

# RATTAN CREEK

Aug/Sept 2014  
Vol. 29, No. 4

NEIGHBORHOOD ASSOCIATION



### In This Issue

Page 1	Aug & Sept Events	Pages 16-17	Family Interest
Pages 2-9	RCNA Articles/Groups	Page 19	Classifieds
Pages 10-15	MUD Info	Page 20	Helpful Info

# newsletter

Serving Milwood at North Austin MUD #1 since 1983



## ADULTS ONLY POOL PARTY!!

**Friday, August 22nd | 8-10:30pm**

Cost is \$5 per person. Pizza and beverages will be provided. Must be 21 to enter - no kids please! Buy tickets at the door or in advance online at:



<https://www.eventbrite.com/e/adult-night-at-the-pool-tickets-12347560887>



## Ranger Run & Rattan Fest

- ◆ 5k hosted by Deerpark Middle School at 9am
- ◆ Live music from Noon to 5pm (contact Kelly Siegler to register!)

**Carnival games!**

**Food!**

**Booths!**

**Saturday,  
September 20th  
9am-4pm**

- ◆ Arts & crafts booths from 10am to 4pm
- ◆ Hot air balloon rides from 8am to 10am
- ◆ Car show from 10am to 1pm

- ◆ Carnival games, petting zoo, and bounce house from 10am to 2pm

**Live music!**

**5k!**

**Hot air balloon rides!**

**Beer!**

**Car show!**





P.O. Box 200584  
Austin, Tx 78720-0584  
www.rattancreek.org

### RCNA Board of Directors

<b>President</b>	Renee Mullins reneemullins@gmail.com
<b>Vice-President</b>	Brian Kerman brikerm@austin.rr.com
<b>Treasurer</b>	Jason Wynne jwynne2000@yahoo.com
<b>Secretary</b>	Ashley Cooper ashleyerincooper@gmail.com
<b>Asst. Treasurer/Secretary</b>	VACANT

### RCNA Committees

<b>ACC</b>	Brian Kerman, Dan Self, Scott Dunham acc.rattancreek@gmail.com
<b>Membership</b>	Kelly Siegler KellyHSiegler@gmail.com
<b>Newsletter Editor</b>	Jamie True rattancreeknewsletter@gmail.com

The Rattan Creek News welcomes your letters and guest columns. Letters must have a verifiable signature. Guest columns and letters will be printed on a space-available basis. Neither the Rattan Creek News nor the Rattan Creek Neighborhood Association accept responsibility for the opinions expressed in editorials, letters, or guest columns. The Rattan Creek News reserves the right not to publish any submissions and the right to edit all submissions.

#### Send news to the following address:

Jamie True, RCNA Editor  
13218 Dime Box Trail  
Austin, TX 78729

### DIGITAL FORMAT AVAILABLE!!

Email [rattancreeknewsletter@gmail.com](mailto:rattancreeknewsletter@gmail.com) with the words **Digital Subscription** in the Subject line. A digital copy will also be posted on the Rattan Creek Neighborhood Association website.

# President's Notes

Howdy, neighbors!

Wait a minute – summer just started, is it really back to school already? Although I wish time would slow down a bit, I'm admittedly very anxious for the sports-lull to be over and fall sports to be underway. And speaking of fall....

...top of mind for me these days is continuing to plan for and grow our annual Rattan Creek festival, this year being held on September 20<sup>th</sup>. Your Deerpark PTA has been hard at work planning another awesome 5k, and we've already nailed down several commits for food vendors, live musicians, and cool craft booths. If you're interested in signing up for a booth, please reach out to Kelly Siegler or Ashley Cooper (contact info on page 1), and for live music, volunteer opportunities, food vendor, or general Rattan Fest ideas, please let me know directly! It's a lot to take on, but Rattan Fest is the most worthwhile and fun-for-the-whole-family event that the RCNA hosts every year – I hope you'll mark your calendars and join us. We want Rattan Fest 2014 to be our best event yet!

I'm also super excited to finally get off the ground our first ever "Adult Night" at the Rattan Creek Pool later this month! We wouldn't have been able to host such an event without the full support and flexibility of the MUD – so high five a MUD director next time you see one. We're hoping for a massive turnout – so get a sitter (I see several advertisements in the back of this very newsletter!), grab your suits and your noodles, and come to the pool Friday, August 22<sup>nd</sup> at 8pm for some grown-up fun. You can register in advance online via Eventbrite, or pay at the door. Pizza and beverages included!

In MUD-land....The MUD is actively focusing on two social issues that we as neighbors have been concerned about in recent months. The first is the situation with the buckled, warped, broken-down sidewalks that are falling apart across the neighborhood. Your MUD directors tirelessly fought with the Williamson County officials for assistance, but to no avail – the official response from the county was that the sidewalks would not be repaired with the tax dollars we've already paid. The MUD has developed a committee with several other districts within the county, and are working towards a plan to repair our sidewalks for the look and feel, and safety, of our neighborhood. So...please don't take any action on sidewalks yourselves until you've approached the MUD about your plans. The second issue is near

and dear to my heart, and that's the addition of doggie waste stations throughout the Rattan Creek trail system. This would be a good step in the direction towards increasing support for our canine-loving friends, while keeping our parks and trails clean for all who use them.

Also in MUD news...keep your eyes peeled for information in the next newsletter about a neighborhood Town Hall, hosted by the MUD, where representatives from your MUD and RCNA boards will be in attendance to field questions/issues, and provide updates on what we're all working on. But I can't stress enough, that even without such a public forum as a Town Hall, that our RCNA meetings and your MUD meetings are open to the public, and we're open to sharing any information that you're looking for if we're approached. Don't be shy...many of you have already helped me "thicken my skin", so to speak, with your thoughts and suggestions. Nothing but love for you, neighbors!

Lastly, please do consider paying your dues at Pool Night, Rattan Fest, online at [www.rattancreek.org](http://www.rattancreek.org), or by mail using the registration form in our newsletter. \$25 per household goes a long way in allowing us to continue to provide you relevant information via the newsletter, provide scholarships to the good kids in our community, and host events that sponsor a sense of community – which in turn, gives you peace of mind that your community is engaged, alert, and looking out for one another. Who wouldn't want that in a neighbor?

Happy back to school, and looking forward to seeing you at an RCNA event soon.

Renee "ReNeighbor" Mullins  
2014-2015 RCNA President

# RCNA HAPPY HOUR

EVERY SECOND THURSDAY  
LITTLE WOODROW'S | 6:30PM



With Rattan Creek home values going up, it makes sense to update your house's exterior!



Financing Available

Free Estimates

Replace the moldy siding and aluminum windows with products that are built to last!!

