



VOLUME 13 ISSUE 10  
OCTOBER 2019

# RANCH RECORD

*Official Newsletter of The Steiner Ranch HOA*



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# Thinking of owning a rental property?

Here are a few tips to get you started:



## Work with a real estate agent

A professional can identify the opportunities for investment properties in the area of your choice.

## Know the area

Location, location, location. This old adage holds true for rental homes. Become familiar with the neighborhood, schools and amenities that may affect your tenants. Drive through the neighborhood at different times of the day and speak with neighbors before settling on a property.

## Know your plan

What is your goal in owning a rental property? Do you have an exit strategy? Before you purchase, you should know what your investment goals are so you can choose the right property.

## What can you afford?

Consult a lender about financing options and determine your purchase price range. Stick to that range and avoid being distracted by more impressive homes that you cannot afford.

## Set realistic expectations about income

Know the current rental rates and remember to factor in routine maintenance costs, taxes, vacancy periods and other expenses that will affect your bottom line.

## Establish an emergency fund

It is important to have cash reserves left-over after buying a property so you can address unexpected repairs or other expenses that may not be covered by insurance.

## Get educated

There are federal and state rules that outline your rights and responsibilities as a landlord, as well as those of your tenants. Make sure to read up on this important information before deciding to invest in a rental property.

## Get properly insured

Discuss the details of your plan with your insurance professional to make sure you have the right type of coverage.

## Know the value of your time

Consider whether you will manage the rental property yourself or hire a property manager.



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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)

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*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

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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)

## GO GREEN! GO PAPERLESS!

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## Upcoming Steiner Ranch HOA Events

**10/13 Pumpkin Patch**

**10/27 Trunk Or Treat**

**11/09 Holiday Shopping Event**

**11/28 Steiner Ranch Turkey Trot**

**12/06 Christmas movie at the Park**

**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.steiner ranchhoa.org](http://www.steiner ranchhoa.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/steinerranchtrails](https://groups.google.com/forum/#!forum/steinerranchtrails)

### 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

Our cover photo was taken at last year's Trunk-or-Treat event. Join us this month for the annual event, which will take place on Sunday October 27th at Towne Square Park 4:00pm to 6:00pm.

Have a photo you would like to see published in the next Ranch Record? For consideration, send pictures to [communications@steiner ranchhoa.org](mailto:communications@steiner ranchhoa.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.

## Bella Mar Community Center and outdoor bathrooms Renovations are complete!

We are excited to announce that the renovations of the Bella Mar Community Center and outdoor bathrooms are now complete!

The renovations are a great improvement in not only appearance but also energy efficiency.

The outdoor bathrooms had new flooring, wall and shower tiles, Schlutter benches and counter tops installed. In addition, new exhaust fans will now coincide with the timed light switches. Sinks, toilets and shower fixtures were replaced, and the sinks now have electronic valves. LED strip and recessed lights were installed as well as LED backup exit lights. Decorative updates include new mirrors, doors, cabinets and tile wall accent above benches. Additionally, all walls were repaired and painted ultra-white. New handrails, shower seats and exterior doors meet ADA requirements.

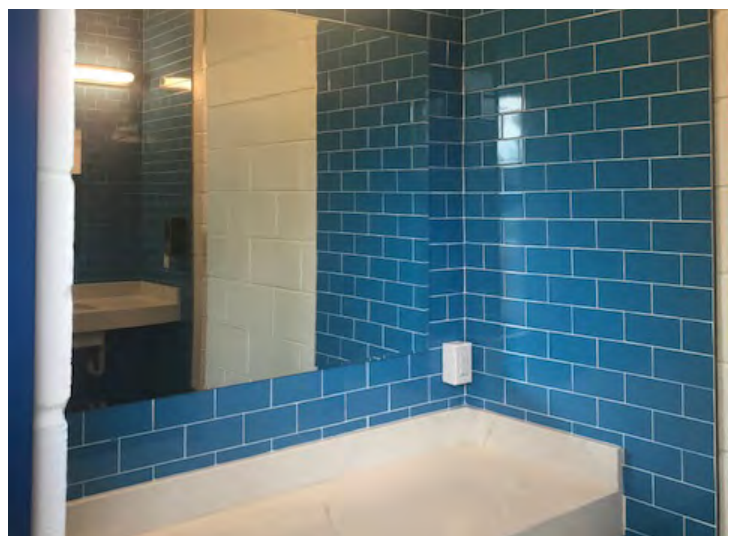
The indoor kitchen had new backsplash and counter tops installed as well as a new stainless-steel appliance package, which includes a refrigerator, dishwasher, range and garbage disposal. All cabinets were replaced as well as lighting. The new lighting is a mixture of fluorescent and LED fixtures.

