



VOLUME 13 ISSUE 8
AUGUST 2019

RANCH RECORD

Official Newsletter of The Steiner Ranch HOA

March-A-Thon &
Concert In The Park
Happening
August 17th, 2019



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UMPH." ~ MARVIN PHILLIPS

*Wishing all of our neighbors a
wonderful 2019-2020 school year!*



Rhonda Durrill
512.994.8400

Rhonda@AvalarAustin.com



Erin Bloss
512.264.5889

Erin@AvalarAustin.com



Melissa Van Leeuwen
512.230.4419

Melissa@AvalarAustin.com



Joy Brillante
512.423.4479

Joy@AvalarAustin.com



Marguerite Craig
512.656.8292

MargueriteCraig@austin.rr.com



Steve Craig
512.415.0099

SteveCraig@AvalarAustin.com



Lisa Nauert
512.217.3762

LNauert@AvalarAustin.com



Kay DaSilva
512.426.1599

Kay@AvalarAustin.com

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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

Operations Manager

Sarah Dunlap..... steiner@ciramail.com

Architectural and Community Standards Coordinator

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

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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
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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

- 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.steinerhanchhoa.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/steinertrails>

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.

Cover Photo

This month's cover photo was captured at last year's March-A-Thon. Every year, more than 350 band and Vision members march and play spirit tunes through the residential streets of Steiner Ranch to raise funds for its Texas top-ranked program. This year's March-A-Thon is scheduled for August 17th, 2019 starting at John Simpson Park. For more information, visit: vhsband.com

Have a photo you would like to see published in the next Ranch Record? For consideration, send pictures to communications@steinerhanchhoa.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.

News from the SRMA Board of Directors

The Steiner Ranch Master Association Board of Directors would like to update the Community on several items:

1. Route B Emergency Exit from Steiner Ranch

The Steiner Ranch Master Association Board is glad to see action taken on an emergency exit by the County Commissioners. We are grateful that the needs of the Community are being taken seriously. We will continue to work closely with government entities as it relates to the build out of the new emergency road on HOA property.

2. Restrooms at Steiner Ranch Facilities

We are proud to announce that renovation work has begun on the bathroom's at all the major facilities within Steiner Ranch. Work will continue for the next few weeks, watch for announcements from the HOA staff office for specific closures.

3. Drinking Water Fountains

We will be replacing the drinking water fountains in all parks in the coming months. These will replace old rusted units and have dog watering stations attached to them. Again, watch for announcements from the HOA staff office for specific closures.

Please attend our next SRMA Board meeting where we have dedicated time to hear from residents on any concerns or questions they may have. If anyone would like to contact the Board of Directors directly an email can be sent to board@steinerranchhoa.org

Architectural Approval Required Prior To Making Exterior Changes

Thinking about modifying your deck, adding a pool, or changing the color of your exterior trim? 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, 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.

Oak Pruning Reminder and guidelines



The Fire Department reports that there are low hanging branches which are preventing the fire truck from driving on the roads. The tree's canopy should be at least 13 to 14 feet up. If you have oak trees with branches over-hanging the street, please contact a professional tree trimming company now so that this can be remedied as soon possible.

Although the risk of oak trees being exposed to oak wilt is greatest from January through June, residents are encouraged to follow proper pruning techniques regardless of seasonality. TexasOakWilt.org recommends the following:

- Always paint fresh wounds on oaks, including pruning cuts and stumps, with wound dressing or latex paint immediately after pruning or live tree removal at all times of the year.
- Clean all pruning tools with 10% bleach solution or Lysol™ between sites and/or trees.
- Debris from diseased red oaks should be immediately chipped, burned or buried.
- Pruning should be completed before February 1 or after June 30.

If uncertain about trimming, consult with a Texas oak wilt certified arborist, an oak wilt specialist from a city, county or state government agency such as the Texas Forest Service or Texas AgriLife Extension Service, or visit texasoakwilt.org.

Community Compliance Reminders

Please be mindful of the following rules, which are part of Steiner Ranch governing documents:

- Trash containers are to be stored out of sight and should not be visible from the street.
- Parking on the street overnight is not allowed.
- Boats and watercraft must be stored in an enclosed space at all times. Storing watercraft in driveways or on the street is not allowed.
- Items should not be left in driveways. This includes mulch bags, garden hoses, and sports equipment.
- Any alterations to the exterior of your property (front, back and sides) must be submitted to the HOA office for review and approval.