Siding  
Windows  
Painting  
Roofing

Gutters  
Decks  
Patios  
Fences



## JP Construction



[www.jpconstco.com](http://www.jpconstco.com)  
512-917-3555

Angie's List Super Service Award  
Winner Three Years In A Row

## 剛柔流空手道

### WILLIAMS SCHOOL OF GOJU RYU

TRADITIONAL OKINAWAN KARATE

Goju Ryu karate is a close quarters self-defense system that deals with the defensive and offensive opportunities that could present themselves in a real-life situation.

Aside from learning how to defend yourself in nearly any situation, regular karate practice provides an excellent cardiovascular workout and offers many healthful benefits including increased:

- ability to shed unwanted weight
- ability to handle stress
- discipline, focus, mental concentration, energy and teaches goal-setting
- strength, balance, flexibility and coordination
- patience and self confidence

Ages 8 through Adults

Classes: Monday and Thursday

Youth - 6:30 - 7:30 PM

Adult - 7:30 - 9:00 PM

Rattan Creek Community Center - Great Room

(512) 337-2020

[sensei@williamsgoju.com](mailto:sensei@williamsgoju.com)



# Balcones

COUNTRY CLUB



Fun For All Ages  
 Golf - Tennis - Swim  
 Lunch Buffets  
 Sunday Brunches  
 Catered Events

8600 Balcones Club Drive  
 512.258.1621, ext. 224  
[www.balconescountryclub.com/](http://www.balconescountryclub.com/)



# BUY A BRICK PROGRAM

*Cpl. Chad Eric Oligschlaeger  
 Veterans Memorial Bench*



**TRAIL OF HONOR**  
 Rattan Creek Park ~ Austin, Tx

**HELP HEAL OUR HIDDEN  
 WOUNDED WARRIORS**

**THREE WAYS TO ORDER YOUR BRICK:**

ORDER ONLINE: [www.cutinstone.biz](http://www.cutinstone.biz)

CALL: 1-866-442-7425

ORDER FORM: [www.cplchado.org](http://www.cplchado.org)

Bricks are  
 available in 4"X8" / 8"X8" / 12"X12"  
 these 3 sizes

Questions?? Call "The Keeper of  
 Chad's Bench" at 512-350-5191.



## Low Cost House Painting



Over 450  
 Homes Painted  
 In Milwood

**633-2605**

*Quality Workmanship  
 at a Reasonable Price*

- Interior/Exterior
- Popcorn Ceiling Removal
- Wallpaper Removal
- Sheetrock Repair

**12 Months - "Same As Cash"**

Financing Available.  
 (with Approved Credit)



**Rotted Wood  
 and Siding Replaced**

**Milwood Resident - 22 years**  
 RCNA Member



**ONLINE  
 WEIGHT  
 LOSS  
 COACHING  
 WITH  
 JENNIFER**

A COACH AT EVERY MEAL™

**JENNIFER KOSLO, PhD, RD, CSSD**

Registered Dietitian Coach, Board  
 Certified Sport Dietitian, Certified  
 Personal Trainer & Local Foods Enthusiast

**CONNECT WITH ME:**

[app.enthrive.com/rd/jennifer\\_koslo](http://app.enthrive.com/rd/jennifer_koslo)



More Info:  
**1-866-670-9379**



# Neighborhood Groups: Be a part of one!

## Newborn & Up

Megan Sheffield is a mom with two kids under 2. She would like to start a mommy group! Contact her via [nextdoor.com](http://nextdoor.com) if you are interested.

## 2 1/2 to 3 1/2 Year Olds

Terri Hoffa would love to setup a regular playdate for her 2 1/2 year old daughter. She's up for week-nights or weekends and would love summer grill outs or meetups at the park/pool. Call or text at 507-358-9099 or email [terrihoffa@gmail.com](mailto:terrihoffa@gmail.com).

## 3 1/2 to 4 1/2 year olds

Stacy Kelley, mom of a 4 yr old boy, would like to setup a playgroup. Contact her via 512-230-7882 or [skelley28@gmail.com](mailto:skelley28@gmail.com).

## Health Promotion & Weight Loss

On the first Sunday of each month, come weigh in at Linda Kotek's house to be entered into a monthly weight loss challenge. Everyone pays \$10 towards the winner's pot, which will be awarded to the person who loses the highest "percentage" of weight that month. Email [Lkotek@austin.rr.com](mailto:Lkotek@austin.rr.com) if you are interested.

## Homeschooled Kids

Arbor Homeschool Group has weekly playdates, monthly field trips, and various other activities. All ages welcome! Contact Toni McKinley at 512-250-0496 or e-mail [tmckinley1@yahoo.com](mailto:tmckinley1@yahoo.com) for info on the places and times they meet.

## MOMS Club

Sarah Harris invites you to join the North-Central Austin chapter of MOMS Club ([momsclub.org/](http://momsclub.org/)). They are a group of stay-at-home moms who have pre-

school age children that get together for various events during the week. They have a weekly playdate at the park, monthly events like art day and Moms Night Out, as well as regular field trips. They collect membership dues of \$25 for the first year and \$15 for each year thereafter. The dues pay for holiday parties, art supplies, etc. Interested moms can request membership via [meetup.com/MOMS-Club-of-Austin-North-Central/](http://meetup.com/MOMS-Club-of-Austin-North-Central/) and may attend two public events before making a decision about joining.

## Stroller Walk

Stroller-pushers unite! They meet every Tuesday and Thursday at 9am at the Veterans Memorial Bench. Send an email to Katie Grossenbacher, making sure to put the words "stroller group" in the subject line, at [ktgrossenbacher@gmail.com](mailto:ktgrossenbacher@gmail.com).

## Walking

Wednesday & Thursday Walking Groups both meet at 7pm in front of the pool/tennis courts/playground on Hunters Chase. Pups are allowed if they like other pups. Bring on the strollers! :-)  
And don't forget to bring water - especially as it gets hotter!!

## Work From Home

We are looking for adults who are self-employed or work from home that are interested in coordinating coffee or lunch gatherings!!!

## Contact Us!

We want groups for kids at the same level of development or that will be attending elementary school together some day. Please contact [rattancreeknewsletter@gmail.com](mailto:rattancreeknewsletter@gmail.com) if you want to start one.

# Are you looking for an affordable family health care plan?

**Special offer through September 30th, 2014**  
**Initial exam, x-rays & consultation only \$50**  
**(a \$240 value)**  
*Offer good for the first 20 responders*



Call today  
**(512) 873-9355**



Located at:  
9800 N Lamar Blvd, Suite 140  
Austin TX 78753



Dr Debora Logan LAT, ACN, DC  
*Serving Austin for 20 years*

[info@loganchiropracticcenter.com](mailto:info@loganchiropracticcenter.com)  
[www.loganchiropracticcenter.com](http://www.loganchiropracticcenter.com)

## Rattan Creek Neighborhood Association *Annual Membership Dues – \$25 per household*

You can also pay your dues online at [www.rattancreek.org](http://www.rattancreek.org).

