation of the Balcones Canyonlands Preserve (BCP), which will be protected in perpetuity.

Travis County and the City of Austin conduct fuel mitigation projects every year on the BCP from September through February to reduce fire risk, especially in areas where the preserve borders development. To date, Travis County has created shaded fuel breaks along 11 miles of the preserve border.

After the 2011 Labor Day fires, Travis County worked with the City of Austin and other partners to study fire behavior in Central Texas and identify the best fuel mitigation techniques for our region. More information can be found in the Community Wildfire Protection Plan: <https://www.traviscountytexas.gov/emergency-services/community-wildfire-protection-plan>.

The main tool used for reducing the spread of wildfire on the BCP is the "shaded fuel break" -- a narrow strip of land, up to 100 feet wide, where understory vegetation has been removed. Removing these "ladder fuels" reduces the risk of surface fires reaching the tree canopies, minimizing the risk to nearby homes and habitat. Leaving the canopy in place provides shade, which inhibits the regrowth of understory plants. This reduces the risk of ignition and helps slow the spread of wildfires.

Shaded fuel breaks are generally created along the edge of the preserve, where the risk of ignition is the greatest. Areas adjacent to homes and businesses, utility lines, and roads are prioritized for treatment. Travis County has worked with Lake Travis Fire and Rescue since 2013 to create shaded fuel breaks on the BCP at Steiner Ranch, as shown in yellow on the map below.

Shaded fuel breaks work best when combined with other wildfire-risk reduction strategies such as creating defensible space around structures. Through the collaborative efforts of

homeowners, preserve managers, and local fire departments, both private property and the BCP can be protected from the devastation of wildfire.

If your home borders the BCP in Steiner Ranch and you feel there is a need for the reduction of ground fuels, email the Steiner Ranch Firewise committee at [SRFirewise@gmail.com](mailto:SRFirewise@gmail.com).

*The BCP in Steiner Ranch borders multiple communities, such as Bella Mar, shown here.*



*Water features such as this terraced creek are a common sight on the BCP in Steiner Ranch.*





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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:**

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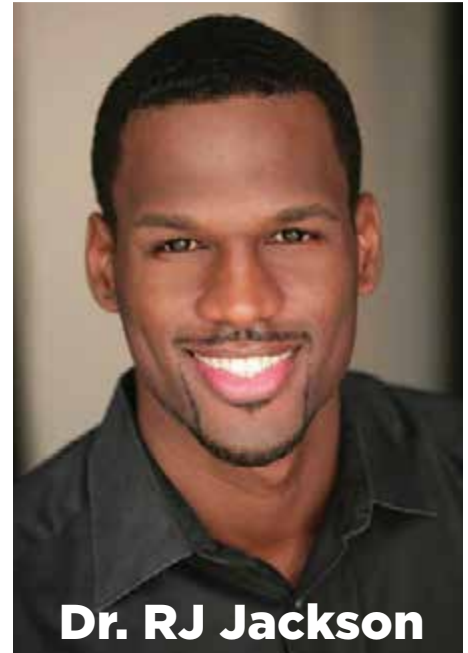
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# Swimming News

## 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](mailto: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.



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# Swimming News

## Gold Stars Developmental Swim Team

(formally the Shooting Stars Program)

Gold Stars Developmental Swim Team will take place at John Simpson Pool July 9th - August 1st, 2019. This is a non-competitive swim team for swimmers ages 5 to 14. We focus on the development of swimming skills in freestyle and backstroke with group swimming and small group station work. 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 - Kids will need to be able to tread water for 10 seconds on their own and put their faces 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 as well as properly fitting rubber fins (non-ackle strap fins).

Dates:

July 9th-August 1st, 2019

When:

T/W/Th 8:30-9:30 am 5-7 year olds

T/W/Th 9:30-10:30 am 8-14 year olds

More information can be found at: <https://www.goldstarsswimming.com/developmental-swim>. Please contact Hollie at Gold Stars Swimming [goldstarsswimming@gmail.com](mailto:goldstarsswimming@gmail.com)



Offering both 1 on 1 and small group (3-5 athletes) wide receiver development training sessions weekly throughout Austin and the surrounding areas.

