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512-868-5000

400 Del Webb Blvd. Ste. 104
Georgetown, TX 78633



This publication is not a solicitation but is an information service from this real estate office.

Celebrating 19 years in Sun City
1520 Sun City Blvd. • Suite 155 • Georgetown, Texas 78633
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Privileged information about your real estate

Thoughts from Don Beautiful...

Sometimes when I have a visitor that is taking a look at our community, I take them out the front entrance and drive back in, taking in the beauty. The landscaping is spectacular and sometimes when we live here for a while, we tend to forget or just overlook what attracted us to this place in the first place. I love to listen to folks saying "whoa look over there, isn't that something, etc." I do recommend that you guys and girls take this same tour when you can when you have a visitor, it is so refreshing. By the way, Scott Friggle, the owner of Double T Design and Development was the landscape architect that put the entry in place, as he was on staff (Del Webb) in the beginning, and he is still here today and he does a great job for homeowners. His number is (512)791-2626. It is worth the call for patios, landscaping needs, etc.

Something to think about....

We know that when a Sun City home is priced right it will sell...but what does priced right really mean? After almost 50 years of being in this business, I believe it to be the highest price point that a Buyer is willing to pay for the home and in reverse it is the highest price the Seller can achieve on this particular day. How does all this come together and how would anyone know just what this amount is? Some real estate people-friends-neighbors-and relatives will tell you they know what this magical number is and it is always higher than what you were expecting...right? Well I am here to tell you they don't know unless they have access to sales records to similar homes (and more than likely they don't). Even with the records it is difficult, as each home is unique with appointments and finish out. When our representatives go on a listing appointment to help a home owner sort out the available information, it requires a lot of discussion. What is similar and what is not...what numbers can we use...etc. And even this summary is not the final answer, as we need to account for the current economic conditions, time of year, developer's current offerings and discounts, etc. Another thing is, that if we always just looked at the past, how would any of us ever get any appreciation? As a home owner isn't that always our expectation? We do have to balance our hopes with our history and common sense.



Finding an
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Common sense will also tell you that when gathering this information you really do need to get it from someone that specializes in your neighborhood, not someone that works in Austin, RR, or even other Georgetown neighborhoods as none are the same as yours...If an agent does not know the difference between a Trinity and a Monroe model then you are in trouble...you cannot just

average square footage like most do, because some models just sell better and faster than others. And to top it off, some outside companies charge more than your neighborhood specialists (the Stacy Group) and you will for sure get less expertise for your money. All of our agents know Sun City. Did you know that our company is open seven days a week, so Buyers have access to us even on weekends and holidays? It is like holding an open house each weekend but instead of sitting on one home and showing one, our Buyers can see any home that might fit their needs. Certainly brings the odds up in making that sale, right? We want your business and appreciate you allowing us to be your Sun City Specialists....Thanks, Don



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For The Love of your Home!!

Homebuyers often make these common and avoidable mistakes. Don't be one of them.

Common **no-nos** that can result from good intentions.

Using Bleach as a Cure-All

If bleach is your chicken soup for whatever ails your home, proceed with caution.

Bleach can:

- Eat through the sealant on stone surfaces like granite
- Discolor laminate and colored grout
- Fade enamel and acrylic tubs
- Dissolve vinyl and linoleum
- Corrode seals within the disposal

In addition, bleach kills mold on non-porous surfaces, but can feed future mold growth on absorbent and porous materials, like grout. Yep, **whitening grout with bleach creates a mold feeding ground.** Whoops.

Better options? Water and vinegar are all you need for most cleaning jobs. If you've got a heftier mold or mildew issue, apply a commercial anti-fungal product.

And to clean your disposal, just dump cold water and ice cubes down the hatch.



Training Ivy to Climb Your House

Anything that climbs on the house will damage it, and it looked cool for a while, but it dug into the siding so even when you pull it off, it leaves damage. And it can climb up the drain pipe and tear the gutter off the house. Sending roots beneath siding and shingles, ivy enlarges tiny cracks in brick and wood, introducing entrances for moisture and insects.