The indoor bathroom had the counter top replaced, new cabinets and new LED lights. All plumbing, sinks and toilets were replaced as well.

All the center walls were painted, and the flooring replaced. Decorative upgrade includes new mirrors, doors, hardware, cabinet hardware and ADA required handrails.

The upgrades were professionally designed to create a top-to-bottom refurbishment. Additionally, Bella Mar's landscaping was refreshed with new plantings and decomposed granite. New ceiling fans for the pavilion are scheduled for installation, and all shade structures over the pools, decks and sport courts will be replaced and repaired as needed. The rest of the shade structures have been pressure washed for a fresh, clean look.

These upgrades are truly something that Steiner Ranch residents can be proud of! Please treat these new facilities as you would treat your own and report any abuse or vandalism to the HOA immediately.



# From the Association Office

## Fall Green Waste Pick-Up & Bulky Waste Pick-Up Information

**Green Waste Pick-Up:** Texas Disposal Systems (TDS) will provide Steiner Ranch residents with a fall green waste collection pick-up (bagged leaves, brush, limbs and other yard waste) during the week of December 9th to December 13th, 2019.

To participate, residents may place up to 20 thirty gallon paper bags of green waste at their curb on their designated trash pick-up day during the week of green waste pick-up.

**NOTE:** Green Waste materials are composted and therefore must be bagged in paper bags. Plastic bags will not be picked up.

**Bulky Waste & Bundle Pick-Ups:** Residents may schedule free bulky waste and/or bundle pick-ups twice per year by calling TDS. Bundle pick-ups may include tree, shrub, and brush trimmings; newspapers or magazines securely tied together, not exceeding 4 feet in length or 40 pounds. Bulky waste pick-ups consist of large pick-up items such as sofas, refrigerators, water tanks, etc. Call TDS at 512-329-1752 to schedule individual pick-ups.

**Reminder:** Aside from scheduled green waste pick-ups and individually scheduled bulky waste/bundle pick-ups, TDS will not pick up items/bags left outside of trash containers, unless bags are tagged with TDS trash tags. Tags are available for purchase, by check, at the HOA office for \$2.50 per bag. Additional trash/recycle carts may also be ordered directly from TDS.

## Steiner Ranch Commercial Community Contact

The Steiner Ranch Commercial Community (SRCC) handles all community commercial property questions and complaints. To report commercial concerns, please contact Scott Selman, SRCC Manager with Five Star Community Management at 512-337-6535 or [sselman@frestartcm.com](mailto:sselman@frestartcm.com).

## Compliance Corner: Trash Cans

Per Steiner Ranch rules, trash and recycling containers must be removed from the street and returned to an enclosed structure before nightfall on trash collection day. If stored containers are visible from the street, they need to be screened or moved so they are out of view.

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

## Fall Is A Good Time To Trim Trees

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. Trees must be trimmed to allow for visibility of pedestrians, traffic and traffic signs.

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. Residents are reminded to trim trees before February, as the risk of oak wilt infection is greatest from February through June.

Regardless of seasonality, residents are encouraged to follow proper pruning techniques. [TexasOakWilt.org](http://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](http://texasoakwilt.org).

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## Ready, Set, Go!

### A Checklist for Your Family

*From your Steiner Ranch Firewise Committee*

So much of wildfire readiness has to do with being prepared: preparing your home to be hardened against fire; preparing your surrounding landscape to be a defensible barrier; and ensuring that your community is readily accessible in the event of an emergency.

To do so requires following some simple guidelines. Ready, Set, Go! is a national program designed to help fire departments to engage and work with communities to improve wildfire readiness. The following is their checklist that, when followed, can dramatically improve your home's chances of surviving a wildfire.

For more information about making your home & landscape defensible against fire, contact the Steiner Ranch Firewise committee at [SRFirewise@gmail.com](mailto:SRFirewise@gmail.com).



## READY, SET, GO!

Residential Safety Checklist  
Tips To Improve Family and Property Survival During A Wildland Fire

Home	Yes	No
1. Does your home have a metal, composition, or tile (or other non-combustible) roof with capped eaves and eavesed fascia?	<input type="checkbox"/>	<input type="checkbox"/>
2. Are the rain gutters and roof free of leaves, needles and branches?	<input type="checkbox"/>	<input type="checkbox"/>
3. Are all vent openings screened with 1/2 inch (or smaller) mesh metal screen?	<input type="checkbox"/>	<input type="checkbox"/>
4. Are approved spark arresters on chimneys?	<input type="checkbox"/>	<input type="checkbox"/>
5. Does the house have non-combustible siding material?	<input type="checkbox"/>	<input type="checkbox"/>
6. Are the eaves "boxed in" and the decks enclosed?	<input type="checkbox"/>	<input type="checkbox"/>
7. Are the windows made of at least double-paned or tempered glass?	<input type="checkbox"/>	<input type="checkbox"/>
8. Are the decks, porches and other similar areas made of non-combustible materials and free of easily combustible material (e.g., plastic furniture, propane tanks)?	<input type="checkbox"/>	<input type="checkbox"/>
9. Is all firewood at least 30 feet from the house?	<input type="checkbox"/>	<input type="checkbox"/>