Name \_\_\_\_\_

Address \_\_\_\_\_

E-mail \_\_\_\_\_

Phone \_\_\_\_\_ Membership  Renewal  New

I would like to volunteer to assist with:  Activities  Committees  Newsletter

**MAIL THIS FORM AND YOUR ANNUAL DUES TO:**

P.O. Box 200584  
Austin, TX 78720-0584

Easter Egg Hunt & Parade  
4th of July BBQ & Parade  
Monthly Happy Hours

Movie Nights in the Park  
Book Club  
Members Only Pool Party

Rattan Fest & 5k Fun Run  
RCNA Newsletter  
College Scholarships

**Architectural Control Committee**

Send all submissions for ACC approval to:

**RCNA-ACC**  
P.O. Box 200584  
Austin, TX, 78720-0584 OR  
acc.rattancreek@gmail.com

The MUD has the deed restrictions for RCNA's ACC. If you need copies of your Deed Restrictions, contact or send the request to:

**North Austin MUD 1 — Deed Restrictions**  
15803 Windemere Dr., Ste. 603  
Pflugerville, TX 78660  
(512) 251-2934

- There is an \$8.50 charge for the copies.
- You will need your legal description (ie. lot, block, and section of Milwood), so you get the correct set of deed restrictions for your section.

**What Does The ACC Do?**

The Architectural Control Committee (ACC) handles all submissions related to additions or changes to structural outdoor components of your property. No construction or improvements can begin without written approval of the ACC.

The following improvements are considered projects that require approval from the ACC:

- Backyard Play Equipment
- Decks and Arbors
- Fence Replacement
- Home Addition/Renovations
- Storage Sheds
- Pools

Once all of the required documents and fees are submitted, the ACC will review your submittal data for compliance with Rattan Creek deed restrictions. The ACC has 30 days to respond with approval, denial, or a request for more information.

After you receive your approval letter, you can go forward with your project as you described in your submission. If you go forward with a project without an ACC approval letter, you can be subject to legal action by your neighbors and/or by the ACC.



*The Women's Book Club*



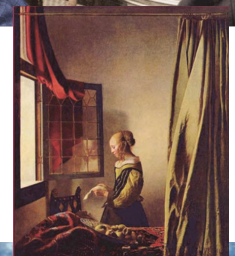
The Rattan Creek Women's Book Club meets the second Wednesday of each month at 7pm. Upcoming club meetings will discuss:

August 13th: *A Room With a View* by E. M. Forster  
September 10th: *The Paris Wife* by Paula McLain  
October 8th: *Angry Housewives Eating Bon Bons* by Lorna Landvik

**New members always welcome!**

Ladies, don't forget to bring your book suggestions and please consider hosting the next book club...

**Dates and book titles are subject to change.**  
**For more book club information,**  
**please contact RCNAbookclub@gmail.com.**



# What In The World Is Take All Patch?

For the past few months we have had deluges of rain, unusually cool temperatures, and high humidity. These are perfect conditions for fungal development in plants, especially in turf.

In the most recent weeks, you might have noticed dead spots developing in lawns. Most of the problems have been identified as take all patch.

Take all patch is a serious root rot disease caused by a soil-borne fungus. It was first discovered on St. Augustine grass in 1991, but has also been found in Bermuda grass, zoysia and centipede grass. Early symptoms appear as chlorosis (yellowing) and thinning turf in circular or irregular patches. The roots are often short, blackened, and rotten. The grass stems, or stolons, can often be lifted from the soil due to the poor root system. The yellowing grass blades eventually die and become brown, followed by stolon death.

This disease is often *misdiagnosed* as Rhizoctonia brown patch. The early symptoms are the same, but the grass blades yellow and can be easily removed from the stolon with a gentle tug. The base of the brown patch infected blade is usually slimy and rotten. The key difference is that the stolons remain green with brown patch allowing the grass to recover in the spring. Grass usually creates a donut look as it re-greens.

The most effective way to control these diseases is through a combination of both preventative and chemical measures.

## Disease Symptoms

Circular patches up to 2 ft. in diameter that are light-brown to straw colored. The areas may form a ring as

result of turf recovery in center or invasion of an off-type species. Patches grow after few years and turf becomes thin as roots, nodes and stolons become infected and die. Regrowth has become very slow and during summer months the weakened infected turf continues to decline.

## Host Grasses

**Major hosts:** Bent grasses, Bermuda grasses, and St. Augustine grass

**Others:** Zoysia grass, Centipede grass, bluegrasses, Fine fescues, and Perennial rye grass



## Disease Cycle

The pathogen overwinters as dormant mycelia in living and dead plant tissues. The fungus forms dark brown to black ectotrophic runner hyphae on roots and stems of host plants. The infection results where fungus penetrates subterranean plant tissues and spreads to adjacent plants by growing along roots and lateral shoots. It is most active in

cool wet periods, but symptoms become more noticeable during drier conditions in early to midsummer. It is most severe in 3rd and 5th years after planting and then declines. The infection is thought to occur more in fall and progresses over winter months.

## Factors That May Promote Disease Development

- Poor drainage
- Low nitrogen
- Excessive irrigation
- Excessive thatch
- Soil compaction
- Alkaline soils above 6.3
- Moist cool conditions of 50 to 76 degrees

## HOW TO PREVENT IT

### Water Wisely

Good surface and subsurface drainage is important. Low areas in lawns that remain under water after heavy rains are highly susceptible to these diseases. Simply changing your irrigation practices can help.

A common mistake is to water shallow and frequently. It is better to water infrequently but deeply (6-8 inches). Watch your turf; it will tell you when it needs water by becoming dull green in color, and the blades will fold up to reduce water loss. Less frequent watering reduces fungal development and produces a stronger, deeper root system.

The turf varieties we use in South central Texas are warm-season grasses and primarily grow from April through October. Your lawn will use less water during the fall and winter months as it goes dormant.

Don't expect your grass to stay green and growing from November through February just by watering more. That's the worst thing you can do. If you have an irrigation system, it needs to be reprogrammed to reduce watering for the winter.

Also, water early in the morning, allowing the grass to dry before noon. Evening watering increases the humidity and moisture level and encourages fungal root rot.

### Increase air circulation

Rake your lawn to remove diseased grass blades and accumulated thatch as soon as you see the early signs of dying grass. This allows for greater air circulation and reduces the humidity at the soil level that promotes fungal growth. It also loosens the soil surface and allows for better penetration of chemicals.

### Fertilize Properly

Proper fertilization will keep grass strong and healthy. A fall fertilization with a slow-release nitrogen fertilizer is encouraged. Fertilize with a "winterizer" (50 percent to 70 percent slow release nitrogen) before the middle of November. After fertilizing, water to prevent nitrogen from burning the grass. Never use liquid fertilizers on turf grass, as they cannot control their rate of release.

## HOW TO TREAT IT

### Treat At First Signs

Fungicide applications should be considered where take-all root rot is present. Application of fungicide in the fall as symptoms first appear have proven to slow the fungus.