Should you need to report a violation or problem visit ciranet.com and submit it under the Resident Portal. Otherwise simply send an email to steiner@ciramail.com. Physical and/or photographic evidence is helpful in substantiating a violation or problem.

From the Association Office

Scoop the Poop!



The HOA has received numerous complaints from residents about neighbors not picking up after their pets. Please – scoop the poop! Pet waste stations are conveniently located throughout the neighborhood and feature

waste receptacle, bag dispenser and environmentally friendly degradable bags.

Aside from frustrating neighbors, pet waste left on trails, sidewalks, streets, and grassy areas can end up in local waterways, leading to water quality problems. It can also cause pet and human health issues such as roundworms, giardia, salmonella and other viruses and parasites. So, the next time nature calls for Fido, please scoop the poop and help keep Steiner Ranch sidewalks, green spaces, and shoes clean.



Want to be in the know about Steiner Ranch events? Follow us on Facebook! Events offered by the Steiner Ranch Home Owners' Association are posted on our events 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!

Slow Down & Pay Attention in School Zones!



School starts on August 15th which means many children will be walking to and from schools and bus stops within the neighborhood. Please slow down, obey speed limits, and be mindful of the various school zones in the Community.

Conservation Tips by WCID 17

Landscape Maintenance: A well-designed landscape can decrease maintenance by as much as 50 percent through reduced mowing; once-a-year mulching; elimination of weak, unadapted plants; and more efficient watering techniques.

Watering: Of the tremendous amounts of water applied to lawns and gardens, much of it is never absorbed by the plants and put to use. Some water is lost to runoff by being applied too rapidly, and some water evaporates from exposed, unmulched soil; but, the greatest waste of water is applying too much too often.

In addition to overwatering the plant, excess irrigation can leach nutrients deep into the soil away from plant roots, increasing the chances of polluting groundwater. Similarly, runoff caused by excess irrigation can carry polluting fertilizers and pesticides to streams and lakes. The waste or pollution of high quality water through inefficient irrigation practices can be eliminated through proper watering techniques.



Lawns: Most lawns receive twice as much water as they require for a healthy appearance. The key to watering lawns is to apply the water infrequently, yet

(Continued on Page 8)

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From the Association Office

(Conservation Stories...Continued from Page 6)

thoroughly. This creates a deep, well-rooted lawn that efficiently uses water stored in the soil.

To know when to water the lawn, simply observe the grass. Wilting and discoloration are signs of water stress. At the first sign of wilting, you have 24 to 48 hours to water before serious injury occurs. Apply 1 inch of water to the lawn as rapidly as possible without runoff. Watering only when needed

Proper Mowing and Fertilizing Conserves Water: Mowing grass at the proper height conserves water. Mow St. Augustine grass and buffalo grass at 3 inches; for Bermuda grass mow at 1 inch; for centipede grass and Zoysia grass mow at 2 inches.

Applying fertilizer to the lawn at the proper time and in the proper amount can save time, effort and money through reduced mowing and watering. Fertilizers also can be a major source of pollution of streams and groundwater if excessive amounts are applied.

Fertilize the lawn once in the spring and again in the fall to produce a beautiful turf without excess growth which demands frequent watering. Use a slow-release form of nitrogen in the spring application and a quick-release form in the fall. Apply only 1 pound of actual nitrogen fertilizer per 1,000 square feet of lawn at one time. By using this fertilizer schedule, no other fertilizer is needed to maintain most shrubs and trees in the lawn area.



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 under the Resident Portal or simply send an email to 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.



