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400 Del Webb Blvd. Ste. 104
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This publication is not a solicitation but is an information service from this real estate office.

Celebrating 18 years in Sun City
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MAY 2016

Happy Mother's Day

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Howdy y'all,

Here we are right in the middle of the election year; and I want it said before anybody else says it, that I'm the only one that can beat any candidate running for anything, anywhere, any time! But, we'll never know, because I *ain't* running for election, I'm just trying to sell your house!

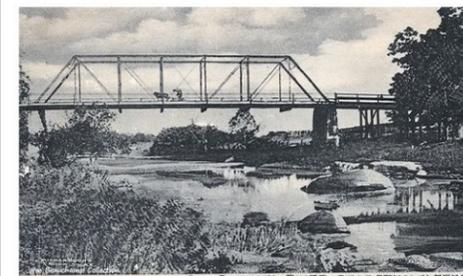
Continuing with my "American Cowboy" tales from Caleb Pirtle; cowboys even had a bit to say about elections; not much, because if it couldn't be settled on a horse, it wasn't worth talking about.

"In the old west, come election time, ranchers seldom found it necessary to investigate the wit, wisdom, and store-polished promises of political parties. They were not concerned a great deal with Democrats or Republicans or liberals or conservatives.

Cattlemen did not line up to vote against the sheepmen. And ranchers did not have a running feud with nesters at the ballot box. But ranch did oppose ranch for political control of an area. Their world, therefore their worries, seldom spread beyond the barbed wire of the fence lines."

"The western way of life was a simple one. It dealt with cattle, grass, cowboys, horses, rain, and the hope for rain. It accepted only the strong and had little time for the timid and the weak. It offered scant promise, yet this life gave men hope, gave them a chance to outsmart and outlast the rugged, rawhide world that ruled them."

Men came west searching for prosperity. Few found it. Most were happy to settle for \$30 a month and board. One cowboy told his friends, "I came here fifty years ago with only \$.65 cents and asthma. And, I still got the asthma."



BRIDGE SPANNING SAN GABRIEL RIVER, GEORGETOWN, TEXAS. postmarked 1908

An old gentleman from Tennessee came west to visit his nephews who worked on a big Texas spread. He watched them use a pick axe to cut mesquite for fire wood, climb a windmill to start the pump to get water in a pail.

The uncle filled the coffee pot, and asked. "Is there any water in that creek?" "Yeah, but only when it rains." "What's the name of the creek anyway?" The cowboy grinned. "Jose, but it's pronounced Hosay."

The old man shook his head, stood up, and looked unhappily around him. "I don't know why you boys want to stay out here," he grumbled, "I wouldn't live in any country where you have to climb for water, dig for wood, and spell hell with a J."

So you can imagine 150 years ago, cattle were roaming in what is now Sun City Texas, drinking out of Cowan Creek, Berry Creek, and bedding down upon ground that could be the 7th fairway of Legacy Hills. We have an easier time of imagining the cowboy's life on this ranch, than they would ever dream of us riding around in golf carts, jogging up the nature trails and sunning by the pool, after a water aerobic class. Thanks to Del Webb, we too are enjoying the simple life upon this Texas range.

Happy Trails, Lon Russell

**UPCOMING EVENTS
TO LOOK FOR!**



**Spring Health Fair
Friday, May 20 • 9 a.m.
Social Center Ballroom**

Twice a year Our Health Fair brings health care professionals and health-related businesses to your door step. Come see who will be here for the Fall Health Fair! A lecture series is offered in the Texas Room, with industry health care experts.

**Pre-Memorial Day Evening Band Concert
Sunday, May 29 • 7 p.m.
Georgetown-Williamson County Veterans
Memorial Plaza**

Free and open to public
The 36th Infantry Division Band from Camp Mabry in Austin will present a concert at 7 p.m. on Sunday, May 29. The band will perform with a variety of big band sound and patriotic “flag waving” tunes at the Georgetown-Williamson County Veterans Memorial Plaza at Sun City. The public is invited to both events.

