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Celebrating 20 years in Sun City
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THOUGHTS FROM DON...

Choosing your Agent/Company..... Folks have asked me many times why we don't put our pictures, etc., on our signs and cards. That is a good question since just about everyone in this business does... To explain, let me just say that the Stacy Group is not your "usual" real estate company. We feel that we are helping our clients by having a team approach on everything. That we give you a go-to person that you can go to every day, with the rest of the group working as your advocate as your agent's back up. All members of our team are familiar with your home, have been in your home, and can speak first-hand about your home. Call on a sign to some other company and ask about a sign you just spotted... see how long you are holding as the agent looks up that home (or goes and gets the file), when they return ask them questions that would require at least a little knowledge of the home (maybe having to have been inside it)... or just ask them, have you been in this home! Our group has been inside our homes for sale... Just like in sports, the team that advances and plays the best is the team that plays together well and not just be a bunch of individuals. No pictures on our stuff with one exception and that is when we advertise with the group picture.

The way it works from inside for most companies is that when you call you will get an agent that is on duty answering the phone. You may then ask by name for that agent you saw on the sign rider. If you are lucky he/she might be there but most likely not... so, do you want your questions answered now or when they might call you back? If you are like me, I want to know now that is why I called, and if that is not going to happen then I most likely will not call back as I am on to other things. The duty agent then kicks in... usually having to go look for the file and answering some questions from

reading... not from having experienced the home first hand... ie... by touring it. Personally, I want first hand knowledge. Our team approach gives this to our clients, plus the fact we totally specialize in this neighborhood and we are open 7 days a week (not 5 or 6).

Now lets talk about the Buying side... By us specializing in Sun City and having an office across from the Del Webb sales center, we attract a lot of home buyers. When they enter our office they will be greeted by our on-duty agent and we go from there. Absolutely every question will be answered from first hand experience. All our people know all the different models... ie... no formal area, large kitchen, view lots, newer from the older... updated... etc... it makes it so much easier than going into the different homes and bothering the home owners with a Buyer that has not been schooled... when we go show we have listened to their needs and will show them what they have asked for... they love that fact, as do the homeowners as they know when we show it is to someone that just might buy it, not someone that has not been listened to and sorted as to their wishes. Buyers and Sellers love this part of our Team and you will too.

Sometimes we hear it told that it makes no difference who you list with as they all just put it into MLS and hope that someone will bring a buyer by... I can tell you it does matter. It should matter to the homeowner that fresh flyers will always be on site and that by listing with us it is like holding an open house every day... people walk in here, gather information and we assist them to the desired homes per their interview... 7 days a week... Tell me another company that offers that to you... and at the discounted fee of 5%? That is why we sell more Del Webb homes than any other company... Thanks, Don

Pet Corner



Meet "Jazzy"

Here's Jasmine (aka Jazzy) and her BEST friend Sophie who lives across the street from her. Jazzy has lots of friends in the neighborhood (like Sparky—mentioned a few months back) but most are just a tad bit smaller. This picture of the two of them shows Jazzy's size comparison— since she weighs in at 185 lbs. Sophie is about 12 lbs. They just love each other.

We are happy to feature Jazzy as July's featured Pet of the Month! She will receive a \$20 gift card, compliments of Georgetown Pet Spaw and Boutique!

If you'd like your PET featured in our newsletter email me by April 9th and perhaps your Fur Baby could be our next winner!

Recently I was at a client's home admiring her daughter's fluffy little Llasa, Peek-a, Maltese, Poodle loooo "something" when she told me the funniest thing. I've wanted to write about it every since, but at the risk of offending anyone have waited until I just couldn't hold back any longer! So please, take no offense for none is intended. I only thought you too might find it amusing.

As the story goes, she took her new puppy to PetSmart for puppy training classes. She wanted to make sure that the little pooch would be well behaved and a good puppy neighbor. Upon telling the trainer where she lived, he exclaimed "Oh, you have a Sun City White Dog!" Oh my goodness, I could hardly contain myself as you have to admit, it's so true! Per capita, Sun City clearly has the highest population of little white dogs than anywhere else in the U.S.! So, now, like me, you can have a little giggle the next time you're out in the community and spot one of these little beauties!

Why not visit the Williamson County Animal Shelter today to find your new family member, white, black, fluffy, short hair, feline or canine; they have what you're looking for!

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Why is a chili called 'chili' when it's really hot?

WHY, WHY, WHY

Why does the sun lighten our hair, but darken our skin?

Why women can't put on mascara with their mouth closed?

Why don't you ever see the headline 'Psychic Wins Lottery'?

Why is 'abbreviated' such a long word?

Why is it that doctors call what They do 'practice'?