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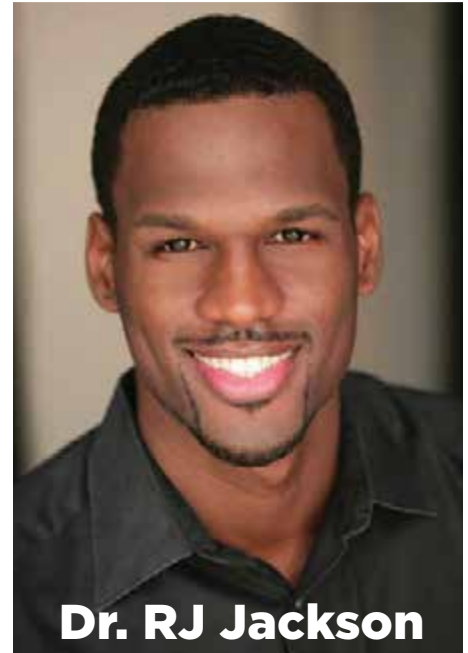
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Steiner Activities & Events

Steiner Ranch Celebrated July Fourth with a Parade and lots of Family Fun

About 1,500 people attended this year's July 4th Celebration. Huge thank you goes to local Law Enforcement, the Steiner Ranch Fire Department, and the Steiner Ranch Interscholastic Mountain Bike team for leading this year's Independence Day Parade.

The event Planning Committee gave away 100 decorating kits between 8am and 9am the day of the event helping 'paraders' getting ready for the event.

Families had fun cooling off on water slides, bungee jumping, rock wall climbing, riding the train and much more.

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Steiner Ranch Fourth of July Celebration in Pictures



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Photo credits: Violet Doolittle and Erika Clark Shavulsky

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Concert in the Park

The Events Planning Committee is excited to announce that the annual Concert in the Park is scheduled on August 17th at Towne Square. The event will begin at 6:30pm and will feature a funky Austin Band: The Dysfunkshun Junkshun. Following tradition, Star Flight's dramatic entrance and landing will kick off festivities, followed by performances by the Vandegrift High School band, cheer and dance teams. Games and activities for the whole family will be available and food will be offered for sale. Residents are welcome to

bring refreshments. Lawn chairs and blankets are recommended.

Concert in the Park is Steiner's largest neighborhood social event, attracting thousands of residents and friends. We hope you'll join us for this year's Concert In The Park!

A special thank you to the HOA Events Planning Committee, volunteers and Concert in the Park sponsors for their support.

If you are interested in sponsoring this FUN event, please send an email to desirre.ghbremicael@grandmanors.com



2019 CONCERT IN THE PARK

**Saturday
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6:30PM- 10:00PM**

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Steiner Activities & Events

Fall Field Lottery

Are you planning on coaching a team this fall? Need a place to practice? Mark your calendar for the 2019 Fall field lottery to be held on August 24th.

Register your team by sending an email to desirre.ghebremicael@grandmanors.com. Registration must be submitted by 5:00pm on August 16th with the following information:

- Name of coach
- Address
- Phone number
- Organization (CC United, Town & Country, etc.)
- Sport (soccer, baseball, etc.)
- Age group
- 1st, 2nd & 3rd choice of field, time & day.

FIELD OPTIONS:

- Towne Square
- Bella Mar (baseball side or tennis court side)
- John Simpson park
- Westridge Fields (off of Flat Top Ranch Road)

TIME OPTIONS:

- One hour weekly beginning at 4:00pm until sunset (daylight savings time ends on Sunday, November 3rd)

DAY OPTIONS:

- Monday – Friday only

If you are coaching more than one team, please list them separately.

Assigned practice day(s), time(s), and field(s) will be emailed to you by August 28th. Please note, once you have been awarded a practice day, time and field, changes will not be made until the next fall field lottery.

*Please Note: If you are with Neighborhood Sports (soccer or flag football), you do not need to register your team for the lottery as representatives will be attending the lottery on your behalf.



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March-A-Thon 2019

The Award-winning Vandegrift High School Band & Vision Dance Company will continue its summer tradition of entertaining the Steiner Ranch community with its annual March A Thon. The event will be held Saturday, August 17, 8 AM, starting at John Simpson Park. Later that evening, VHS Band & Vision will play at Concert In the Park held at Town Square.

More than 350 band and Vision members will march and play spirit tunes through the residential streets of Steiner Ranch to raise funds for its Texas top-ranked program. Residents on the route can book private concerts, and all are welcome to follow the group as they play along the route. 2019 is a special fundraising year as the students prepare to travel to Bands of America Grand Nationals marching contest in Indianapolis, IN in November. 2019 marks the program's very first trip to Grand Nationals.