Planting Trees This Close to Anything

And watch out for evergreens. If planted too close to the house, they cast too much shade, encouraging mold growth, Binetti says. position trees according to its maximum height, crown size, and root spread. For perspective, even a small tree reaching less than 30 feet tall needs at least 6 feet of clearance from any exterior wall, according to the Arbor Day Foundation.

Relying on Chemical Drain Cleaners

Clogged sink! Again! Pay a plumber more than \$100, or grab a \$10 product at the store? You can totally handle this one yourself, right?

Possibly. But the most common active ingredients in these solutions, hydrochloric acid and sulfuric acid, can erode your pipes. Even the old baking-soda-and-vinegar medley can result in cracked pipes, as the reaction causes a build-up of pressure. Old-fashioned "mechanical" methods — your plunger, a drain snake, or a handy \$2 gadget called the Zip-It — are safer and more effective, according to "Consumer Reports."



Using Glass Cleaners on Mirrors

Be cautious with your mirrors. Spraying can lead to what's ominously called "black edge" — created when a liquid seeps beneath the reflective backing and lifts it. Instead, clean mirrors with a lint-free microfiber cloth, dampened with warm water — especially mirrors in expensive, installed items like vanities and closet doors. Avoid the edges and dry immediately with a second cloth.

Jan Schmidt, REALTOR®
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A Whole Lot of Bull



Frequently we have visitors to Sun City stop at our office and have their pictures taken with our mascot Madison or bring the grandkids by for a photo. Who is "Madison" you ask? He is a larger than life size 800 pound, 8 feet tall metal longhorn bull.

Madison was born in 2008 and created by artist Bettye Hamblin Turner. He is sculpted largely of chrome, carbon and stainless steel. Looking at Madison you can tell that many of his parts have been found at the junkyard and include auto bumpers and grilles.

When winter holidays arrive, Madison is found in festive seasonal décor and when we get one of our really cold freezing days he is covered up with a blanket.

In 2011 Madison made the move with us (by way of trailer and crane) from our old Williams Drive location to our new digs inside Sun City. He was given a plaque so everyone would know his name and who he was named after and why.....

IN MEMORY OF MADISON RAY STACY AND ALL OUR MILITARY HEROES.

THE TEXAS LONGHORN IS KNOWN FOR HIS HARDINESS, INTELLIGENCE, AND INNATE GENTLE DISPOSITION AS ARE OUR TROOPS...

MAY GOD BLESS THEM ALL!

We are always thankful to all of our Veterans. And be sure to come by and take a picture with Madison. Send us a copy and we'll put it on our website.

Kelly Bartko, REALTOR®
512-966-4350
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HGTV is one of my favorite television channels to watch. I recently learned some tips from HGTV to increase the value in a home. Thought I'd share them with you!



- 1 **Fix ALL repairs** - remember that not all improvements are cosmetic. Fixing roofs, inspecting for termites and hidden water leaks are just some things to keep an eye out for. Consider hiring an inspector to help.
- 2 **Replace Carpets** - Replace old, dusty carpets with new ones or wood floors—which improves air quality and creates a modern look.
- 3 **Enhance the Bathroom** - If you don't have the money to make large bathroom upgrades like replacing old toilets and showers, try simply replacing outdated wallpaper or upgrading the rest of the décor.
- 4 **Upgrade** - Don't stop at upgrading with the bathroom. An upgraded kitchen adds a tremendous value to your home. If you can't afford big upgrades, simply replace a countertop or paint over your cabinets with a new paint finish. Consider upgrading other rooms in your house as well.
- 5 **Add Fresh Paint** - Simply purchasing a gallon of neutral paint colors will appeal to a broader audience. You're enhancing the value of your home by making it look clean and updated.
- 6 **Maintain Maintenance** - Consider hiring a handyman to stay on top of small repairs and maintenance.
- 7 **Consider a Ceiling Spruce** - Again, even if you don't have a lot of money, consider adding a molding or box beams to increase the value of the room by improving the look of the ceiling.
- 8 **See the Light!** Consider hiring an electrician to add lights to rooms that are dim or smaller than others. Adding lights make the rooms look larger and shows you have nothing to hide.
- 9 **Create a Welcoming Entrance** - Consider going to a home improvement store to give your old, outdated front door an attractive replacement.
- 10 **Low-maintenance landscaping** - Planting trees and shrubs adds valuable curb appeal and is great for the environment.