Why did they put an "s" in the word "lisp"?

Why is the time of day with the slowest traffic called rush hour?

If con is the opposite of pro, is Congress the opposite of progress?

Why isn't there mouse-flavored cat food?

Why doesn't Tarzan have a beard?

Why do they sterilize the needle for lethal injections?

Why do Kamikaze pilots wear helmets?

Why don't sheep shrink when it rains?

Why are they called apartments when they are all stuck together?

If flying is so safe, why do they call the airport the terminal?

Why is the third hand on the watch called a second hand?

Why is it that rain drops but snow falls?

Why isn't phonetic spelled the way it sounds?

Why does Superman stop bullets with his chest, but ducks when you throw a revolver at him?

What's another word for thesaurus?

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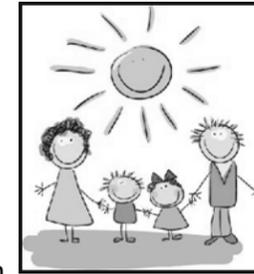


Why do feet smell and nose run?

Have Grandchildren visit: Now What?

Let's go swimming:

Sun City Pools have open swim for you grandchildren ages 3 and older from 11-1 in outdoor pools. Williams Drive Pool-3201 Williams Dr.: Tuesday-Sunday 1-7 pm. Closed Monday. Admission \$2-3.



City Lights Theatre-420 Wolf Ranch Pkwy: Every Tuesday Family Day-50 cents for select show starting at 10 am

Inner Space Caverns- 4200 I-35 Frontage Rd.: Mon-Fri: 9-4; Sat.-Sun.: 10-5. \$12.95/Child and \$20.95/Adult

Kids Eat Free: Applebee's (select locations), Denny's- Tuesday 4-10, Dickey's BBQ-Sundays, Ikea-Tuesdays, IHop, Pizza Hut-Tuesdays

Georgetown Public Library-402 W. 8th St: Family Fun Story time every Friday at 10:30

Mel's Lone Star Lanes-1010 N. Austin: Kids 13 & younger will receive 2 FREE bowling games every day of summer. Free kids coaching, Saturdays 9:30-11:30

New Garey Park-6540 Ranch Road 2243: Amenities at the park include a playground, a splash pad, a dog park, an equestrian arena, the Garey House event space, pavilions, 3 miles of hiking trails, and 6 miles of equestrian trails.

San Gabriel Park-445 E. Morrow St.: Playground equipment, hike and bike trails, picnic areas, fishing. And don't forget about all the hiking trails in Sun City.

Let us prepare a free CMA (Comparative Market Analysis) for you today!!!

Jan Schmidt, REALTOR®

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GRAND
Living the Ageless Life

Sun City Stats Sun City Stats for May

MLS Homes sold in May - 50
Average Sold Price - \$315,792
Average \$/SqFt - \$166.87
Average Days on Market - 55
Homes Waiting to Close - 53
Homes for Sale - 133

City Girl and the Rodeo

My wonderful farm raised husband, Jerry, decided we needed to go to the Rodeo. Last one we attended was in Austin about 5 years ago and the opportunity to go to a small town Rodeo just happened to be on Mother's Day weekend AND I was not scheduled to work...WOO-HOO! So off we went...we are in the truck and half way to the Burnet Fairgrounds for a night of bronco bustin' fun when Jerry looks over at me and says... "you may need something to tie back your hair" and "did you bring your sun glasses?" I looked over at him and said... "why would I need those things?"

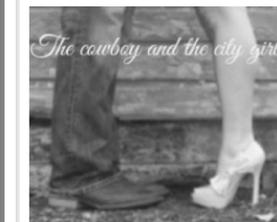
Jerry: "It's outside".

Me: "WHAT!!!"

Jerry: "I thought you knew".

Me: "You are taking a city girl...where Rodeos are inside a large, air conditioned, light regulated facility"...why in the world, would I believe, in my wildest dreams, a Rodeo is OUTSIDE!!!

With his adorable coy smile, Jerry pulls over to the next gas station and picks up a pair of Sun Glasses. As we walk back to the truck, his giggling sets me off with roaring laughter at yet another city girl/country boy moment. By the way...for my hair...I got me an awesome, genuine one, straw cowboy hat out of the deal (another thing I learned...real cowboys wear straw hats in the summer). During this phase of our life we are so lucky to be a community that gives us so many possibilities. An amazing location, whether you stay in Sun City, go into Georgetown or take advantage of day trips that give us moments to cherish...its a great place to live. Life is what you make it and aaaahh.... What a life it is.