For more information, please visit: vhsband.com



Steiner Activities & Events

Steiner Ranch Cycling News

Hot Summer Saturday & Sunday Training Rides

We are a unique club because we have "members" with no real membership, just a bunch of individuals who all are united with the desire to grow cycling as a sport and keep our fitness levels up. As a club, we also focus on being ambassadors for our sport in the areas we ride. What makes us most unique is our Texas-sized welcoming spirit and friendliness. Come out for a Sunday social ride and meet the team!

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 & 8:00 AM. Come out and join your neighbors on a ride.

On Sundays at 7:30 AM we host a mostly mellow social ride to a local coffee shops outside Steiner. (rotating locations) 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.

Thanks to our SPONSORS!

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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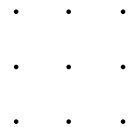
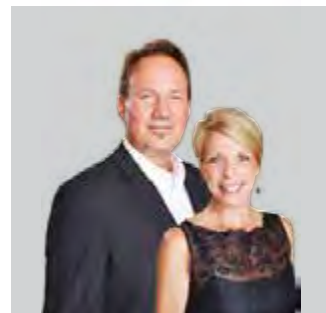
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Steiner Activities & Events

News from the Trails Committee

Submitted by Eric Morton

This month's trail highlight is Bright Sky Overlook. This trail offers some of the best views of the lake and connects from Lakewood Hills to Summer Vista. Although most people use this trail as a "through trail" from LW or SV, it does have an entrance off of Bright Sky Overlook. This entrance is relatively steep though and is not very indicative of the rest of the trail. Overall, this trail is relatively flat - running along a ridge that runs parallel to the Bright Sky Overlook road.

If you want a short hike of around a mile, you can enter in one side of Bright Sky Overlook Dr and come out on the other end and loop back on the street. Except for the slightly steep entrance, this hike is not very hard and I see lots of families on this trail. The picture accompanying this article was taken from the trail on the July 4th weekend.

Do you know that your kids can use the Steiner Trails volunteer time for their NHS and sports community involvement time? Come show up at our monthly trail maintenance days - fourth Sunday of every month. Details are on our Facebook page. We also have teens doing other projects. One football player has committed an entire 60 hours of volunteer time to the trails over the next year. Pretty exciting to see the student involvement in our trails. Last month,

we worked on Coyote Run, and revamped the drainage of a section that gets seepage from a hill that used to flow over the trail. Thank you to all our volunteers.

The days get hot! You can choose the trails in the morning with "cool" weather but high humidity, or you can choose the trails in the afternoon with HOT weather. Summer evenings though are some of the best times, with a late sunset. See you on the trails!



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- Relieve Stress on the body and mind
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- Enhance Self Defense capability

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



Fall 2019 Program Guide

The Association's Fall Program Guide puts all HOA activity and program offerings in one place. Stop by the HOA office for a hard copy or visit the Steiner Ranch HOA website to view the guide online: www.steinerranchhoa.org. Featured programs include:

Children's Programs

- Lonestar Soccer
- Nitro Swimming
- Neighborhood Sports
- Gold Stars Swimming
- Water Polo
- Sportball
- Tap-N-Toe
- Tennis
- Robotics

Adult Programs

- Camp Gladiator
- Master's Swimming
- Tai Chi
- Tennis
- Yoga
- Zumba
- Barre
- Bollywood Fitness



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!



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.

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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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 min. 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
Aug 1st - Aug 30th.

Swim Boot Camp:

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

or visit our site at goldstarsswimming.com for more info.



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Swimming News

We're Back!

Nitro Steiner Ranch is BACK for 2019-2020!! We're excited to have been invited back to Steiner Ranch's beautiful Bella Mar pool for this upcoming Short Course Season once again.

Coach Claire will be back at the helm running the show with a great supporting staff of professional, experienced Nitro Coaches to help lead the way for Nitro.

The season will run from Aug 19th through the end of April. The practice schedule will be online at the beginning of August and can be currently obtained at our Bee Cave location, while evaluations are held every Saturday at our Nitro Bee Cave location at 12:30PM, no appointment necessary. Just come on in, get your name on the clip board, and the Coaches will take it from there.

Registration will open August 5th to new swimmers. **In order to be able to register on August 5th new swimmers must be evaluated before then.** Spots tend to get snagged up very quickly in our Steiner program, so the earlier the better.