Defensible Space	Yes	No
1. Is dead vegetation cleared to the recommended defensible space area? (Consider adding distance due to slope of property.)	<input type="checkbox"/>	<input type="checkbox"/>
2. Is there separation between shrubs?	<input type="checkbox"/>	<input type="checkbox"/>
3. Are ladder fuels removed?	<input type="checkbox"/>	<input type="checkbox"/>
4. Is there a clean and green area extending at least 30 feet from the house?	<input type="checkbox"/>	<input type="checkbox"/>
5. Is there a non-combustible area within five feet of the house?	<input type="checkbox"/>	<input type="checkbox"/>
6. Is there separation between trees and crows?	<input type="checkbox"/>	<input type="checkbox"/>

Emergency Access	Yes	No
1. Is the home address visible from the street?	<input type="checkbox"/>	<input type="checkbox"/>
2. Is the home address made of fire-resistant materials?	<input type="checkbox"/>	<input type="checkbox"/>
3. Are street signs present at every intersection leading to the house?	<input type="checkbox"/>	<input type="checkbox"/>
4. Are street signs made of fire-resistant materials?	<input type="checkbox"/>	<input type="checkbox"/>
5. Is flammable vegetation within 20 feet of the driveway cleared and are overhanging obstructions removed?	<input type="checkbox"/>	<input type="checkbox"/>
6. If a long driveway is present, does it have a suitable turnaround area?	<input type="checkbox"/>	<input type="checkbox"/>

Ready, Set, Go!  
[www.wildlandtruffid.org](http://www.wildlandtruffid.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.

## HALLOWEEN SAFETY TIPS



We ask residents to keep the below safety tips in mind before heading out for trick-or-treating. Happy Halloween!

- Steiner Ranch is dark at night, with limited street lights. Decorate costumes and bags with reflective tape or stickers or have kids carry glow sticks or flashlights to help them see and be seen by drivers.
- Slow down and be especially alert while driving in the neighborhood. Children will be excited to get from house to house-which means they may run into streets unexpectedly.
  - Cross the street at corners and enter and exit driveways slowly.
  - Always walk on sidewalks or paths and avoid walking in the street. If there are no sidewalks, walk facing traffic as far to the left as possible.
  - Watch for cars that are turning or backing up.
  - Young children should not be alone at night without adult supervision. If kids are mature enough to be out alone, they should stick to familiar areas and trick-or-treat in groups.

## Holiday Decoration Rules

As you plan your outside décor for the upcoming holidays, please observe the following Steiner Ranch rule regarding holiday decorations on the exterior of your property:

Holiday decorations (excluding Christmas) may be put out up to fourteen (14) days in advance of the holiday in question. Decorations must be removed no later than seven (7) days after the holiday. **Christmas decorations may be put out beginning November 1st and must be removed by January 15th.**

Have a wonderful holiday season!



## Slow Down & Pay Attention In School Zones!

School is officially in full-swing, 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.

## Follow Us On Facebook

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!

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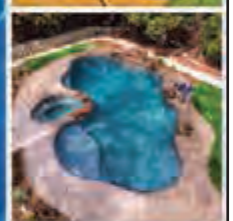
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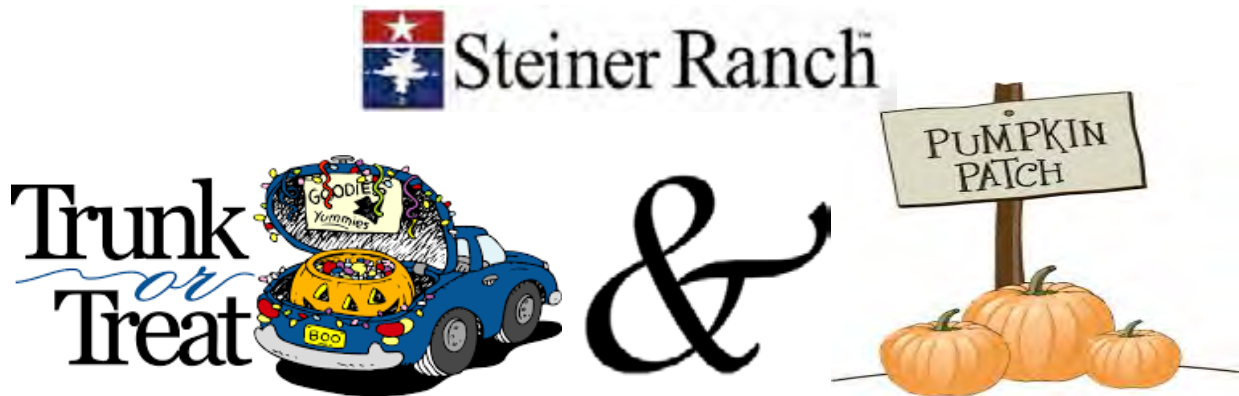
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# Steiner Activities & Events