When you are ready to buy or sell, call me! I am ready to put my skills and expertise to use for you!

Bob Burgess, Associate Broker
512-567-8478
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Food Pantry Wish List: Soup, cereal, snacks (individually wrapped pretzels, granola, bars, etc.), baking mixes, egg cartons. Your donations of non-perishable food items help feed families in our community. Delivery address: The Caring Place Food Pantry, 2000 Railroad Ave., Georgetown, TX 78626.

Save the date! Johnny Lee and the Urban Cowboys performs at Deep in the Heart of Texas on Saturday, September, 30, 2017. Tickets available beginning August 1st on The Caring Place website, www.caringplacetx.org.

Sun City Stats

Sun City Stats for June 2017
As of 7/11/2017
MLS Homes Sold in June - 58
Average Sold Price - \$320,624
Average \$/SqFt - \$164
Average Days on Market - 71
Homes Waiting to Close - 56
Homes for Sale - 81

Olympic Toot

My daughter-in-law was so smart to make sure our sweet granddaughter took swimming lessons before their annual 4th of July visit. All of 3 years old...and a few lessons, she thinks she is Olympic quality!

Grandpa took her out on the boat. They anchored down and everyone jumped in...all with life jackets. Grandpa tied a rope to the boat so she could hold on and not drift away. And for extra security, he was sure she needed, he jumped in to provide his big arms for her to hold on to as they floated around.

After a few minutes in the water, she was pulling away from him. He asked if she wanted to hold on to the rope...she said no and started to drift off. Assisting the current by kicking her little legs and stroking her tiny arms...maybe she IS Olympic quality (maybe that is a proud full grandmothers observation)...Grandpa asked, "Where are you going?". She pointed to the middle of the lake. Grandpa said, "No way!". She peddled faster. That little toot wore the two of us out just keeping her close to us and the boat.

We went to bed that night, completely worn out by a 3 year old!....aaah what a life.

Charlotte Hokensee, REALTOR®
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7-3

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"Can you pretend you're Grandma just once and give us whatever we want?"



Below are The Stacy Group's current listings as of

Street Address	Model	Sq.Feet+or-	Price
208 Sheldon Lake (contract pending)	Mariposa	1092	219,500
105 Dewberry Dr. (contract pending)	Littlefield	1149	199,500
122 Verbena (contract pending)	Angelina	1344	229,500
110 Larkspur	Angelina	1310	249,500
113 Dickens Cir. (contract pending)	Newport	1397	204,000
301 Salt Creek Ln (contract pending)	Gray Myst	1388	229,500
117 Eisenhower Ct (contract pending)	Gray Myst	1388	243,900
311 Kings Creek	Gray Myst	1388	239,000
123 Cleburne Pass (contract pending)	Gray Myst	1418	255,000
400 Bright Leaf (contract pending)	Bluebonnet	1404	247,500
300 Farm Hill	Bluebonnet	1404	259,500
515 Crockett Loop (contract pending)	Bluebonnet	1429	235,000
130 Coreopsis Way (contract pending)	Cypress	1573	239,000
103 Ruellia (contract pending)	Cypress	1593	259,500
110 Camp Dr (contract pending)	Dickinson	1622	245,000
303 Rio Grande Loop (contract pending)	Cambridge	1666	259,000
307 Cooper Lake	Surrey Crest	1752	342,000
306 Bartlett Peak	Surrey Crest	1964	349,900
201 Whispering Wind Dr.	Trinity	1931	309,500
122 Mountain Laurel	Trinity	1931	294,500
203 Whispering Wind	Sabine	1802	294,500
136 Old Blue Mountain	Vernon Hill	1880	399,900
104 Falls Cir	Devaca	1994	339,000
107 Camp Dr	Williamson	2014	299,900
116 Crystal Springs	San Gabriel	2066	280,000
151 Cattle Trail Way	San Gabriel	2087	320,000
215 Mckittrick Ridge	Bluffton	2091	395,000
126 Ruellia Dr	Salado	2365	375,000
105 Whirlwind Cove	Cortez	2370	332,000
231 Duck Creek Ln	Dunwoody	2382	449,500
259 Red Poppy (contingent contract)	Travis	2388	415,000
904 Major Peak	Cumberland	2435	419,900
203 Yellow Rose Trail	Pemberton	2435	439,000
105 Agave Lane	Crockett	2794	473,000
205 Cider Orchard	DeLeon	2859	460,000

www.thestacygroup.com www.thestacygrouprentals.com



Don't miss out!
Like Our Facebook Page
"The Stacy Group" to see new posts
and new homes on the market.