### Chemical Control

It is very important to water fungicides in as deep as you can. Replacing the turfgrass without applying a fungicide will only result in the infection of this disease to the new sod.

Fungicides that are labeled for control of these diseases or that have shown promise include: Banner Maxx, Heritage, Patchwork, Rubigan A.S., or Twosome Flowable. **If you wait until you have large areas of fungal outbreaks, is too late to use the fungicide approach for control.**

Follow directions when applying any chemical. Note that these products should not be applied during high temperatures. Fungicides should be applied in a high volume of water so the fungicide dries on the leaves and can move down into the root zone. Making two or three applications at three to four week intervals may also increase effectiveness.

Remember, its not the end of the world if your lawn gets take all patch. Take action to resolve it and you'll have a fabulous green yard once again!



**North Austin  
Municipal Utility District #1**

2601 Forest Creek Dr  
Round Rock, TX 78665-1232  
Ph 512-246-1400 | Fax 512-246-1900  
www.northaustinmud1.org



Crossroads Utility Services is responsible for managing the water and wastewater services, trash collection, and maintenance of all public areas within our district, including two beautiful and extensive parks with a pool, volleyball and tennis courts, playgrounds, hike and bike trails, and athletic fields.

Any specific issues, questions, or comments should be directed to the General Manager, Gary Spoons at 512-246-1400.

[www.crossroadsus.com](http://www.crossroadsus.com)

**North Austin MUD #1 Board of Directors**

Place One (11/2016) Treasurer  
Keith Collins, 512-258-6244

Place Two (11/2014) Vice President  
Don Conklin, 512-331-1903

Place Three (11/2016) Secretary  
Jo Jones, 512-335-1805

Place Four (11/2014) President  
Alan McNeil, 512-219-8719

Place Five (11/2016) Assistant Treasurer/Secretary  
Kim Green, 512-331-6940

The center, pool, park, and courts are owned by NAMUD 1 and professionally managed by **Crossroads Utility Services Company**. Pool/tennis court applications should be submitted by mail or in person at:

**RCNA Community Center  
7617 Elkhorn Mountain  
Austin, Texas 79729**

**Community Center Desk 512-257-1255  
Pool Desk 512-257-1265  
North Austin MUD #1 Desk 512-257-1271**

The pool is professionally cleaned and cared for by **Clearwater Management** (512-331-7066).

NAMUD 1 also enforces deed restrictions and handles neighborhood complaints. If you notice a neighbor has violated a deed restriction, send the signed, written complaint to:

**North Austin MUD 1 — Deed Restrictions  
15803 Windemere Dr., Ste. 603  
Pflugerville, TX 78660**

**WATER CONSERVATION  
SCHEDULE**

*North Austin MUD #1, as a wholesale water customer of the City of Austin, is voluntarily following the City's watering days' schedule.*



Customer Class	Outdoor Water Use Days	Effective
Residential Odd numbered address	Wednesday and/or Saturday	Until Further Notice
Residential Even numbered address	Thursday and/or Sunday	Until Further Notice
Commercial, Multifamily	Tuesday and/or Friday	Year-Round

**Year-round:** No watering with automatic irrigation systems between 10AM and 7PM

**May 1 - Sept 30:** No watering between 10AM and 7PM except with hand-held hose.

# Rattan Creek Community Pool

## AUGUST

### August 1-25:

Monday-Saturday 9am-9pm  
Sunday Noon-9pm

### August 26-31:

Monday-Friday Noon-1:30pm & 4:30-8pm  
Saturday 11am-8pm  
Sunday Noon-8pm



## SEPTEMBER

September 1 (Labor Day): 11am-9pm

### September 2-30:

Monday-Friday Noon-1:30pm & 4:30-8pm  
Saturday 11am-8pm  
Sunday Noon-8pm

**Hurricanes Swim Team**  
has Team Meets on  
Saturday mornings from  
6am to 1pm.  
The schedule will be  
posted at the pool.

Winter Season Begins September 15th.

## NOTES:

**All hours listed are subject to change.** Rattan Creek Community Pool is for the use of residents in North Austin MUD 1. Residents must show proof in order to purchase a pool badge. See other pages for Membership Application for Pool Use. Applications can be submitted by mail or in person at:

**Rattan Creek Community Center**  
**7617 Elkhorn Mountain**  
**Austin, Texas 78729**

**Pool Phone: 512-257-1265**  
**Pool Manager: Tom**

**plexus**  
WORLDWIDE

**Life Changing Products**



Our core beliefs are simple:  
Be Trustworthy, Be Honest, Be Reliable, and Be Responsible.

**STACY DALTON**

(512) 750-9714

stacydalton@outlook.com

A few of the benefits people have experienced:

- Weight loss
- Balanced blood sugar
- Lower Cholesterol
- More Energy
- Reduced stress

[www.stacydaltonplexus.com](http://www.stacydaltonplexus.com)

# Book the Rattan Creek Community Center for your next party!

Facility reservations are handled through the MUD desk  
at the Community Center or by calling 257-1255.

## Rental Rates

Cleaning and damage deposit and Williamson County Sheriff Off—Duty fee:

	In-District Deposit	Out of Deposit	Williamson County Deputy Fee
Event without alcohol	\$500	\$1,500	No Charge
Event with alcohol	\$750	\$2,250	\$50 per rental hour (4 hr min)

For rentals with alcohol: for every 100 people you must have 1 Deputy @ \$50 per hour. For example: 200 people = 2 Deputies at \$100/hour.

## Facility Rental Rates

Rooms	Resident*				Non-Resident			
	2 hours	4 hours	12 hours	Add'l hours	2 hours	4 hours	12 hours	Add'l hours
Great Room	\$60	\$100	\$280	\$25	\$180	\$300	\$840	\$75
Conference Room	\$50	\$85	\$235	\$20	\$150	\$255	\$705	\$60
Meeting Room	\$40	\$70	\$190	\$25	\$120	\$210	\$570	\$45
Kitchen	\$50	\$100	\$200	\$25	\$150	\$300	\$600	\$75
Combo: Great Room & Kitchen	\$80	\$150	\$450	\$40	\$300	\$540	\$1,400	\$120

\*To qualify for the Resident rate, the person completing the application and paying the use fee must live within North Austin Municipal Utility District #1. We do not allow third party rentals.