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Below are The Stacy Group's current listings as of 6/10/18

Street Address	Model	Sq. Feet+or-	Price
111 Beautybush Cir	Angelina	1290	219,000
410 Holiday Creek	Noir Coast	1305	245,000
820 Hamilton	Noir Coast	1318	249,900
414 Sheldon Lake	Gray Myst	1388	239,000
306 Essex Lane	Newport	1397	205,000
125 Nassau Cir	Monterrey	1426	192,500
330 Portsmouth (contract pending)	Monterrey	1426	199,500
332 Portsmouth (contract pending)	Monterrey	1426	199,500
272 Whispering Wind	Medina	1442	227,000
106 Buttercup (contract pending)	Medina	1444	235,000
206 Paint Creek	Taft Street	1475	275,000
306 Kings Creek	Pine Spring	1497	274,500
145 Prairie Creek	Pickett	1530	279,000
135 Blazing Star	Long	1550	247,900
125 Paint Creek	Steel Creek	1564	274,500
111 Anemone Cir (contract pending)	Cypress	1593	259,500
102 Bluebell	Cypress	1593	255,000
136 Breckenridge	Cambridge	1666	268,000
138 Blacksmiths (contract pending)	Brazos	1650	249,900
106 Hill Country	Brazos	1644	277,000
511 Martin Creek	Surrey Crest	1670	349,900
310 Yukon Terrace	Monroe	1712	294,000
177 Whispering Wind	San Jacinto	1740	259,500
218 Farm Hill	Magnolia	1755	260,000
304 Whispering Wind	Andover	1850	272,500
108 Tradinghouse Creek	Abbeyville	1850	350,000
102 Lost Peak	Vernon Hill	1889	330,000
126 Bass St (contract pending)	Trinity	1901	289,000
125 Warbler Way	Trinity	1915	299,900
110 Egret Cove (contract pending)	Trinity	1919	292,000
110 Saddle Tr	Williamson	2026	305,900
100 Blue Sky	San Gabriel	2066	345,000
202 Bluestem (contract pending)	Martin Ray	1944	369,950
222 Tradinghouse Creek	Martin Ray	1982	365,000
110 Guadalupe (contract pending)	LaSalle	2070	295,000
112 Piedmont Lane	LaSalle	2070	349,000
109 Navasota Cir	LaSalle	2070	375,900
202 Colorado River	LaSalle	2070	349,900
109 Armstrong (contingent contract)	LaSalle	2254	420,000
621 Breezeway	LaSalle	2254	412,000
108 Briar Patch Cove	Bowie	2178	379,000
102 Chuckwagon	Bowie	2182	395,000
315 Rosecliff (contract pending)	Lexington	2072	299,000
120 Ruellia Dr	Pecos	2147	309,000
205 Armstrong	Cortez	2374	371,900
703 Armstrong	Cortez	2374	439,900
100 Holly Springs	Salado	2455	440,000
410 Pipe Creek	Morningside	2581	415,000
111 Timber Hitch Ct	Coronado	2598	445,000
107 Blacksmiths	Colorado	2651	479,500
139 Running Water	Colorado	2635	509,000
210 Trail of the Flowers	Crockett	2794	509,900
205 Cider Orchard	DeLeon	2859	449,000
100 Venus Lane	Custom	3100	699,900
303 Stardust Lane	Custom	3295	835,000

10 Foods That Are Surprisingly Good Cleaners!!!

My favorite list of household cleaners are those that are actually "not" chemicals & I am always surprised at how affective they really are!!!!



1. Lemons---citrus can zap grime from your microwave, remove stains from linens & shine brass.

2. Rice---swish a scoop of uncooked grains (with warm water & a little dish detergent) around the inside of a vase or humming bird feeder to scrub out hard-to-reach spots.

3. Ketchup---this French fry sidekick can shine copper & get your car gleaming again.



4. Table salt---the course texture of this cooking staple can erase stains from a butcher block countertop & helps release stuck-on food from your cast-iron skillet.



5. Walnuts---got a scratch on your wood furniture?...rub it with a walnut (shell removed) to mask the damage.

6. Powdered lemon or orange drink---the citric acid in your favorite drink powder can help banish rust & stains from your dishwasher.

7. Cream of tarter---this common baking ingredient can remove the grayish residue that shows up on aluminum utensils after you run them through the dishwasher.

8. Baking soda---this stuff deserves a star in your cleaning cabinet....mixed with warm water, it's an effective all-purpose cleanser...it can even shine jewelry.

9. Vinegar---like baking soda, white vinegar is a powerful cleaning tool---it can freshen laundry, lift stains from carpets & brighten windows.

10. Vodka---grab the leftover vodka from your last big party to de-odorize clothes & shine chrome & porcelain.

Now, I'm wondering---Does anyone really have "leftover" vodka?