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## 2019 STEINER RANCH TRUNK OR TREAT & PUMPKIN PATCH SUNDAY OCTOBER 27TH, 4PM - 6PM, TOWNE SQUARE

Calling all Steiner Ranch Residents! The HOA Events Planning Committee invites you to The Trunk-Or-Treat & Pumpkin Patch Event, which will take place at Towne Square on Sunday, October 27th from 4pm — 6pm.

We hope to see you & your little costumed kiddos there!



## **GOT CANDY? TRUNK-OR-TREAT AND PUMPKIN PATCH SPONSORS NEEDED**

Residents, clubs, organizations, and groups are invited to participate in the annual HOA Trunk-Or-Treat event, which will take place on Sunday, October 27th, 2019 at Towne Square Park 4:00pm to 6:00pm. This year the event will also feature a Pumpkin Patch with over 200 pumpkins to be given away. This is a spooktacular way to support the community! Use your imagination, decorate your trunks and tailgates, and bring treats! Sponsor registration required. For details and to register, visit the Steiner Ranch HOA Events Facebook page or:

<https://www.eventbrite.com/e/steiner-ranch-trunk-or-treat-2019-tickets-63312032995>  
Questions? Please contact Desirre Ghebremicael @ [desirre.ghebremicael@grandmanors.com](mailto:desirre.ghebremicael@grandmanors.com)

Thank you for your support!

# Steiner Ranch Turkey Trot

Plans for this year's Turkey Trot event are underway! The event will take place on Thanksgiving Day, November 28th from 8-10am at Towne Square Park (12550 Country trails Lane, Austin, TX 78732) and will focus on families with children. The event will feature a 5K run and a kids fun run, music, food and drinks. This is the Community opportunity to give back, and this year proceeds will be donated to Community First! Village.

Last year \$4,100 were donated to the Red Cross to benefit Texas flooding victims.. This was made possible thanks to resident participation and sponsorship collaboration with Austin Christian Fellowship, and the other generous sponsors that participated at the event.

This year, to create this community-focused event, we are looking to bring in again local businesses and organizations to participate. We believe that it will not only add to the fun and the mission of the event, but will provide for a great up-close and personal marketing opportunity to the families of Steiner Ranch.

#### Available sponsorships include:

**Presenting partner:** Announcement of sponsorship at start and end of event, Large-sized logo in all communication, listed as the presenting partner on site and in all communications. You will also have space provided on site to hand out coupons or goodies, display your products, talents or services.

**COST: \$ 2,000 – SOLD OUT**

**Event sponsors:** Event sponsors provide the funding for us to

provide live music, event giveaways, hire off duty officers for the manning of the lights and have a start and finish line. In exchange for this sponsorship fee, you are listed as the activity sponsor on site and in all communications. You will also have space provided on site to hand out coupons or goodies, display your products, talents or services.

**COST: \$300.**

**Water/food/drinks sponsors:** Bring water bottles, or food, or drinks and distribute to the people as they walk/run or wait at the start/finish line. You must commit to providing items for 300 people. You are free to label the items with your logo, or distribute coupons in addition to the items that you are distributing. You will need to submit a food permit application at least 21 days in advance to the event organizer by emailing [desirre.ghbremicael@grandmanors.com](mailto:desirre.ghbremicael@grandmanors.com)

**Provide an Activity:** Host a Thanksgiving themed game, activity or craft. You will have space provided on site to hand out coupons or goodies, display your products, talents or services.

**COST: \$200,** you must provide game, activity or craft.

**To register for the Run, please visit the Steiner Ranch HOA Events Facebook page or the event page on Eventbrite at the following link:**

<https://www.eventbrite.com/e/2019-steiner-ranch-turkey-trot-tickets-72403249067>

If you have any other ideas or suggestions for participation, please let us know! If you are interested in participating, please contact Desirre Ghebremicael at [desirre.ghbremicael@grandmanors.com](mailto:desirre.ghbremicael@grandmanors.com)

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# JOIN US FOR STEINER'S Holiday Shopping Event NOVEMBER 9TH, 2019

Get in the holiday spirit at the annual Steiner Ranch Holiday Shopping event, taking place on November 9th at Towne Square from 10:00am – 2:00pm. Local artists, business owners, and craftsmen will be in attendance with unique items for everyone on your shopping list.

