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Thoughts from Don:
 I hope everyone had a great summer and an even better fall! We were talking the other day about how green an August we had and how great it was to have had so much rain that time of year. Sun City is so beautiful when the yards, avenues and golf courses are draped in so many verdant hues. I bet you just love that big decision you made awhile back. The one where you were trying to decide , should I stay or should I go? And you decide to go to the "farm". I am sure glad that I ended up here , aren't you? After saying this I would like to reflect on what the next step may be. The one where we have to make a decision to leave here. This may be due to reasons that are beyond our control and it is not to anyone's benefit to delay such an action.



 There are many situations that arise where such a decision must be made; a family member needs help, sickness, transportation, mobility, age and sadly, the death of a partner. It just makes sense when the time comes that you know what some of the next steps are.

Priced to Sell When you invite us to your home and ask us to list the home. (Thank You). We will discuss the asking price. Please pay attention to the comparables that you will be shown. There is no better indicator as to the value your home, at that time. Not what someone down the street may have received because it may be a different model, different lot or maybe even upgraded. You need to be realistic so when your house is listed it is comparable to other homes similar to yours.

When you get an offer which is very close to the asking price or even a full price offer with a request for a repair or two, please consider the offer. You need to consider if the difference is worth your time to stay and wait for another offer to be extended. All I am trying to say is be realistic and weigh the odds. We are both on the same side. We want to maximize your bottom line, so that you may get on down the road.

In case you haven't noticed we have a very special and unique community here. If you are looking to downsize, upsize or list your home you do yourself a favor when you work with a company that specializes in Sun City. In fact, real estate experts say that in this day and time you need to seek out specialists. You want someone who is focused on what you are trying to achieve and one who knows the market as well as the clientele. For example, if you were looking for a lake home you would not want to settle for anything less than an expert on that lake area. The same goes for those who prefer a Loft in the city, farm or ranch or just a place that may not be age restricted. Lately I have seen signs that reflect that the owner has a friend, relative or acquaintance that has a real estate license (from somewhere) and they will list the house and offer a kick back once sold. This really may not be the best plan if you are wanting to maximize your bottom line and want a timely sale. A sign will be put up, some with and others without flyers. Some don't put out flyers because they do not live or office in the area and it isn't convenient for them to make sure flyers are always available. Others may stock the flyers but once the tube is empty it may be some time before it is refilled. I have a couple relatives who are financial consultants and a CPA and I have elected not to do business with them because it is not worth risking the relationship over a business situation. Hire someone you can be frank with. Someone you can fire if needed. Do not fence yourself in.

Remember, The Stacy Group began selling Sun City homes in 1998 for a discounted 5% fee. This was met over many objections. We wanted to help our neighbors because, if you reflect back on the year of 1998, we were all losing money. That 1% helped cover some or all of the closing costs. As stated earlier, Sun City is special and I am so fortunate, in my lifetime, that I was able to both work and live here. Thank you for giving me this opportunity.

Love you guys, Don



How to Store Batteries!!!

As I get ready for my new roof---which is scheduled for the 20th & 21st of this month---I can hardly wait for the dumpster to show up in my driveway!!!! I have already started cleaning out closets, can't wait to hit the garage & was going through drawers in the kitchen when I opened "the battery drawer"---it reminded me to take serious note of how I was storing them. Here are a few hints to keep in mind when storing batteries:

1. Keep batteries in the original packaging if possible...above all else, it will keep the terminals from coming into contact with other metals.
2. Store batteries in a dry, cool location...batteries can be stored in the refrigerator to extend their lives further than storage at room temperature. If you do this, you must seal them in an airtight plastic bag to maintain the right moisture level.
3. Always store batteries with the positive & negative terminals away from each other...if batteries are stored with positive & negative terminals touching, they may begin conducting electricity idly, which will discharge them.
4. Leave plastic caps on your batteries' terminals when applicable...some batteries, including many 9-volt ones, come with a plastic cap fitted over the terminals. Leave these on during storage to prevent the batteries from conducting electricity & losing their charge.
5. ****So Important****



Do not let 2 9-volt batteries touch (on the terminals on top of the batteries) they can create a charge, build up enough heat, & burst into flames!!