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# Gold Stars Swimming, Swim Boot Camp

Swimming based exercise program for kids ages 5-16. We are in and out of the pool and get in a super all over body workout. Think along the lines of swimming, then hopping out of the pool for jumping jacks/push ups, etc. These programs are not learn to swim programs. Prior swim experience is necessary to enroll - Kids will need to be able to tread water with faces above water for 10 seconds on their own and put their faces under water for 5 seconds minutes as well as return to wall from middle of the pool on their own.

## **Swim Boot Camp:**

Tue/Thu at John Simpson pool  
5 PM - 6 PM  
May 21st - June 27th.

## **Swim Boot Camp:**

Tue/Thu at John Simpson pool  
5 PM - 6 PM  
July 2nd - July 30th.

## **Swim Boot Camp:**

Tue/Thu at John Simpson pool  
5 PM - 6 PM  
Aug 1st - Aug 30th.

## **Back to School Swim Camp:**

Tue/Thu at John Simpson pool  
5 PM - 6 PM  
September 3rd - September 26th.

Please contact Hollie at [goldstarsswimming@gmail.com](mailto:goldstarsswimming@gmail.com) or visit our site at [goldstarsswimming.com](http://goldstarsswimming.com) for more info.



## Summer Pool Hours

### **Bella Mar**

Closed Monday until 2:00pm  
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](http://www.steinerranchhoa.org)**  
under the amenities tab

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





# Swimming News

## Swimming 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.

A large outdoor swimming pool with a hot tub at the far end. The pool is surrounded by a concrete deck with several lounge chairs and a sofa. In the background, there are trees and a clear blue sky. A large, dark blue oval logo with the text "Premier Pools & Spas" is overlaid on the image. At the bottom, there is a dark blue banner with the phone number "(512) 800-2412" and the website "ppas.com/austin".

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## Lawns Don't Waste Water, People Do!

In recent years, much attention and controversy has surrounded the water requirement of the lawn. Misinformation and hidden agendas have fueled this controversy. However, there are some well documented facts about the American lawn.

The lawn is an integral component of the landscape. The lawn is certainly the best recreational surface for children and athletes. The lawn has a tremendous mitigating effect on the environment, reducing heat loads and noise, plus water and air pollution.

A lawn is second only to a virgin forest in the ability to harvest water and recharge groundwater resources. And as a design component, the lawn provides landscape unity and simplicity while inviting participation in the landscape.

The lawn has become a focus in reducing landscape water use because of the tremendous opportunity for abusive use of irrigation water in the name of maintaining the lawn. Within the traditional landscape, the lawn has received the major portion of the total landscape irrigation. Lawn irrigation can be reduced, while the homeowner continues to derive the many benefits of turfgrass.

Specific strategies to reduce lawn irrigation include:

- Place lawn areas into landscape irrigation zones based on water requirements, so that lawns can be watered separately from other landscape plantings
- Select adapted, lower-water demand turf species and varieties
- Use irrigated lawn areas only in areas which provide function (i.e., recreational, aesthetic, food traffic, dust and noise abatement, glare reduction, temperature mitigation)
- Use non-irrigated lawn areas where appropriate
- Irrigate properly based on the lawn's true water needs
- Increase mowing heights to decrease lawn water use and stress
- Decrease fertilizer rates and properly schedule fertilizations

By implementing these strategies, homeowners can reduce lawn irrigation requirements and still reap the many benefits of a cool, green lawn.

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A portable fire extinguisher can save lives and property by putting out a small fire or containing it until the fire department arrives; but portable extinguishers have limitations. Because fire grows and spreads so rapidly, the number one priority for residents is to get out safely.

Use a portable fire extinguisher when the fire is confined to a small area, such as a wastebasket, and is not growing; everyone has exited the building; the fire department has been called or is being called; and the room is not filled with smoke.