Interested in participating as a vendor?

The Holiday Shopping event is a well-attended community event, open to Steiner Ranch residents. With your help, it will be our best yet! Spaces are available on a first-come, first-served basis - registration closes November 1st. Join us! To register, visit the Steiner Ranch HOA Events Facebook page or:

<https://www.eventbrite.com/e/holiday-shopping-event-2019-tickets-67536965883>



## Free Health Workshop Presented by: Dr. Benjamin Rosin



These free workshops will be held on Thursday October 24th, at Towne Square Community Center starting at 7:00pm. Topic: Obesity

## News from the Trails Committee

*Submitted by Eric Morton*



Someone needs to go out and buy a new bike so we can get some rain around here! It has been a very dry summer which unfortunately has dried up most of the creeks around here. On the good news side of this, I don't have to remind you to not ride muddy trails. So instead, I will ask that people refrain from modification of the trails - building a bypass or removing obstacles. The trail committee (during our monthly work days mostly) will sometimes reroute around erosion, poorly built sections, or dangerous sections; but we try not to make trail modifications just because a section is "difficult". Let's face it, most of our trails around Steiner have more difficult or even advanced terrain. This is a nature of our terrain, but building a trail around these terrain features is not in the best interests overall. It increases the trail impact and can lead to more erosion. For mountain bikers around there, walk your bike around trail features that you can't ride or session it until you can ride them. Thank you for your understanding.

I'm not going to focus on a trail this week, but comment on the photo accompanying this article. A great social riding has been going on weekly this summer. Currently it meets every Wednesday at 6pm outside the Towne Square Community Center and usually has both novice and intermediate level rides going on, and this will continue through the end of October. The best way of finding out about these events is on GroupMe (search for Steiner Ranch MTB

*(Continued on Page 16)*

# Steiner Activities & Events

(Continued from Page 15)

Ride Group) but I also publish the ride on the Steiner Ranch Trail Committee and Steiner Ranch Riders Facebook page. Note that these rides are not affiliated with the HOA or any other group.

Why will these rides end after October? Because that is when the Steiner Ranch mountain bike team (<http://www.srmtb.org/>) starts their practices and, to be frank, a large number of social riders are somehow associated with the MTB team. If you have kids in middle or high school, and they are interested in learning to MTB, the team is a great way to get them outside and active! No previous experience is necessary. Go to the webpage if you have any questions. For those not affiliated with the team, the above mentioned GroupMe is an awesome way to find someone to ride with.

OK, so I've spent most of this column on mountain bike related topics. In order to balance this out just a bit, I'm going to call out all you hikers out there to make sure that you hike our "hike-only" trails - Bear Creek, Tumbleweed, Phoenix Pass, and Dry Gulch. Why is this important? Because the best way to keep a trail from getting overgrown is for it to be used. These trails need your traffic, and they have some great scenery. Oh, and yes there is a GroupMe for Steiner Ranch Hikers - and definitely could use more traffic.

See you on the trails.



## 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](http://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

## Free Activities For Residents

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

**Community Yoga:** Provided by Steiner Ranch resident. Meets most Tuesdays or Wednesdays at the Towne Square Community Center at 7:00pm. See the HOA online calendar for classes.


**Cycling Group:** Meets at Cups & Cones Saturday & Sunday Mornings at 7:30am and 8:30am.

**Mountain Biking:** Meets Thursdays and Sundays for group rides at various locations. Beginner & intermediate riders. For information visit Steiner Ranch Riders on Facebook.

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


**Yoga By Lake Austin Spa:** Provided by Lake Austin Spa instructor. Meets at Towne Square Community Center Mondays at 6:30pm.

\*Offered activities are for adults only.



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food and wine culture, and distinctive architecture, all reflected in this home, including a full prep kitchen. This villa shows a rustic mix of natural, sunny hues and textures that are reflected in Tuscan kitchen design abroad. This is just a sample of the authoritativeness this home exerts, truly a masterpiece.



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After

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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.steiterranchcycling.com>, Facebook page <http://facebook.com/SteinerRanchCycling> and to our email list (sign up on website).

Team Rides – In October, join us for **Livestrong Challenge on 10/20** and **Real Ale Ride 10/26**. There is still time to sign up!

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.

- The "Faster Pace" ride can expect an energetic yet social ride with average speed typically 18-20 mph.

- Endurance Pace Group pace average is 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.

While each group will be traveling at different paces, each group will tackle typical distances between 45-60 miles.

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 mostly mellow 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 SRC Sponsors!

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- 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.

