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Here at Marketplace Smiles we pride ourselves on providing quality, conservative, convenient dentistry. We are able to meet all of your dental needs from routine cleanings to advanced procedures such as placing implants. We are located in the heart of Sun City near the City Market making your appointments just a golf cart ride away. We have two experienced hygienists, Angie and Codi, who have both worked for periodontists in the past. They provide a gentle, thorough dental cleaning in a caring environment. Dr. Bell graduated from the Marquette University School of Dentistry in 1999. After graduating he went on to serve as a dentist in the US ARMY where he completed three years of residency training. He subsequently became Board Certified by the Academy of General Dentistry and is a Fellow in the Academy of General Dentistry.



**512-868-5000**

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



**AUGUST 2016**

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

Happy Dog Days of Summer!



Privileged information about your real estate

Celebrating 18 years in Sun City  
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Hello Everybody,

According to Caleb Pirtle, in *The American Cowboy*. . . . "Perhaps no other animal except the longhorn could have pulled Texas out of its economic depression following the War Between the States. . . . The longhorn is a symbol of Texas and without the longhorn there never would have been a cowboy."

But, there is another famous breed of cattle in Texas. In addition to the longhorn, it is the Santa Gertrudis breed which originated on the King Ranch. It became the first all American breed; known to be hardy, tough and rugged. Which gave rise to stories such as this:

A DEA Agent stopped at a ranch in Texas and talked to an old rancher. He told the rancher, "I need to inspect your ranch for illegally grown drugs." The rancher said, "Okay, but don't go into that field over there." The DEA Agent verbally exploded and said, "Look mister, I have the authority of the federal government with me!" Reaching into his rear back pocket, the arrogant officer removed his badge and proudly displayed it to the rancher. "See this badge?! This badge means I can go wherever I want, on any land! Do you understand old man?!"



Santa Gertrudis cow USA

The rancher kindly nodded, apologized, and went about his chores. Moments later the rancher heard loud screams, he looked up and saw the DEA agent running for his life, being chased by a big Santa Gertrudis Bull. With every step the bull was gaining ground on the officer, and it was likely that he'd sure enough get gored before he reached safety. The officer was clearly terrified. The old rancher threw down his tools, ran as fast as he could to the fence, and yelled at the top of his lungs....."YOUR BADGE! SHOW HIM YOUR BADGE!"

In closing, *People will forget what you did; people will forget what you said. But people will never forget how you made them feel.* anonymous

It is our goal at the Stacy Group to make you feel confident in our ability to represent you in the successful sale or purchase of your home; and to feel secure that we have your best interest every step of the way.

Happy Trails . . . . . Lon Russell

## Ways to Use Up Old Coffee Grounds!!!

As much as I like coffee---hot or cold---I should have a mountain of old coffee grounds at my house! It seems I always run out---look below & see the reason's why:

1. Fertilizer---add used coffee to soil around your plants & it acts as a fertilizer!
2. Deodorizer---put coffee grounds in a bowl & place 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 remaining coffee stain will help cover up the scratches!
4. Cleaner---use coffee grounds to clean things like your pots & pans when extremely stained. Scrub the surface with the grounds. I wouldn't do this to white cook-ware!
5. Pest repellent---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 next years' Easter eggs or for most fabrics!
7. Hair conditioner---rub the grounds into your hair before shampooing & conditioning---leave the grounds in for a while before washing them out & your hair will be glossy & shiny! You might want to avoid using this treatment on light colored hair!

**Roxanne Rylander, REALTOR®**

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## THE CARING PLACE ESTABLISHES OUTREACH OFFICES IN RURAL AREAS

For the first time in its 31 years of service to the community, The Caring Place will establish outreach offices in Florence, Granger and Jarrell on a 6-month pilot basis. The purpose of this initiative---scheduled to begin in June 2016---is to provide services to people in the more rural communities of Williamson County who are experiencing financial crisis and have limited access to resources. Please contact them at

512-9436-0713

<http://www.caringplacetxt.org/>

With any questions or ways you can volunteer.



We have so many activities, chartered clubs and interest groups that it makes for a busy life here in Sun City. But sometimes you might just want to take it easy and have friends over for a simple meal. There is a casserole that my wife and I love to make. You can make a large dish or divide it into 2 square pans and freeze one for another time. Serve it with a salad and you have a meal! So by request from a client---here you go:

### Paula Deen's Chicken and Rice Casserole

- 2 Tablespoons butter
- 1 medium onion, peeled and diced
- 3 cups diced, cooked chicken
- 2 (14 ½ oz) cans green beans, drained and rinsed
- 1 (8oz) can water chestnuts, drained and chopped
- 1 (4oz) jar pimentos
- 1 (10 ¾ oz) can condensed cream of celery soup
- 1 cup mayonnaise
- 1 (6oz) box long-grain wild rice, cooked according to directions
- 1 cup grated sharp Cheddar
- Pinch salt

Preheat oven to 350 degrees F.

Heat butter in a small skillet over medium heat. Add onion and sauté til translucent, about 5 minutes.

Remove from heat and transfer to a large bowl.