So, be careful, keep a few rules in mind & your battery drawer will be safe & sound...& provide you with working batteries for a long time to come!!!!

Roxanne Rylander, REALTOR®

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The leasing department is once again thankful to say we have been very busy. We were at 100% occupancy for August and again for September in our unfurnished homes. Since we manage around 150 properties---that is a busy market! We are writing leases like crazy here and we know we have you to thank for all the referrals! The furnished leases are filling up for winter now too. You can always send your friends to our website to see what is available---www.thestacygrouprentals.com We have a website just for leasing---with a section for furnished leases and another for unfurnished so you can look specifically for what you need. Applicants apply right from the website and are screened with a criminal and credit check.

Keri Stacy Gann, REALTOR®,
Marketing, Leasing Agent
keri@thestacygroup.com

NEW Joints in Sun City!

I'm speaking of hip, knee, and shoulder replacements. My husband recently received a hip replacement. His thought was to hold off until he was a little older but come to find out replacing a hip should be done sooner than later. The docs are now saying a new hip will outlive you at any age. This way you can enjoy your retirement rather than suffering through it.

He is now at 4 weeks into his hip replacement and is doing everything active. The first week was a little challenging in recovery, but he is now good to go with the help of rehab and his diligence in exercising. What he is finding the most difficult is just walking a normal stride. Speaking of rehab; this has been a very important part of his recovery. It was hard to hold him back, because he wanted to get back to activities the day after surgery -- no patience. This is another reason to get it done sooner because the younger you are the more active and in shape you are. You want to face surgery with the strongest and healthiest body possible. Now that we (saying "we" because being the caregiver is just as important) have gone through the experience, we would do it again in a heartbeat.



This brings me to Sun City. How can you take advantage of all the activities this place has to offer if you are in need of joint replacement? Georgetown offers great doctors and rehab facilities (some even in Sun City itself).

This will also give you the ability to start on all those projects around the house you have been putting off. I call it "Rehabbing Your House". If you are looking to buy or sell, give The Stacy Group a call, we can help you with all your needs.

Jan Schmidt, REALTOR®

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Charlotte's Stats for the Month:

- Total Homes Sold in August - 53
- Average Sold Sales Price - \$290,029
- Average Sold Price/Sq.Ft. - \$155
- Average Days on the market - 55
- Number of Homes Waiting to Close - 48
- Number of Active/Contingent - 6
- Number of Active Listings - 86

It's Dove hunting season and Jerry was off to his hometown to meet his brother who, like their father is a farmer/rancher. Jerry had not been Dove hunting for several years so he was pretty excited.



That brought back a dating memory. Jerry took me to his hometown for this exciting new adventure. Along with his brother and two of his youngest kids...Shelton 6 and Shelby 5. Keep in mind; these are down home country raised Texas children. Now I am a city girl and had never been 'any kind' of hunting. So here we are in the field. Jerry tells me; "When I shoot, keep your eye on the Dove, do not take your eyes off it even when it lands. Bang! goes the rifle, he ask, "Do you see it?"...I say, "Yes"...he said; "now go get it!" So I run off and come back yipping like a joyful puppy holding the very tip of the wing and very proud of my new found hunting skill. I ask; "What do I do with this?" Jerry said, "Pop off the head". A glaze forms over my eyes...then the realization of what he just said to which I reply..."Are you out of your mind!!!!" At that moment, 5 year old Shelby, takes the critter from my hand and pops it right off! My husband was so proud of his country girl niece....a tear ran down his cheek.

Charlotte Hokensee REALTOR®

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Fall is coming! Of course here in Sun City, Texas we usually don't see the fall colors until after Halloween. But the mornings are just a little bit cooler now and it is definitely getting dark earlier in the evenings. Time for a fall home maintenance checklist!