Ways to Use Up Old & New Coffee Grounds!!

I love, love, love coffee & especially espresso, so there's always coffee grounds at my house to dispose of. If you, like me, would like another way to get rid of the grounds---try any of the ways below!!!!

1. Fertilizer---add used coffee grounds to soil & it acts as a fertilizer!

2. Deodorizer---put coffee grounds in a bowl & place it in a room or your refrigerator when there's a lingering odor you want to get rid of!

3. Furniture Stainer---mix coffee grounds with warm water & rub the mixture over the scratches on your wooden furniture. After letting it sit for a while, wipe it off---the coffee stain will help cover up the scratches!

4. Cleaner---use coffee grounds to clean things like your pots & pans when they are extremely dirty. Scrub the surface with the grounds---making sure what you're cleaning won't be stained by the coffee.



5. Pest Repellant---sprinkle coffee grounds around the areas where you don't want pests---insects & animals are repelled by the strong smell of the grounds!

6. Brown Dye---you can take old coffee grounds & turn them into a natural dye for fabric or ready made clothes!.....(Easter eggs too!)

7. Hair Mask---rub the grounds into your hair before shampooing & conditioning---leave them in for a while before washing them out & your hair will be glossy & shiny!.....(you might want to avoid this mask on light colored hair!)

So ultimately, enjoy your coffee & then make great use of the used grounds!

Roxanne Rylander, REALTOR®

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Sun City Fitness

Hopefully, you have realized that regular physical activity is so beneficial! As Isaac Newton reminds us, "A body in motion tends to stay in motion, and a body at rest tends to stay at rest." Wedded to the concept of exercise is the need for healthy eating habits. Recently, you may have read or heard about "clean eating." Although, eating "health" foods has been popular for decades, the clean eating verbiage is the new buzz phrase. Clean eating is not a diet. It's a lifestyle.

Read your labels! Beware of chemical additives and artificial flavors and preservatives. One example of a harmful chemical additive is high fructose corn syrup. Be alert to anything you can't pronounce. The cumulative side effects of these non-food ingredients can be devastating to your well-being.



The list of ingredients in your product should be as short as possible. For instance, take a look at your box of oatmeal. One ingredient is mentioned, "whole grain rolled oats." Now that's a clean food in all of its purity. Always seek to minimize processed, refined foods, no matter how convenient they may be.

Common sense makes us aware of the major caveats: avoid excessive fats, salts and sugars, aka "The American Diet." Many clean foods include these ingredients in natural quantities. Think of the healthy fat in an avocado, the saltiness of crisp celery, or the sweetness of a ripened peach. Yum!

We all moved to Sun City envisioning a healthy, active lifestyle. Much of our healthy lifestyle involves living in community and helping others. Remember, the healthier you are the more good you can do for your neighbors. Clean eating is fuel for your body, utilize that, maximize that, and please don't forget the fantastic Fitness Center that you "own"!

You may want to encourage your friends outside the community to "come on down". When you do...remember, at The Stacy Group we are here to help them find the best house, at the best price, at the best time! We are here to assist and to serve. I will be happy to help in any way that I can.

Gary Curran, REALTOR®

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Gary@thestacygroup.com

The Stacy Group now has some unfurnished homes available for leasing. Check out 103 Breckenridge—Greenbelt lot, High End Laminate Flooring—Kitchen w/ Granite and Pull-Outs. Neutral Color Paint...

Available for a year or longer lease. Photos can be found on our website:

www.thestacygrouprentals.com



Pet Corner



Reilly is a 9 year old male Lhasa Apso. He lives in neighborhood #55 with his mom Kelli Gooding and younger half-brother Coco.

According to Mom, he LOVES to go to Home Depot. He gets comfy in the cart with his fluffy blanket and enjoys all the attention he gets! Of course, with all those trips to Home Depot he has a lovely yard to play in and has a great time chasing off the deer and squirrels that come up from the greenbelt behind his home.