## Free Tai Chi Group Practice

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

Towne Square Community Center  
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Come learn the Basic Forms of Chen Style  
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### Benefits of Tai Chi:

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- Improve Health and Physical Fitness
- Enhance Self Defense capability

Questions : contact (305) 496-5828  
or email: [johanna.santucci@gmail.com](mailto:johanna.santucci@gmail.com)



## YOUNG @ HEART

[youngatheartaustin@gmail.com](mailto:youngatheartaustin@gmail.com)

Young at Heart is an active social group open to Steiner Ranch residents only ages 55+. 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. To become a member, send your name(s), address, phone number and e-mail address to [youngatheartaustin@gmail.com](mailto: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, Biking, Spanish Conversation, 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!

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# Swimming News

## Nitro is thrilled to be back at Steiner Ranch this season!

Nitro Swimming is a USA Swimming year-round competitive swim team offering high-quality professional coaching and technique instruction to all of our groups. The goal of our team is to provide every member an opportunity to improve swimming skills and achieve success at his or her level of ability. Swimming is a life long skill that our athletes come to cherish.

We offer 6 different groups from the month of August to the end of April at the beautiful Bella Mar Community pool including Intro to Nitro (our beginner group at Nitro), Bronze, Silver, Advanced Silver, Gold, and Technique and Fitness.

Practice schedules vary by day, so please refer to our schedule online at:

<https://www.nitroswim.com/nitro-swim-team/resources/>

If you are interested in learning more about Nitro Swimming and/or would like your swimmer evaluated please contact Coach Claire at [claire.rozick@nitroswim.com](mailto:claire.rozick@nitroswim.com). Evaluations for the Steiner Ranch branch are available at the Bella Mar pool upon request. Swimmers must be residents of Steiner Ranch.

So come see for yourself why Nitro is the #1 choice for swimming in the Austin area. We look forward to meeting you!

-The Steiner Ranch Nitro Coaches



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# Steiner Ranch Pool Rules

After September 2nd , 2019, There are NO lifeguards on duty at any of the Community Pools until Summer of 2020.

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.



## Red Giant Masters Swimming

Right here in Steiner Ranch for residents 18 and older who want to get more proficient in their swimming. We range from beginner to advance. Make your own goals, and we will help you get there. Combined 55 years of swimming experience, our coaches are excited to work with you.

**Our swim schedule is as follows at Bella Mar Pool Year round:**

- Wednesdays and Fridays at 5:30 a.m. until 6:45 a.m.
- Sundays 6:30 a.m. until 7:45 a.m.

Cost is \$50 per month for residents and you will need to join U. S. Masters Swimming! To be eligible to compete in masters' meets, receive Swimmer magazine, and this accounts for HOA insurance purposes. To join, please go to the United States Masters swimming website, <http://www.usms.org/reg> and join our team Red Giants Masters Swimming under South Texas. Print your card and email a copy to program lead, Hollie Kenney.

Contact Hollie Kenney at [goldstarsswimming@gmail.com](mailto:goldstarsswimming@gmail.com) for any additional info.

This is a great way to meet new friends and be a part of a fun community of swimmers while reaping the long list of health benefits.



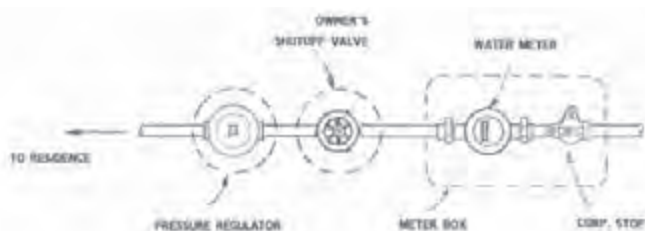
## Tip from WCID 17 How Do I Shut My Water Off?

Take a few minutes to familiarize yourself with your water supply shutoff valve. If an emergency situation ever develops in the future, where a leak in your home system may cause damage, you need to act quickly to stop the flow before you call a plumber.

Most residences are served from water mains located in the street right-of-way. Near your property line at one of your side property lines, will be a meter box with a lid that is set flush with the ground. Your water meter and a corp stop valve between the water main and the meter are inside. The corp stop and meter are not intended to be used by the property owner. Immediately adjacent to the meter box is a customer shutoff valve below ground level. There should also be a pressure regulator next. The customer shutoff is the valve you should identify now, so you can close it to shutoff your water if it becomes necessary.

Where irrigation systems are installed, other valves are usually found in a separate box. A schematic sketch of a typical residential set-up is shown below. If you do not have a customer shutoff valve, you should have your plumber install one so that you can shut your water off if you need to.

Each home is designed individually by the builder/plumber. You will want to familiarize yourself with the location and type of valves you have prior to any emergency.