## Other Fees and Optional Equipment Rental Additional Fees

◆ Setup Fees	Start at \$50/hr (depending on time required)
◆ Optional layout fee by community center staff	\$100/hr (not a standard layout)
◆ Over allotted time penalty rate + rental fee	1.5 times rental fee
◆ After hours fee (after 12am)	1.5 times 2 hour rate
◆ Room cleanup by Community Center Staff	\$50/hr per person plus materials
◆ Contract security (4 hour minimum)	\$50/hr
◆ Sound system (Aux plug to speakers for use with Mp3, iPods)	\$10
◆ TV/VCR/DVD	Not available at this time

## Private Parties

1. Adults eighteen (18) years and older holding a pool ID may make reservations to use the pool for a private party when the pool is not open for regular operating hours. All parties must terminate (all participants departing the facility) by 11:30pm.
2. Reservations must be made at least four (4) days in advance with the Pool Manager. Reservations are confirmed by a \$50 deposit. A reservation is not confirmed until the Pool Manager receives the deposit. The cost for rental of the pool is \$10 per hour plus lifeguard fees.
3. Persons responsible for any parties must hire lifeguards. Lifeguards must be those guards that are under contract with the District.
4. Any damages resulting from a private party will be the responsibility of the lessee.

**NORTH AUSTIN MUNICIPAL UTILITY DISTRICT NO. 1 - RATTAN CREEK PARK POOL & TENNIS COURTS  
APPLICATION FOR 2014 SUMMER SESSION**

**Application to Use Recreational Facilities and Release of Liability**

*PLEASE READ ALL INSTRUCTIONS BEFORE COMPLETING – INCOMPLETE APPLICATIONS WILL BE RETURNED*

NAMUD1 Water Bill Account No. _____	Home Telephone No. _____
Name _____ (As it appears on NA MUD1 bill)	
Address _____	
Emergency Contact _____	Emergency Phone No _____

**Household Members:** All members receiving badges must be listed below. Badges required for ages 3 and up.

Member Name	Date of Birth	Member Name	Date of Birth
_____	____/____/____	_____	____/____/____
_____	____/____/____	_____	____/____/____
_____	____/____/____	_____	____/____/____
_____	____/____/____	_____	____/____/____

**2014 MEMBERSHIP FEES**

Quantity	Cost	Amount
_____ Summer In-District Badge (5/1/2014—9/15/2014)	@ \$20 per badge	\$ _____
_____ Annual In-District Badge (5/1/2014—4/30/2015)	@ \$40 per badge	\$ _____
_____ Out-of-District Summer Membership (Up to 4 Badges if needed)	@ \$200 per household	\$ _____
_____ Additional Out-of-District Summer Badge	@ \$50 each additional badge	\$ _____
_____ Summer Guest Admittance (only w/ badge purchase)	@ \$2 each (one time use)	\$ _____
_____ 10 Summer Guest Admittances (only w/ badge purchase)	@ \$15	\$ _____
_____ Tennis Court Swipe Cards (In-District Only, 5/1/2014—4/30/2015)	@ \$40 (one card/household)	\$ _____
Email: _____		
_____ RCNA Membership (Covers Jan—Dec 2014)	@ \$25 per household	\$ _____
<b>NOTE: SUMMER BADGES/GUEST ADMITTANCES ARE VALID THRU 09/15/14</b>	<b>TOTAL</b>	<b>\$ _____</b>

**ALL ITEMS PURCHASED ARE NON-REFUNDABLE**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Bring copy of your water bill with you if coming in person.</li> <li>• CHECK MUST BE SEPARATE FROM WATER BILL PAYMENT – DO NOT MAIL APPLICATION W/ WATER BILL</li> <li>• If you are applying for a tennis key/membership, YOU MUST SUPPLY AN EMAIL ADDRESS IN ORDER TO BE ESTABLISHED IN THE ONLINE RESERVATION SYSTEM.</li> </ul> | <ul style="list-style-type: none"> <li>• Make Checks Payable To: <b>North Austin MUD No. 1 Pool</b></li> <li>• Check MUST accompany this registration form to be processed. <b>NO CASH ACCEPTED!</b></li> <li>• Mail or Deliver To: <b>NAMUD1 Pool, 7617 Elkhorn Mountain Trail Austin, Texas 78729</b></li> </ul> |
|---|--|

I have made application for use of the District's recreational facilities on behalf of myself and the listed members of my family and our guests. I understand that the District's recreational facilities are for use of authorized persons only and agree that all use by me, my family and our guests shall be in accordance with the District's "Rattan Creek Park Pool, Court Rules and Regulations." I agree that the District does not, by the providing of recreational facilities, assume any responsibility or liability to our guests or us. We assume all responsibility for, and waive any claim against the District for, accidental injury, property damage or death arising out of the use of these facilities by any of our guests or us. We agree to indemnify and hold harmless the District, its directors, agents, employees and consultants, whether paid or volunteer, from any and all claims by us or our guests which may arise out of use of the District's recreational facilities. If this application is on behalf of any minor children, the application represents that the applicant is the legal guardian of said children and fully responsible for such children and authorized to execute this application and release on their behalf. I understand that the children, if under ten (10) years of age, must be accompanied by a person fourteen (14) years of age or older when using the District's facilities. I further understand that I am responsible for any damage to District facilities caused by my family, my guests or myself.

Applicant Signature: _____	Date: ____/____/____
----------------------------	----------------------

## PLEASE READ ALL INSTRUCTIONS CAREFULLY BEFORE COMPLETING APPLICATION

- All members receiving ID badges must be listed, with birthdates, for the application to be considered complete. Children under three do not need to be listed.
- Guest admittances can only be purchased by a member of the pool. All guests must be accompanied by a pool member.
- Three guest admittances will be assigned with each Summer or Winter ID badge purchased. Six admittances will be assigned with each Annual ID badge. Complimentary admittances are not issued with ID badges purchased for replacement of a lost or stolen badge.
- A check made payable to North Austin M.U.D. #1 (NAMUD1) Pool must accompany the application to be processed.
- A check for pool ID badges, tennis key and/or RCNA **must be mailed separately** from the payment for the NAMUD1 water bill.



Replacement fees for lost or stolen ID badges are as follows:

- Summer/Winter Badge: \$5 each
- Annual Badge: \$10 each
- If purchasing a combination of summer only/winter only and annual ID badges, please specify for whom the annual ID badges are to be assigned, as each ID badge can only be assigned to and used by **one** person.
- Annual ID badges are good from the beginning of the summer session until the end of the winter session and not necessarily a year from the date of purchase. (i.e. valid from May 2014 to April 2015)
- Tennis court keys are good from (approximately) the end of April/first of May until the end of April of the following year. New keys will need to be purchased at this time every year. **Only ONE key can be issued per household.**
- ID Badges, guest passes, and tennis court keys are not pro-rated at any time.

Please make sure you are filling out the appropriate application for the ID badges, etc., that you are requesting. The application should state the year and session being registered for above the list of fees.

- If your child will be three years of age *PRIOR to opening day* of the session being registered for, he/she **WILL** need an ID badge purchased for him/her.
- Only ID badges will be available at the pool. All applications and payments must be submitted by mail or in person.
- ID badges can be picked up at the pool after your application is processed.
- **EACH** person for whom an ID badge is purchased (ages 3 and older) will need to have their picture taken at the pool office before the badges will be issued. No additional paper work will need to be completed at the pool, but identification will need to be shown.
- Forms of payment accepted for pool and tennis keys are check and money order. Credit/debit cards are not accepted for payment.
- In the event a check is returned by your bank, your water account will be posted with the fees for items purchased, plus a returned check fee.
- All applications **MUST** be signed to be considered complete.
- Application, schedules and other information on district facilities is available on the district's website ([www.northaustinmud1.org](http://www.northaustinmud1.org)).