To operate a fire extinguisher, remember the word PASS:

- **PULL** the pin. Hold the extinguisher with the nozzle pointing away from you, and release the locking mechanism.
- **AIM** low. Point the extinguisher at the base of the fire.
- **SQUEEZE** the lever slowly and evenly.
- **SWEEP** the nozzle from side-to-side.

For the home, select a multi-purpose extinguisher (can be used on all types of home fires) that is large enough to put out a small fire, but not so heavy as to be difficult to handle.

Choose a fire extinguisher that carries the label of an independent testing laboratory.

Read the instructions that come with the fire extinguisher and become familiar with its parts and operation before a fire breaks out.

Install fire extinguishers close to an exit and keep your back to a clear exit when you use the device so you can make an easy escape if the fire cannot be controlled. If the room fills with smoke, leave immediately.

Know when to go. Fire extinguishers are one element of a fire response plan, but the primary element is safe escape. Every household should have a home fire escape plan and working smoke alarms.





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## I SCREAM, YOU SCREAM, WE ALL SCREAM FOR

# ICE CREAM

### Ingredients

2 cups half-and-half  
1 cup whipping cream  
1 cup minus 2 tablespoons sugar  
2 tablespoons peach preserves (not jelly)  
1 vanilla bean, split and scraped

*Recipe courtesy of Alton Brown*

### Directions

Combine all ingredients (including the bean and its pulp) in a large saucepan and place over medium heat. Attach a frying or candy thermometer to inside of pan. (see note below) Stirring occasionally, bring the mixture to 170 degrees F. Remove from heat and allow to cool slightly. Remove the hull of the vanilla bean, pour mixture into lidded container and refrigerate mixture overnight to mellow flavors and texture.

In the morning add the cooled mixture to your ice cream machine and follow manufacturers instructions. The mixture will not freeze hard in the machine. Once the volume has increased by 1/2 to 3/4 times, and reached a soft serve consistency, spoon the mixture back into a lidded container and harden in the freezer at least 1 hour before serving.

NOTE: If you do not have a thermometer, bring the mixture just barely to a simmer. As soon as you see a bubble hit the surface, remove it from the heat. Do not let it boil.

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## MAY MARKET STATS

78732	MAY 2018	MAY 2019	CHANGE
NEW LISTINGS.....	64	58	↓9.4%
PENDING.....	44	29	↓34%
SOLD.....	47	35	↓25.5%
AVG LIST PRICE.....	\$667,866	\$640,530	↓4%
AVG LIST \$/SF.....	\$193	\$206	↑6.7%
AVG SOLD PRICE.....	\$655,060	\$566,407	↓13.5%
AVG SOLD \$/SF.....	\$189	\$176	↓6.7%
AVG SOLD PRICE/ORIG LP.....	97.60%	98.73%	↑1.16%
AVG DAYS ON MARKET.....	40	26	↓35%

## FEATURED LISTING



**13017 APPALOOSA CHASE**  
**4 BED, 2-1/2 BATH, APPROX. 2965 SF**  
**PANORAMIC VIEWS, WALK TO SCHOOLS**  
**WIDE, PRIVATE LOT**

## CLIENT TESTIMONIAL

*"I'd recommend Elicia to anyone thinking of buying/selling in the Steiner Ranch area of Austin Texas. She KNOWS her stuff. We moved to Steiner from California and (unfortunately) used a realtor not specific to the area and wound up purchasing the home for more than it was probably worth. Fortunately, we were smart enough to work with a realtor specialized in the SR neighborhood after we fully remodeled our home and decided to sell. With Elicia's expertise in marketing and negotiating, we had an offer BEFORE our "official" list date....oh and for ABOVE asking price. Elicia is definitely someone you want on YOUR side of a real estate exchange. You know all that stress and drama and headaches that are associated with buying/selling a house...well you won't when you work with Elicia. She's a true super star and a pleasure to work with"* –Kaylyn Ackerman

## SMALL BUSINESS SPOTLIGHT



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