## Frosted Sugar & Spice Cookies



### Ingredients

- |                               |                                    |
|-------------------------------|------------------------------------|
| -2 cups all-purpose flour     | -1/2 cup firmly packed brown sugar |
| -1 teaspoon baking powder     | -2 egg yolks                       |
| -1/2 teaspoon baking soda     | -5 ounces cream cheese, softened   |
| -1/2 teaspoon ground cinnamon | -1 teaspoon orange zest            |
| -1/4 teaspoon salt            | -1 teaspoon vanilla extract        |
| -1/8 teaspoon ground nutmeg   | Simple White Frosting (Below)      |
| +1/3 cup butter, softened     | -Red and blue sprinkles            |
| -1/2 cup granulated sugar     |                                    |

### How to Make It

-Stir together first 6 ingredients in a bowl.

-Beat butter and next 3 ingredients at medium speed with an electric mixer until creamy. Add cream cheese, orange zest, and vanilla; beat until well blended. Gradually add flour mixture, beating at low speed until blended.

-Divide dough in half, shaping into 2 flattened disks. Cover with plastic wrap, and chill 2 to 24 hours.

-Preheat oven to 350°. Place 1 dough disk on a floured surface. Roll to 1/4-inch thickness; cut with a 4-inch star-shaped cutter. Place 1 inch apart on ungreased baking sheets. Repeat procedure with remaining dough disk.

-Bake at 350° for 8 to 10 minutes or just until edges are lightly browned. Cool on baking sheets 3 minutes. Transfer to a wire rack, and let cool 30 minutes or until completely cool.

-Spread cookies with a thin layer of Simple White Frosting; top with sprinkles.

Note: To make ahead, prepare recipe as directed through Step Freeze cookies in a heavy-duty zip-top plastic freezer bag up to 1 month. Thaw completely at room temperature before icing.

### Simple White Frosting

#### Ingredients

- 1/4 cup butter, softened
- 1/8 teaspoon salt
- 3 cups powdered sugar, divided
- 4 tablespoons milk, divided

#### How to Make It

Beat butter, salt, 1 1/2 cups powdered sugar, and 3 Tbsp. milk at medium speed with an electric mixer until blended. Gradually beat in remaining powdered sugar and milk.

# BREAST CANCER

## Importance of Early Detection

*By: Concentra Urgent Care*

Breast cancer is the most common cancer among women in the United States, and is the second leading cause of cancer deaths. Screening is vital because early stages of the disease are easier to treat. The American Cancer Society recommends women:

- Obtain yearly mammography screenings, beginning at age 40
- Obtain yearly clinical breast exams
- Check your breasts regularly for lumps
- Discuss their breast cancer risk with their physician

Breast cancer risk increases as we age. Other factors that increase a woman's risk for breast cancer include:

- Having started menstrual periods at a young age
- Having a first child after age 30
- Use of hormone replacement therapy
- Having a family history of breast cancer

Men are also at risk for rare cases of breast cancer. All persons familiar with the normal look and feel of their breasts should promptly report any unexpected changes to their physicians. The American Cancer Society recommends both women and men consult their doctor if they notice any of the following:

- A new, hard lump or thickening in any part of the breast
- Change in breast size or shape
- Dimpling or puckering of the skin
- Swelling, redness, or warmth that does not go away
- Recurrent pain in a particular part of the breast
- Pulling in of the nipple
- Nipple discharge that starts suddenly in only one breast
- An itchy, sore, or scaly area on one nipple

*For more information about breast cancer and early detection, contact your health care provider, your Concentra health specialist, visit the American Cancer Society Web Site at: [www.cancer.org](http://www.cancer.org), or visit the National Breast Cancer Awareness Month Web site at: <http://nbcam.org/>*



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# News You Can Use

## Be a Hero This Halloween

Being a hero goes beyond dressing up in a costume this Halloween season. Children, families and schools across the country can channel their own superpowers to help deliver lifesaving supplies to children in need this October.

One way to use your superpowers is to Trick-or-Treat for UNICEF, which began in 1950 when girls and boys across the United States collected coins in hand-painted milk cartons to help children affected by World War II. Celebrating its 69th year, this nostalgic tradition continues today as America's longest running youth volunteer program with generations of children running door to door holding signature orange boxes and singing, "Trick-or-Treat for UNICEF."

With over \$180 million raised for health care, education, nutrition and more, the program has evolved into a month-long celebration of the power of kids helping kids. Throughout October, kids, parents and teachers across the country can be real superheroes by collecting donations, big and small.

Equipped with the iconic orange boxes, families can raise funds that

add up to lifesaving change. As little as \$1 can provide safe water to a child for more than 2 months; \$3 can provide seven packets of therapeutic food; \$5 can provide a pack of 10 notebooks and \$7 can provide one warm fleece blanket for a child.