**ALL INCOMPLETE OR INCORRECT APPLICATIONS WILL BE RETURNED WITHOUT PROCESSING**

# Rattan Creek Park Pool & Court Rules & Regulations

Rules are established and adopted by the North Austin Municipal Utility District #1 Board of Directors. Pool Identification tags and tennis court keys must be purchased through the District Manager.

## POOL RULES & REGULATIONS

### Identification

1. Pool is available to District residents who have paid tag fees and their guests. Out of District memberships are available. Only individuals with tags may enter pool area.
2. Report lost or stolen I.D. tags to the pool manager. Replacement tags can be purchased for a fee.
3. Use of pool I.D. tags by any one other than the swimmer listed on the current year's registration form will lead to forfeiture of that I.D.

### General Requirements and Conduct

1. Conduct by any person deemed to be dangerous, unwarranted, or offensive is grounds for discipline by the lifeguards. Offensive behavior in particular will be dealt with on an individual basis and could result in suspension from the pool. Any individual suspended three times may also lose all pool privileges for the season.
2. Running, jumping, skipping, or any activity other than ordinary walking in the pool area is strictly prohibited.
3. Bicycles and skateboards must be walked in front of the pool entrance for safety. No motorized vehicles are permitted in the park. No pets are allowed in the fenced pool area. Pets must be on a leash while in the park.
4. Pool may close for ten (10) minutes each hour as a safety precaution.
5. Floating devices are not allowed in the pool. Water wings or swim rings for non-swimming children may be used if accompanied by parent or approved baby-sitter.
6. Glass containers of any type are not allowed inside the fenced area or in the bath house area.
7. No cutoffs or street clothes are allowed in the pool.
8. Only lifeguards are to be on the lifeguard stands.
9. No person shall talk to, shout at, or in any manner distract a lifeguard while on the lifeguard stand except in the case of an emergency.
10. Only masks approved by the Pool Manager will be allowed in the pool.
11. One lane will normally be designated for lap swimming at all times. Additional lanes may be added at the discretion of the Pool Manager.
12. No smoking or alcoholic beverages are allowed in the fenced pool area.
13. Coaching activities, other than by parent/guardian, are prohibited except as provided by Pool Manager, McNeil High School or the Hurricane Swim Team.

### Adult Supervision

1. Children under ten (10) years of age must be accompanied by a parent/guardian or authorized baby-sitter at all times while inside the fenced pool area, unless approved by Pool Manager.
2. Parents are required to provide written authorization naming a specific approved baby-sitter to attend their children under 10 years old at the pool. The baby-sitter must be fourteen (14) years of age or older and be a pool member or have a valid guest pass.

### Guest Policy

1. Guest(s) must be accompanied by a registered pool member and submit a valid guest pass for admission. Pool members must accept responsibility for their guests.

2. Guest(s) must register with the gate keeper upon admission to the pool facility and sign a waiver of liability.

### Wading Pool

1. Children taller than a height set by the Pool Manager will not be allowed in the wading pool.
2. Lifeguards will not monitor the wading pool. Children in the wading pool must have a parent or baby-sitter present at all times.

### Pool Hours (as posted at the pool):

Weekday hours are 11am to 9pm.  
Saturday hours are 11am to 9pm.  
Sunday hours are Noon to 9pm.

### General Information

1. At the discretion of the Pool Manager and as approved by the District Manager, certain periods of the normal open hours may be set aside for specialized activities such as adults only swim, swim lessons, swim meets, and other special events.
2. Hours may be shortened before and after school starts and during swim team season. Check the Pool Bulletin Board for scheduled events and scheduling changes.

**Questions or Problems: Contact the Pool Manager Tom at 512-257-1265 or Bill Burke with Clearwater Management at 512-331-7066.**

## TENNIS COURT RULES & REGULATIONS

1. Tennis Play Only. Soccer tennis is prohibited.
2. No glass containers.
3. No alcoholic beverages inside court area.
4. No pets, bicycles, skateboards, skates or motorized vehicles are allowed on the courts.
5. No dangerous or offensive conduct or offensive language will be allowed.
6. Time limit of 60 minutes is observed when others are waiting.
7. Tennis courts one and two are subject to reservation by tennis leagues, not to exceed five (5) hours a week as posted at the courts.
8. A maximum of (4) players are allowed per tennis court at any time.
9. A member may have a maximum of three (3) guests at one time on the court.
10. Gate should be locked at all times.
11. Special activities may be scheduled with District Manager.
12. Court keys may be purchased at ECO Resources.

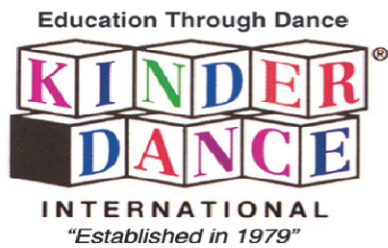
## SPORT COURT RULES & REGULATIONS

1. No glass containers.
2. No alcoholic beverages inside court area.
3. No pets, bicycles, skateboards, skates or motorized vehicles are allowed on the courts.
4. No dangerous or offensive conduct or offensive language will be allowed.
5. Time limit of 60 minutes is observed when others are waiting.

### Court Hours:

7am to 10pm (In District Members Only)

Private Park for use of residents of North Austin MUD #1 and their invited guests. *The resident must be present at all times when the court is in use.* Violators are subject to removal, privileges revoked and possible prosecution.



**Ages 2-10**

**Come dance with us!**

AT THE  
**RATTAN CREEK COMMUNITY CENTER**  
 7617 Elkhorn Mountain Trail  
 Austin, TX 78729

BALLET • TAP • JAZZ  
 TUMBLING • CREATIVE DANCE

**SUMMER CAMPS! SUMMER CLASSES!**

**Kinderdance of North Austin**  
 512-257-0733  
 www.northaustindance.com

## Experienced Math Tutor

Exceptional success rate with Pre-K through Adult learners including ESL and special education students.

### Qualifications:

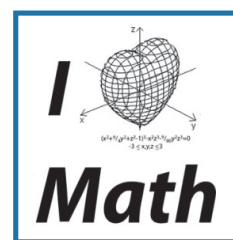
- BS, Mathematics Education
- 20 years teaching experience (HS & MS math)
- 10 years tutoring experience
- Familiar with RRISD teachers and curriculum

Available Monday through Thursday  
 10:30am-8pm

**Contact Beth Frick**  
 mathtutor@frickmeyer.com  
**512-656-5468**

### Subjects:

- Algebra I & II
- Geometry
- All Middle School Math
- Developmental Math
- College Algebra



**You too can be successful!**



# Fitness for MOM!

- Northwest Family YMCA -

5807 McNeil Dr. Austin, TX, 78729

### Weight Loss Challenge

Join a fun & supportive group and shed the lbs. together!