Add all remaining ingredients to bowl and mix together until thoroughly combined.

Pour into greased 9x13 casserole dish. Bake for 30 minutes or until bubbly. Let stand a few minutes before serving.

\*Easy for a really quick meal, make it ahead in the morning, and instead of baking in oven, put it in refrigerator, then just take it out and put in oven that evening!

**Bob Burgess, Associate Broker,**

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## Sun City Available Homes Online

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

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

Unlike other real estate websites where you have to search and then search again and then think you found a Sun City Listing but it wasn't, our website is designed just for Sun City. We actually have **TWO** websites designed for Sun City. Our sales website features all the homes for sale in Sun City (and all the homes listed by our company are shown twice---in Featured and as Sun City Listings!). As well as our blog where agents post what is on their mind---including favorite restaurants, new information they received about the neighborhood or Georgetown, etc. You can find all the floorplans on our site and a link to new homes. It also has old newsletter articles and a link to the leasing site. In addition to this website we also have a website for lease homes. This gives basic information to prospective investors as well as shows prospective tenants what is available in furnished and unfurnished homes. This also links back to our sales site. This extra web traffic is proving to be great for our clients. We hope that by offering these websites we are providing you with easy access to the Sun City market.

**Keri Stacy Gann, REALTOR®,**

Marketing, Leasing

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## Conquering Clutter Before Selling

Here at The Stacy Group we come across many homes that need to be "cleaned up" before they can go on the market. Many homes have so much clutter in them that major steps have to be taken. The steps below will help you get a head start on conquering your clutter before you call us &/or will help your children have less to do when they step in to help.

To sell your home in the shortest amount of time for the highest asking price, you should present your home in the best possible light. In addition to repairing or replacing worn-out or broken items, this can include organizing items and getting rid of lots of "stuff." It's much easier for buyers to envision themselves living in a clean, clutter-free home than in one filled with your personal items.

A suggested approach is to:

De-personalize

De-clutter

Keep clean



### De-Personalizing Your Home

The purpose of de-cluttering is to create a blank canvas, which will let potential buyers imagine their belongings in your home as they think of living there.

The first step is to de-personalize the space. This might mean removing the wall of family photos and leaving just one or two special pieces while your home is on the market.

### De-Cluttering and Cleaning

The purpose of de-cluttering is to create a blank canvas, which will let potential buyers imagine their belongings in your home as they think of living there. After you have lived in your home for a few years, you may find that you have accumulated excess items, resulting in overflowing closets and crowded rooms. From a buyer's perspective, this can give the impression that the home does not have enough space or storage for their needs. You may have a dining room set that has served the whole family for many happy holidays. However, to best show your home, remove all table leaves and extra chairs to make the room look large around the furniture. Use that same critical eye to take excess furniture out of all the rooms of your home.

Reducing furniture and creating neutral spaces is just the beginning---you also need to de-clutter closets, cupboards, and storage areas. When buyers tour your home, they will look in closets and cupboards to determine if there is enough space for their belongings. Creating storage spaces that look utilized but not overstuffed is the principal goal. Neat, well-organized closets and cupboards create the image of ample storage and an overall well-kept home.

Cleaning becomes even easier once your home is de-cluttered. You'll have less furniture to vacuum around and fewer trinkets to dust. Keep your home spotless to give the impression that the owner takes care of the home.

### What to Do with Removed Items

Pieces you choose to keep can be stored neatly in the garage, or a rental storage unit, depending on your needs. It is better to have a garage packed with boxes than an overcrowded home. After all, buyers realize that you are in the process of moving.

Clutter can be overwhelming for buyers, distracting them from your home's features and making it difficult to envision themselves living there. When selling your home, you want to create an orderly, peaceful environment. Straightening and simplifying your home by minimizing furniture and clutter will go a long way toward capturing a buyer's interest.

**Jan Schmidt, REALTOR®**

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## I need my space...

A few weeks ago we were asked to babysit our 2 grandchildren (who are brother and sister). We have another grandson that is an only child, Leo...so we invited him to be part of the weekend so he could spend some time with his cousins.. Everyone was soooo excited. They made plans on sharing the same bed. We have 4 bunk beds so the process of which one to choose took some logistical planning & negotiating.

The kids were having a wonderful time. By the second day...I could see Leo was growing wary of all the attention. The brother and sister were constantly making claims on who was going to sit next to Leo in the boat, the car, the dining table...etc. As the day was coming to a close and sleeping arrangements were brought up...Leo whispers into my ear..."Grandma, I need to talk to you in private". So we head out to the next room.

He leaned in close to me and looked at me with desperation in his little eyes and said..."Grandma, I need my space, can I sleep alone tonight?"

Such is the difference between an only child and having brothers & sisters.

Sun City Statistics as of July 9, 2016  
Total Homes Sold in June - 49  
Average Sold Sale Price - \$271,900  
Average Sol Price/SqFt - \$150.14  
Average Days on the Market - 74  
Number of Homes waiting to Close - 52  
Number of Active Listings - 82

**Charlotte Hohensee REALTOR®**

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