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Old School Road Trip

My daughter recently graduated from High School & turned 18—I wanted to take her on a little get away to celebrate. We picked Nashville to go on a road trip to. We had never been and we all love country music so it was something that all the age groups going would enjoy. If you are looking for something to do with your teen + grandchildren or want a weekend getaway for yourself—I highly recommend it. Everyone we encountered was super friendly and The Grand Ole Opry was amazing. I just loved how the artist all knew it was an honor to perform at the Opry and their humble attitude just makes you love country that much more. We also did a bus tour called "The Song Bird" - it was given by song writers for a different perspective. It

was really cool to see how my kids all learned something and had a blast at the same time. I absolutely will go back. We went at the end of May before many were out of school and hardly had any crowds. It was good timing. It was still busy enough that we needed to buy all our tickets early.

Here at home base, the market in Sun City is very active for the homes priced under \$250,000. The active day on the market in this price range for the last 90 days is 41 days and 43 were sold. Comparing this to homes priced over \$400,000—there were only 13 sold and 61 days average on the market. I have been with The Stacy Group for 6 years

and this is the first time I have seen so many homes available. For many years we had around 90-95 homes on the market at any given time, now we are at 130+. That means more for the buyers to chose from. If this continues, it will be more important to price your home to sell when listing. That means looking at the comps and comparing to your home in a realistic approach instead of with your heart. It is still an active market—it is just becoming a more balanced market.

I am taking Madi next week to register for her classes at A&M and I know the countdown has begun. The countdown for her leaving (so hard) and for the Grandbaby girl to arrive (so excited). They had a check up this week and she is weighing in over 5 lbs. and we still have a month to go—due July 8—I know that we are fortunate to have so many who are keeping little Christian Grace in their thoughts and prayers. Appreciate it!

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Tired of your home looking off-trend and out of touch? Or investing in an older home and want to update it? You don't need deep pockets to do either. In fact, upgrading your Sun City home can be quite affordable with the right projects.

Here are five ways to make a big impact without spending a lot:

Repaint. Paint trends come and go, so if your walls are still the original color or have the same wallpaper from the Del Webb homes in the late '90's, they're likely out of date. Consider giving the walls a new look with a more modern tone.

Change light fixtures. It's time to kick out-of-style light fixtures to the curb. Pendant lighting, Edison bulbs and simple recessed lighting are what's hot with today's designers and buyers.

Update your hardware. You'd be surprised at how easily doorknobs, drawer pulls, locks and handles can start to look aged. Take a good look at your existing hardware and consider upgrading to newer models. And don't forget the hinges.

Reface your appliances. Have an old, yellowing appliance but don't want to replace what's not broken? Just use peel-and-stick stainless steel or marble contact paper and reface those appliances instantly.

Install a kickplate. If you want to upgrade your curb appeal but can't afford a new door, consider installing a kickplate. It's an instant, affordable way to add visual appeal to any existing entryway.

These upgrades may seem minor, but when done properly, they can have a serious impact on your home's aesthetic.

If you're considering more extensive updates on your Sun City home for resale, let's get together to discuss ways to increase your home's marketability and long-term value.

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July is an ideal time to celebrate flame-grilled foods and the great outdoors. Whether you enjoy backyard burgers here in Sun City with family and friends or you're a vegetarian with a penchant for travel, there are so many ways to cook out here in Texas that fit your unique culinary style and tastes.

Here's some basic grilling inspiration for your meals, social gatherings and adventures with nature.

For the entertainer: Throw a backyard barbecue bash with friends and neighbors and prepare all the favorites: burgers, ribs, corn on the cob, watermelon and more. You can even ramp it up with a smoker or pizza grill. Just make sure you test your new tools out before the big day and be sure to have enough charcoal or propane on hand.



For the vegetarian: Meat-free barbecues are more common than you might think. There's more than just tofu dogs. Try black bean burgers. Or your guests can also enjoy portabella burgers, stuffed chilis rellenos, baked potatoes or veggie skewers from the grill. Peaches and pineapples also make for great grilled desserts.

For the family: Plan a nice home-cooked outing just for family. Have everyone pick their favorite main course and get all the grandkiddos involved in the prep work and cooking. You can even invest in monogrammed branding irons to make family grilling even more special.

For the nature lover: Take your celebration on the road, and head to Lake Georgetown to enjoy your meals with nature. Double check there's no burn ban and set up at a provided camp fire ring or cooker. Be sure to bring ingredients for s'mores, comfy chairs and your favorite sleeping bag to relax under the stars.

As long as you've got great food and great company, you can't go wrong celebrating summer with meals prepared on a grill.

If you would like to find a home in Sun City with the perfect outdoor grilling and living space for you, give me a call!

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