**Memorial Day Ceremony
Monday, May 30 • 9:30 a.m.**

**Free and open to public
Georgetown-Williamson County Veterans
Memorial Plaza**

The annual Memorial Day Ceremony, honoring the men and women of our armed forces who have given their lives in service to our country will be held at the Veterans Memorial Plaza on Monday, May 30. The ceremony will begin at 9:30 a.m. Texas Governor Greg Abbott will be the guest speaker for the ceremony and music will be provided by the 36th Infantry Division Band of the Texas Army National Guard.

**Thanks to the Troops Vet/Am Golf Tournament
Thursday, June 2, 2016**

For this event, we bring 108 Fort Hood soldiers to Sun City Texas for a Vet/Am (amateur) Golf Tournament. We have shot-gun teams with three soldiers playing with one of our Sun City Veterans. Come out and watch the day and support our troops.

**Market Days on The Square
Downtown Square**

Every Second Saturday of the month, have fun shopping the booths with arts & crafts, jewelry, unique clothing, woodcrafts, ironworks, festive foods, antiques & collectables, and stained glass, along with live music! Market Days are the Second Saturday of each month, through November, 9 a.m. – 4 p.m.

Jan Schmidt, REALTOR®

Cell: (512)-864-5051 jan@thestacygroup.com



Fishing Report...

As you know, Jerry has been working hard at catching fish. After the last episode, he went out and collected empty milk jugs and bought lots of trinkets to make a trolling line. He worked hard every evening, making knots, tying up little things then putting them all together.

As a result...I am happy to report; during the week of spring break, with the help of 1 son, 2 grandchildren and another grandpa....we got fish! They are cleaned and ready for us to throw on the grill.

Have a great Day!!!

Sun City Statistics as of April 10, 2016
Total Homes Sold in March - 38
Average Sold Sale Price - \$282,526
Average Sold Price/Sq.Ft. - \$157.67
Number of Homes waiting to close - 53
Number of Active Listings - 118

Charlotte Hohensee REALTOR®

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Please join The Stacy Group in welcoming our newest agent, Bob Burgess. Bob is new to The Stacy Group but not new to sales—he joins us with over 15 years of new home sales experience, 5 of which was with new home sales right here in Sun City! He graduated from SWT (now TX. State), served in the Marine Corps, and has been married to his wonderful wife for 28 years. They have 3 sons, 2 daughter-in-law's and have 2 grandchildren. Bob is excited to be selling Sun City and meeting the needs of his clients in both resale and new home construction.

Bob Burgess, Associate Broker, 512-567-8478
bob@thestacygroup.com



“If the seller is willing to replace the roof, add a deck, put in a fireplace and an indoor pool, extend the livingroom fifteen feet and move the whole place to the other side of town, then we’re definitely interested!”

It's Spring-Time & I'm Feeling the Itch.....

Itching to change the colors in my own home! Colors trends come & go-so, if you're looking for something that will last, stick with the classics!!

**Never Fear
the Color
Wheel**



1. Blue & White—to keep this combo current, try combing deep cobalt blue with pale aquas, & of course, plenty of white, white & white!!!
2. Yellow---when paired with rich browns & oranges—yellow's sunny disposition takes on an air of maturity & warmth without losing an ounce of cheer!!!
3. Gray---has been very big this year! When gray leans a bit toward green, it pairs nicely with blues, whites & other greens---and even orange!!!
4. Black & White---a very user-friendly combo can be found in many applications. From black & white photography to zebra-skin rugs. It seems there's no end to the possibilities!!!
5. Black by itself---bits of black in accessories & hardware can give a room a sense of permanence, but be sure to break it up to keep it from looking too serious!!!
6. All White---to successfully achieve an all white room---remember to add plenty of texture & a little shine!!!
******This goes for an all neutral palette too******

Having already painted the ceiling in my master bedroom a very light blue with white walls---my next step is to bring back the white bedding & accent pillows. It makes it all so crisp & bright. I just love this time of year!!! If you try a new color change---have fun doing it!!!