Mon & Wed  
 8-9am or 6:30-7:30pm

### Fabulous Fitness...

- Martial Arts
- Zumba Dance
- Cycle Classes- New!
- BodyPump
- Yoga & Pilates
- Personal Training
- Swimming

### Bollywood Dance

It's YOU time! Shake it up with fun music and friends. All levels welcomed!

Fridays, 5:30pm

### Prenatal Yoga

Improve circulation, strengthen uterus and pelvis & ease digestion.

Mondays, 10:45am



### Fun Socials



Healthy Snacks!

### SPECIAL OFFER SAVE \$48

Bring this ad to the Northwest Y and we will waive the \$48 Member Join Fee!  
 Expires: Sept 30, 2014



**REGISTER TODAY**

[www.austinyymca.org](http://www.austinyymca.org) / 512.335.9622



## Considering remodeling and don't know which project offers the greatest return on investment?



Here's the latest Cost vs. Value analysis for Austin from the remodeling industry:

PROJECT	JOB COST	RESALE VALUE	COST RECOUPED	CHANGE vs 2013
<b>Attic Bedroom</b>	<b>\$44,200</b>	<b>\$44,925</b>	<b>101.6%</b>	<b>+ 9.3%</b>
Bathroom Addition	\$34,717	\$25,659	73.9%	+ 10.5%
Bathroom Remodel	\$14,475	\$12,951	89.5%	+ 18.6%
<b>Deck Addition (composite)</b>	<b>\$14,627</b>	<b>\$13,338</b>	<b>91.2%</b>	<b>+ 13.2%</b>
<b>Deck Addition (wood)</b>	<b>\$8,544</b>	<b>\$9,562</b>	<b>111.9%</b>	<b>+ 20%</b>
Entry Door Replacement (fiberglass)	\$2,747	\$1,931	70.3%	- 0.1%
Entry Door Replacement (steel)	\$1,092	\$903	82.7%	- 13.5%
Family Room Addition	\$72,605	\$63,422	87.4%	+ 11.1%
Garage Addition	\$46,526	\$41,019	88.2%	+ 11.3%
Garage Door Replacement	\$1,419	\$1,167	82.0%	+ 0.9%
Home Office Remodel	\$25,653	\$15,642	61.0%	+ 2.8%
<b>Major Kitchen Remodel</b>	<b>\$50,724</b>	<b>\$48,452</b>	<b>95.5%</b>	<b>+ 11.5%</b>
Master Suite Addition	\$94,357	\$81,700	87.0%	+ 6.9%
<b>Minor Kitchen Remodel</b>	<b>\$17,319</b>	<b>\$16,194</b>	<b>93.5%</b>	<b>- 8.6%</b>
Roofing Replacement	\$15,815	\$13,519	85.5%	+ 10.8%
Siding Replacement (vinyl)	\$10,284	\$7,461	72.5%	- 1.7%
<b>Siding Replacement (fiber-cement)</b>	<b>\$11,977</b>	<b>\$10,877</b>	<b>90.8%</b>	<b>- 0.9%</b>
Sunroom Addition	\$68,552	\$42,000	61.3%	+ 5.1%
Two-Story Addition	\$144,689	\$127,527	88.1%	+ 9.4%
Window Replacement (vinyl)	\$9,301	\$7,123	76.6%	+ 4.2%

# Vandry Brazilian Jiu-Jitsu

**Women • Children • Adults**  
**Build strength, confidence, and community!**



**austinbjj.com • williamvandry.com • 512-585-1289**  
**8650 Spicewood Springs Rd, Austin 78759**

# St. Jude's Miracle Oil™

100% therapeutic grade essential oil blend

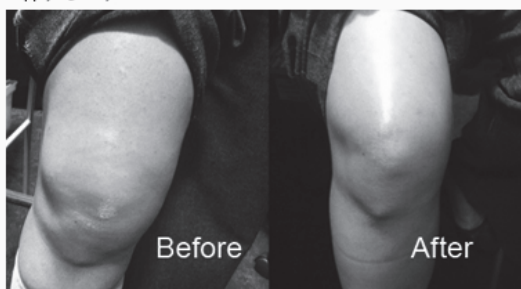


This gentleman had a severe type 3 sprain with considerable damage on his right ankle. This is what St. Jude's Miracle oil® did with one week of applying daily.

## Reduce Sprains • Reduce Pain Reduce Tension • Heal Faster

St. Jude's miracle oil® contains a special blend of 9 special essential oils, and has an anti-histaminic, anti-inflammatory, anti-septic, antimicrobial, anti-viral, anti-bacterial, anti-fungal effects.

[www.stjudesmiracleoil.com](http://www.stjudesmiracleoil.com)



*I've been using the product for the aches and pains of training and working long hours in the hospital. I notice a huge difference in my level of soreness immediately after applying it. I love the product I think it will benefit a lot of people. Thanks!*  
- Dr. Elliot Rutledge Row, M.D., Orthopedic Surgery

*I've been using this on my patients in my chiropractic office for the past few weeks with great results on both acute and chronic conditions. As a bonus it smells great and provides wonderful aromatherapy benefits too.*  
- Dr. Diane Elizabeth Shigley, D.C.



Law Office of  
**JAHNNA WARD**

(512) 655-2237

Estate Planning, Probate &  
Family Law Attorney

Custom estate planning packages  
available for individuals and couples!

Last Will & Testament, Durable  
Power of Attorney, Medical Power  
of Attorney, Appointment of  
Guardian, HIPPA Release,  
Directive to Physicians

Please visit our website for a full  
list of services offered:

<http://www.jahnnawardlaw.com>



IT  
PAYS  
TO  
**ADVERTISE!**

## Classified Ad Guidelines

- Teen ads run free, but must be renewed every 6 months.
- Classified ads are 25¢ per word, per issue.
- Payment in full is required before publication.
- No exceptions will be made.
- The date at the end of ad indicates last month the ad will run.
- Deadline for ads is the first of each month for the following month/issue.
- Any ads received after the deadline, will be held until the next issue's publication.
- Ads should be emailed to [RattanCreekNewsletter@gmail.com](mailto:RattanCreekNewsletter@gmail.com).