*Be sure to specify Steiner Ranch if that is where you plan to swim this upcoming season.

If you'd prefer to wait and evaluate at the Bella Mar pool in Steiner Ranch, we'll be conducting last minute evaluations on Wednesday August 14th and Thursday August 15th from 5:00-7:00PM; and Saturday morning August 17th from 9:00-11:00AM.

*To swim with the Nitro Steiner Ranch groups at Bella Mar, you must be a Steiner Ranch HOA member. No exceptions. Thank you, and we hope to see you on Team Nitro!

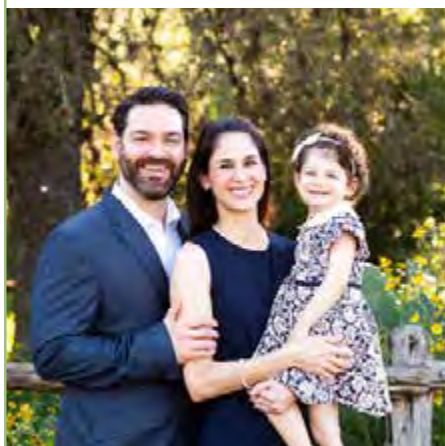


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Tip of the Month

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News You Can Use

Savory Garlic & Green Beans Recipe

Ingredients:

Ice
2 tablespoons olive oil
1 1/2 pounds trimmed green beans
3 cloves garlic, minced
1 tablespoon fresh summer savory removed from stem
Salt and pepper

Instructions

- 1- Fill a large bowl with cold water and ice.
- 2- Bring a large pot of water to boil. Once boiling salt liberally and add in green beans. Cook 3 - 4 minutes or just until bright green.
- 3- Use a slotted spoon to transfer beans to ice bath to stop cooking process. Once cool, remove and pat dry.
- 4- Heat oil in a skillet over medium-high heat. Add beans, cook 3 - 5 minutes or until beans are tender but crisp. Add in garlic and summer savory. Cook just until garlic becomes fragrant, about a minute. Season to taste with salt and pepper and serve



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Blackberry-Oat Crumble Bars Recipe

Ingredients

CRUST

- 6 cups regular rolled oats
- 2 1/4 cups packed light brown sugar
- 2 1/4 cups all-purpose flour
- 2 cups unsalted butter, melted, plus more for pan
- 1 teaspoon kosher salt 1 teaspoon baking soda

FILLING

- 9 cups fresh blackberries
- 1 cup granulated sugar
- 1/2 cup fresh lemon juice (from 3 lemons)
- 1/4 cup cornstarch

How to Make It

Step 1 - Prepare the Crust: Preheat oven to 350°F. Stir together oats, brown sugar, flour, butter, salt, and baking soda. Remove 3 cups of the oat mixture, and set aside. Press remaining oat mixture in an even layer in an aluminum foil-lined and buttered 12- x 17-inch rimmed baking sheet. Bake in preheated oven until golden brown, about 20 minutes. Cool completely, about 30 minutes.

Step 2 - Prepare the Filling: Stir together blackberries, sugar, lemon juice, and cornstarch in a large saucepan. Cook over medium, stirring occasionally, until syrup thickens and is bubbly, about 8 minutes. Pour over prepared Crust, and crumble reserved 3 cups oat mixture evenly over Filling. Bake at 350°F until topping is golden brown, 30 to 35 minutes. Cool completely, about 2 hours. Cut into 24 pieces.





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JUNE MARKET STATS

78732	JUNE 2018	JUNE 2019	CHANGE
NEW LISTINGS.....	54	48.....	↓11.1%
PENDING.....	33	33.....	EVEN
SOLD.....	43	38.....	↓11.6%
AVG LIST PRICE.....	\$739,559	\$907,407.....	↑22.7%
AVG LIST \$/SF.....	\$180	\$221.....	↑22.7%
AVG SOLD PRICE.....	\$715,231	\$647,793.....	↓9.4%
AVG SOLD \$/SF.....	\$177	\$187.....	↑5.6%
AVG SOLD PRICE/ORIG LP.....	96.70%	97.19%.....	↑0.5%
AVG DAYS ON MARKET.....	47	48.....	↑2.1%

FEATURED LISTING



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