Roxanne Rylander, REALTOR®

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A new scam...the internet age...

It seems like it is always something—the best defense is to spread the word... Please let all your friends know that hackers have reached the Real Estate market too. They have found a way to hack into emails and get buyers information. They then send them an email with money wiring information for their upcoming closing. The buyer believes this information to be valid because the email looks like it is coming from their real estate agent.



No agent will ever collect your wiring money. That will be handled with your Title company. Please call your escrow officer and confirm with her before sending funds. Also make sure you are calling the known number. Don't get the number from the email that asked for money. These are large amounts of money and these scammers are gone before you know what happened! If the email has links, you are better off going to the internet and typing it in then clicking on the link. They can gain access that way as well.

Keri Stacy Gann, REALTOR®, Marketing, Leasing

keri@thestacygroup.com

**WANT TO ENJOY YOUR PORCH BUT THE
MOSQUITOES LOVE YOU?**

After a Spring with the much needed rain, we all know the next thing that happens in this country is insects. Mosquitoes and flies flourish and often make us miserable for outdoor activities on patios and porches. Below is a list of plants these little critters hate and by planting and utilizing them as suggested, you should be able to enjoy the outdoor evenings.



Lemon Balm

Lemon Balm – mint family w/white blossoms and a light lemony scent.



Catnip

Catnip – lovely and fragrant mint cousin contains a chemical called nepetalactone that is a feline attractant and insect repellent.



Basil

Basil – 2009 study showed the essential oil from this herb is toxic to mosquito larvae.

Lavender – beautiful, potent, lovely smelling flower repels mosquitoes, and keeps moths and flies away as well. Most effective when rubbed on skin.



Citronella – actually marketed as “mosquito plant”, has strong citronella smell.

Sage & Rosemary – very effective if you're planning to gather around a fire. Burning a little sage or rosemary works. The odors they give off when they burn not only smells good but is unpleasant enough to the insects that it will keep them away as long as you're near the fire/smoke.



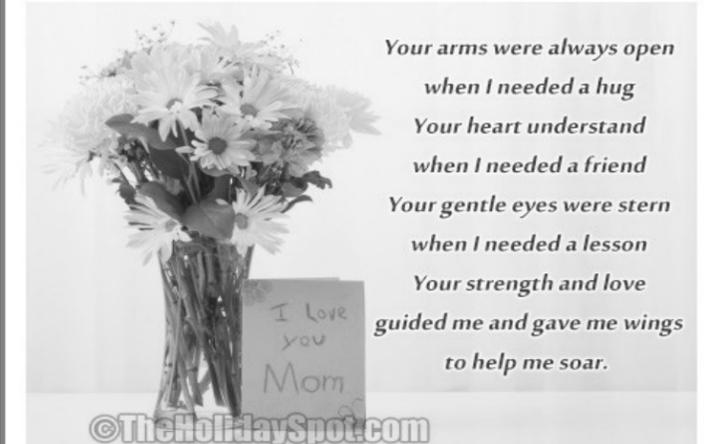
You can't just plant and be done with these plants, however. Ideally so the aroma surrounds you, you will get the maximum effect when the leaves are crushed in your hands to release their perfume and then rub the leaves and their oils over your skin.

Organic bug repellents available for purchase when not in your own back yard would be Buzz Spray and Bite Blocker that you could take with you on camping trips or hiking.

Enjoy the beauty of Central Texas when it's green and has had plenty of rain. The wildflowers and blooming shrubs and trees abound everywhere.

Judy Curtis, REALTOR®, ABR, E-PRO, GRI

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*Your arms were always open
when I needed a hug
Your heart understand
when I needed a friend
Your gentle eyes were stern
when I needed a lesson
Your strength and love
guided me and gave me wings
to help me soar.*