## Classified Ads

**HOME SWEET HOME PET SITTING SERVICES** - Now exclusive to Rattan Creek Residents. My name is April Moran. I have been pet sitting for 6 years and have a degree in animal science where I was a certified vet tech for 8 years. I am a resident at Rattan Creek and already serve numerous clients in the community. Please check out my website at [www.austinpennanny.com](http://www.austinpennanny.com) or call me or text me at 512-799-3767. You may also email me at [april@austinpennanny.com](mailto:april@austinpennanny.com) with any questions. (8/14)

**VIRGINIA HERNANDEZ PHOTOGRAPHY** - I'm a seven-year resident of Rattan Creek offering great rates on professional photography services to fellow neighbors! Contact me for information on portraits, parties, anniversary gifts, formal events, etc. [www.virginiahernandez.com](http://www.virginiahernandez.com) (512) 537-3626. (8/14)

**GRANNYGOODFISH** - Wheel Thrown and Hand Built Stoneware for every day use. Embroidery and Applique, Personalized Keepsake Baby Quilts, Lovies, Burp Cloths, Onesies, Personalized Chemo Caps. Custom Washable Shopping Totes. Visit [www.grannygoodfish.etsy.com](http://www.grannygoodfish.etsy.com) or [www.grannygoodfish.com](http://www.grannygoodfish.com). To contact me email [granny@grannygoodfish.com](mailto:granny@grannygoodfish.com) or call 512-997-8051. (12/14)

**LOW COST SIDING AND PAINTING** - Reasonable and reliable. Over 450 homes painted in Milwood. Milwood resident over 21 years. 512-633-2605. (12/14)

## Teen Services Ads

**Anna Qi, 16 years old.** Teaching piano from beginner to intermediate levels. Over 9 years of piano experience. Prices negotiable. If interested email [annaxqi@yahoo.com](mailto:annaxqi@yahoo.com). (12/14)

**Megan, 15 years old.** I have about 3 years experience in babysitting. I can babysit everyday except the first weekend of Summer Vacation (31st May-3rd June). I love kids and can babysit all ages. My number is 512-426-9606. (8/14)

**Sophia Bach, 16 years old.** I can babysit or petsit. I am CPR and First Aid certified and I have some experience with special needs children. I am available most weekends and weeknights. You can email [sophiabach8@gmail.com](mailto:sophiabach8@gmail.com) or call or text me at 512-810-2931. (4/15)

**Dana Stimson, 19 years old.** I'm available over the summer or holidays when I am home from college to babysit children or take care of pets while you're out of town. I have many years of experience in babysitting all ages: infants, toddler through school age and pet-sitting in the Rattan Creek Neighborhood. I am willing to keep your children entertained by drawing, playing, reading, writing, and whatever it takes to make sure they are safe and happy while you are out. It doesn't hurt to just check and call to see if I am available! I am very flexible with babysitting price rates, I usually leave it up to the payer's best judgment. My pet sitting rates are \$10 a day. Call me at 512-791-1853 or email me at [danakei.stimson@gmail.com](mailto:danakei.stimson@gmail.com). (4/15)

# 10 Homes For Sale in Rattan Creek!!

As of July 5 there are only 10 Rattan Creek homes for sale in the Austin MLS (out of 2600 homes)!

	# of Homes	Avg. Price	\$ per sq. ft.
Pending Sales	17	\$236,229	\$125.58
Sold 2014 (Jan-July)	44	\$244,222	\$123.00
Sold 2013 (Jan-Dec)	162	\$214,475	\$106.51
Sold 2012 (Jan-Dec)	144	\$187,872	\$100.00
Sold 2011 (Jan-Dec)	114	\$184,974	\$94.13

My  
Recent  
Rattan  
Creek  
Sales -



**7106 Pine Bluffs**  
Listed for \$259,900  
Just Listed



**13220 Marrero**  
Listed for \$244,000  
PENDING Sale



**13356 Amasia**  
Listed for \$284,900  
PENDING Sale



**13002 Sinton**  
Listed for \$239,900  
PENDING Sale



**13200 Darwin Ln.**  
Listed for \$285,000  
SOLD in June



**13203 Kerrville Fky.**  
Listed for \$225,000  
SOLD in May

I've lived in our great neighborhood for 17 years & helped over 80 of your neighbors buy and sell their homes!



**LAURIE FLOOD**  
TEAM REALTORS\*

Please call me today at 512-576-1504 to find out how much your home is now worth in this HOT market

Keller Williams Realty - 12515-8 Research Blvd #100  
Each office is independently owned and operated

**kw**  
KELLER WILLIAMS  
REALTY

512-576-1504  
[laurianne@kw.com](mailto:laurianne@kw.com)  
[www.LaurieFlood.com](http://www.LaurieFlood.com)

# EVERYONE WANTS TO LIVE IN POPULAR RATTAN CREEK!!

What do Summer and the Rattan Creek real estate market have in common?

They are both SIZZLING! Currently, there are just a few homes being offered for sale out of a community of 2700 properties.

This spells O-P-P-O-R-T-U-N-I-T-Y for current homeowners!

If you are considering listing your home for sale, NOW is the perfect time!

*As a long time Rattan Creek resident, full time REALTOR® and Rattan Creek Home Specialist, I have been helping folks buy, sell, invest, and lease properties for 15 plus years. Many homes recently listed have had multiple offers on them. You MUST have an experienced REALTOR® who is a great negotiator who can advise you how to chose the best offer for your home.*



Please call me today at 512-921-4490 so we can visit & explore how much your home is worth in this very exciting market.

*Serving the Rattan Creek/Milwood Community for Over 15 Years!*

A Proud Rattan Creek Resident, Neighbor & Friend

A donation will be made to the RCNA Scholarship Fund for every Rattan Creek home sold

**BRIAN KERMAN, REALTOR®**

13018 Research Blvd. Austin, TX 78750

(512) 921-4490 (512) 744-4558

[briankerman@remax.net](mailto:briankerman@remax.net)

[www.briankerman.com](http://www.briankerman.com) [www.rattancreek.net](http://www.rattancreek.net)

Each Office Is Locally Owned And Operated

## Important Numbers

Jollyville Fire Non-Emergency	512-258-1038
Williamson Cty Non-Emergency	512-943-1300
Travis Cty Non-Emergency	512-974-0845
Crime Stoppers	800-253-STOP
Williamson Cty, Precinct 1	512-733-5380
Travis Cty, Precinct 2	512-854-9222
Dept of Homeland Security	800-BEREADY
Poison Control	800-POISON1
Balcones Post Office	512-331-9802
RRISD	512-464-5000
Jollyville Elementary	512-428-2200
Pond Springs Elementary	512-464-4200
Deer Park Middle School	512-464-6600
McNeil High School	512-464-6300
City of Austin Electricity	512-494-9400
Texas Gas Service	800-700-2443
Southwest Water Company	512-335-7580
Round Rock Refuse	512-255-4980
Call Before U Dig	800-545-6005



*Full Service Real Estate Company  
Serving Austin & Surrounding Areas since 1993*

- Buying
- Selling
- Leasing
- Investments

- ◇ Free Market Analysis
- ◇ Talking House Program
- ◇ Move up Program
- ◇ First Time Buyer Program

**Jo R. Jones, ABR**  
Broker

**C: 633-2604**

[www.AustinWHR.com](http://www.AustinWHR.com)



*RCNA Member / Milwood Resident 22 years*