1. Check and replace your air filters.
2. Have HVAC serviced.
3. Change the batteries in smoke and carbon monoxide detectors.
4. Make sure you have a properly working fire extinguisher on hand.
5. Check the weather stripping at doors and windows.
6. Service hot water heater to check for any leaking valves.
7. Check the attic for any missing or torn insulation that may need replacing.
8. See if you need to do any caulking at windows, doors, and trim.
9. Check the exterior siding, trim, soffits, eaves and overhangs to see if there is any wood rot or water damage that needs to be repaired or replaced.
10. Fall is a great time to paint if it's needed.
11. Trim any dead branches from trees or branches scraping the house or roof.
12. After leaves have fallen in November, clean gutters and down spouts to prevent blockages.



Tips for Fall Home Maintenance

Proper maintenance and service will extend the life of your heating, cooling, water heater and plumbing systems. It's a great idea to keep a three ring binder or electronic copy of your scheduled and completed maintenance and repairs as well as other warranty information.

Bob Burgess, Associate Broker
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Hey it's good to be back home again!!!

Wow, Sun City Texas you sure have changed in 11 years! I seriously had tears in my eyes as I drove through the back 195 entrance and saw a softball field with people actually playing a game, a huge garden, a larger Worship Place, more tennis courts and pickle ball courts, another golf course and whole new amenity center... just like I had always told my clients were in the plans. I was overjoyed for all the people that call Sun City home! I was also proud that Pulte made good on all that we had promised.

For those of you that might remember me, I'm Kathleen Repa. I was a Sales Associate at Sun City Texas for almost 10 years. My Mom and Dad would bring their restored antique Red Farmall Tractor out here and give hay rides around the community on Saturdays. Gosh did he love doing that! My daughter Daphney and my son Dakota along with my parents and aunts and uncles helped me to serve a home cooked Fajita dinner to all the people I had helped find their special place here at Sun City. My son who was only 5 then still remembers that event. Well, my daughter is now married and has blessed me with two beautiful Grandchildren. Graham is 6 and he loves anything shaped like a sword, and Birdie Faye is 3 and she just thinks everything is "so beautiful"! My son is now 22 and works for his Grandfather's Company, Repa Plumbing and A/C in Granger as an A/C Technician and plumber. I sold my home in Canyon Lake last summer and spent the past year playing the role of Farm Hand painting and fixing fences, tractors, lawnmowers and all the stuff my Dad can no longer do due to his health condition. It's funny! When I was leaving home I couldn't wait to get away from the farm life and now I can't wait to get home every day just to see the horses and chickens and paint whatever needs painting. I completely remodeled my parents 1971 Fifth Wheel and made myself a Tiny House to live in so I could be there to help them. Come by The Stacy Group and I will gladly show you pictures of my beautiful grand babies, parents and my "new to me" Tiny House on wheels!

During my first year at Sun City Texas, I had the privilege of meeting Mr. Don Stacy who was a long, tall, Texan and such a gentleman. My fondest memory of him is passing by his office and he would lay his head on his hand with his hand on the desk and was so tentatively listening to his customers that I thought he was going to fall over! We had a great team of people and I learned so much from each and every one of them. Now, almost 20 years later, I am working for Don Stacy at The Stacy Group selling real estate back home in Sun City Texas!

As John Denver sang, "Hey it's good to be back home again!!! Anyway, for those of you that I served in the past that are still here living the dream, I can't wait to see you again! For those of you that came since then, I am very happy for you as I am certain that Sun City Texas has changed your life for the better! Please come by and say hello.

Kathleen Repa, REALTOR®,
kathleen@thestacygroup.com

We hope you were able to enjoy the 9/11 Commemorative Lecture with Jeffrey Addicott. Lon Russell, Our Director of Sales, was a Sponsor.