Halloween has become a "heroic" way to help others and build the next generation of global citizens. When kids trick-or-treat for a cause, they learn about global issues and feel empowered to make a difference.

Start creating real-world change by picking up your own little orange box. With the support of Visa Inc., the iconic box will glow in the dark, allowing superpowers to shine even brighter.

Visit [TrickorTreatforUNICEF.org](http://TrickorTreatforUNICEF.org) to download a DIY change box, donate online or find an event near you. Share your story on social media with #TOT4UNICEF, #WeCanAllBeHeroes and #KidsHelpingKids.



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# Health and Wellness

## Here's What Happens When You Eat Grapes for Two Months

The near-magic of grapes lies in their potent combination of vitamins, minerals, fiber, protein, and antioxidants. From disease prevention to better memory to a longer life, there is little that grapes can't do. They can even be used to chill drinks without watering them down like ice does.



### 1. Disease Prevention.

Antioxidants are highly beneficial compounds that help repair cellular damage caused by harmful free radicals. Grapes contain many types of antioxidants, primarily in the skin. Red grapes have the highest level of antioxidants, including the polyphenol resveratrol, which has been credited with significant heart-healthy benefits. It also regulates blood sugar and lowers your risk of developing cancer and diabetes.

### 2. Better Eye Health

The beneficial compounds in grapes may also help protect your eyes from common degenerative diseases. In test tube studies, resveratrol also protected human retinal cells from damage due to ultraviolet light. Grapes also contain a pair of antioxidants called lutein and zeaxanthin that further shield your eye health, especially from the blue light that comes from your phone.

### 3. Slower Ageing

Certain plant compounds found in grapes, including resveratrol, have been found to affect aging and lifespan. While resveratrol handles your insides, the vitamin C in grapes helps to keep your skin healthy. It plays an important part in the production of collagen, the substance that keeps skin smooth, elastic, and wrinkle-free.

### 4. Decreased Inflammation

Chronic inflammation is the hallmark of diseases like arthritis, but is actually a factor in every disease. Grape powder has featured in several studies that look at inflammation. In one study of 24 men with metabolic syndrome (a group of risk factors for type 2 diabetes and cardiovascular disease), a daily dose of grape powder equivalent to 1.5 cups of fresh grapes was found to significantly raise the level

of anti-inflammatory compounds in their bloodstream.

### 5. Sharper Memory

One 12-week study done on 111 healthy older adults found that 250 mg of a grape supplement each day noticeably improved upon baseline scores for a cognitive test. Another study revealed that 8 ounces of grape juice per day can both boost your mood and increase your speed of memory recall.

### 6. Improved Bone Health

Grapes provide many of the minerals critical to bone health, vitamin K being chief among them. Vitamin K plays a strong role in keeping calcium inside your bones, preventing it from leaching out into the bloodstream. In a nice kind of synergy, grapes also contain some calcium, as well as phosphorus, magnesium, potassium, and manganese.

### 7. Bolstered Immune System

There are several compounds in grapes that can protect against viral and bacterial infections, including good old vitamin C and the magnificent resveratrol. With a daily dose of grapes, you too can become one of those annoying people who never seem to come down with the seasonal cold or flu. Grapes may also offer some protection against food-borne illnesses. (From RobHealth)



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## AUGUST MARKET STATS

78732	AUGUST 2018	AUGUST 2019	CHANGE
NEW LISTINGS.....	17	26.....	↑52.9%
PENDING.....	18	21.....	↑16.6%
SOLD.....	32	32.....	EVEN
AVG LIST PRICE.....	\$589,169	\$610,553.....	↑3.6%
AVG LIST \$/SF.....	\$200	\$184.....	↓8%
AVG SOLD PRICE.....	\$697,125	\$601,702.....	↓13.6%
AVG SOLD \$/SF.....	\$185	\$186.....	↑.54%
AVG SOLD PRICE/ORIG LP.....	95.70%	96.31%.....	↑.63%
AVG DAYS ON MARKET.....	69	39.....	↓43.4%

## FEATURED LISTING



**3809 MIRA VISTA DRIVE  
4 BED, 3 BATH, APPROX. 3335 SF  
POOL/SPA, BACKS TO GREENBELT  
PRIVATE .29 ACRE LOT**

## CLIENT TESTIMONIAL

*Amazing job!! I can't express how much Andrea and I appreciate your skill and tenacity. Your commitment to getting our deal across the finish line has been nothing short of exemplary! You came to us highly recommended and we can honestly say you have lived up to every bit of your reputation. We will be recommending you to all of our friends and neighbors!! Again, thanks and well done! - Jason & Andrea Homan*

## SMALL BUSINESS SPOTLIGHT



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