"Reilly brings so much sunshine into my life. I love him so."Kelli Gooding

We are happy to feature such a cutie as August's featured Pet of the Month!

Reilly wins a \$20 gift card, compliments of Paw Lofts!

If you'd like your pooch featured in our newsletter email me by August 6th and perhaps you'll be our next winner!

When is your pet's health concern an emergency?

From time to time, even our beloved pets fall ill. Unfortunately, unlike the rest of the family, they don't usually complain about their aches and pains! So, how can you determine when the sniffles is something more? Here are some symptoms that you should never ignore.

Severe bleeding or bleeding that doesn't stop within five minutes

Choking, difficulty breathing or nonstop coughing and gagging

Bleeding from nose, mouth, rectum, coughing up blood, or blood in urine

Inability to urinate or pass feces (stool), or obvious pain associated with urinating or passing stool

Injuries to your pet's eye(s)

You suspect or know your pet has eaten something poisonous (such as antifreeze, xylitol, chocolate, rodent poison, etc.)

Seizures and/or staggering

Fractured bones, severe lameness or inability to move leg(s)

Obvious signs of pain or extreme anxiety

Heat stress or heatstroke

Severe vomiting or diarrhea – more than two episodes in a 24-hour period, or either of these combined with obvious illness or any of the other problems listed here

Refusal to drink for 24 hours or more

Unconsciousness

Do you have friends looking for an awesome Pet Friendly community? I'd love to help them find their Sun City dream home!

Christina Roberto, REALTOR®

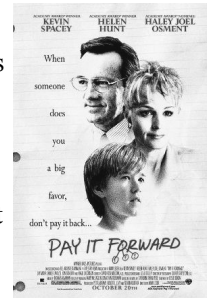
Cell: 512-417-7403

Christina@thestacygroup.com

Doing your part....

The last week of August is "Be Kind To Human Kind Week". During Christmas and the holiday time we all remember how fortunate we are and are more likely to give back. But wouldn't it be nice to give back or spread happiness on a more frequent basis? Giving back to the less fortunate, giving back to your neighbors, giving back by shopping locally with mom and pop stores, giving love and time to those closest to your heart—all can help create happiness for you—and all are important. It generally does make you feel better to give.

There is a great movie called "Pay It Forward" that if you get the opportunity to watch, will inspire you. A young boy starts the idea with a school project. The domino affect is amazing.



Have you ever been to Starbucks and received a free coffee because the person in front of you paid for you? I haven't yet but my sister has 3 times!

I remember a soldier thanking me when I paid for his groceries one night. He was in line in front of me and was prepared to pay for himself. I thanked him for his service, leaned over and swiped my card. He thanked me and said, "Texas is so nice!". So I trumped my sister here as I got to know that I made his night.

Be proud of your grandchildren because one of the really great things about the millennial generation is they are givers and since Millennials are expected to make up 1/2 the workplace by 2020—companies are finding themselves more socially conscience as well...allowing time off for volunteering as well as contributing themselves.

With a large movement for everyone to be more socially conscience, are you doing your part?

I believe that your happiness is controlled by you and you have to make decisions to make yourself happy. So my New Years Resolution was I was going to do at least one nice thing for someone every week. Sometimes that may mean doing something nice for someone that I love like depositing a little extra for my college son or taking a friend to a movie. Sometimes there isn't enough 'extra' to do anything too costly—those weeks I try and tip my Sonic runner or Subway clerk a few extra bucks or make sure and spread kindness by sending a note to someone. It is amazing how a smile can be contagious. Sometimes it's reaching out to someone that has had a hard time and just checking on them. And of course giving to those charities that are important to you.

I was speaking with a new friend a few weeks back. She is from Vermont and her husband is from upstate New York. She told me that when she first moved to Texas (they were transferred here) that she was not very happy about it. She thought it was crazy that people talk to you in the grocery store and how nice everyone tries to be to each other. Now, a good 15 years or so later, she said she is happier than she has ever been and would never leave Texas. She is now a talker too! When her husband retired, they could have moved back home. They evaluated life and really thought about it. I love that they stepped back and examined themselves and made that discovery. It is a good life skill to be able to do that and therefore make changes, if necessary, to make yourself happier.

Come up with some ideas and remember to spread the word—last week of August—Be Kind to Human Kind Week.

Keri Stacy Gann, REALTOR®

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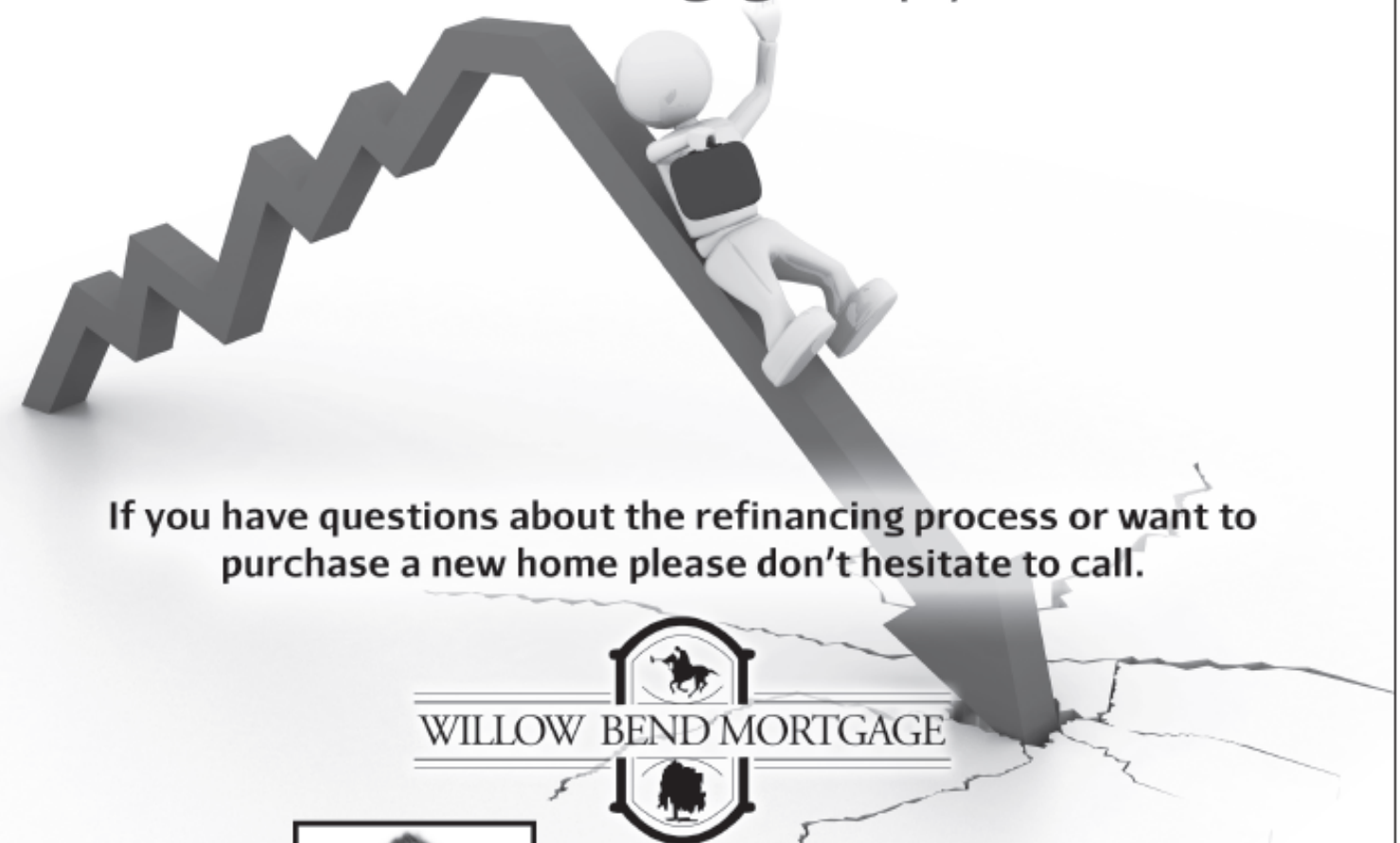
Interest Rates are Still Low!

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