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

Celebrating 19 years in Sun City  
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Thoughts from Don

AGE SENSITIVE (I guess)

This week Kati and I buried two close friends. Here again, I guess it was just a function of age...is to be expected...but...it sure does suck. I used to think that about the worst way to go out of this world would be with Alzheimer's because of what it does to you and the family but now my mind has been changed by witnessing ALS and what it does to both you and your family. You end up being alert to all things happening to you and around you not to mention the pain. Being trapped within your body is the worst for every one. I hope and pray for all the folks working to get help for something this awful...and may God Bless Vickie, ALS took her from this world and May God Bless Jerry, a wonderful friend to all. They are already missed.

I believe all this has me thinking back on life and just how special and sensitive it is...love for one another is so important. We live in a world that has changed so much from when I was a youngster. Our family lived in a poor neighborhood in Corpus Christi...but...no kid realized it. We were all loved and had parents that were there for us in every way. They provided as best they could. I long for those days.

Brings to mind a quick story. Our neighborhood had a lot of people that were employed by the Army Helicopter Repair Station as civilians. One year this unit was shut down leaving most of our friends frightened and out of work. I believe that today folks would turn to the government to provide out of necessity...back then, here is what happened....One neighbor was a great fisherman and provided fish for all, another had two cars and they provided transportation to where ever someone might need to go, another would provide babysitting for anyone needing it, Churches would pick up whatever other needs and prayers that might be needed. Times were bad but they were the "best of times". Watching how a neighborhood could come together interacting and taking care of each other was a blessed learning experience. Kindness to all. I wish that for us all today. I know it is a changed world, but...I believe the thing that influenced those days and times more than anything was that generation. The greatest generation of all times. There was nothing they could not overcome. I am so proud to have been raised by them. Maybe I am the only one that thinks that even the hard days of yesterday were blessed...and I wish they were available today for the youth of today.



I do believe that our Sun City, Georgetown is the next best thing. We do care for each other and try to help when needed. Back then it just happened, did not have to be asked...it is close but one difference is that we do not have the youth among us. Love you guys, please take care of each other and may God Bless each and every one and our two departed friends and that generation we call "the greatest"....they truly where....Don



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# FIRST IMPRESSIONS DO MATTER!!



When I am showing homes, my clients and I always approach the house up the driveway, down the sidewalk and in the front door. How often do you enter your home through the front door? I would guess, rarely. Way too often I see molded sidewalks, old mud dauber remnants, spider webs, old flower pots and mat, overgrown shrubs and weeds, and dirty front door and rusted hardware. This gives a horrible first impression, enough for my clients to walk away and not enter the home.

A home needs to be visually appealing to encourage a sale. Even in a market where homes are selling quickly and at full asking prices, it is still crucial to spruce up your home and prove that it is worth every penny you are asking for it, which includes the entry.

**The home's exterior** – including the front entry, yard, driveway and sidewalk -- should serve as a snapshot of what's to come when potential buyers enter your home. The walk-up to your house should be inviting, not forbidding.

Wash and if needed paint /stain front door. Clean front windows

**Pressure-washing** the dirty front and back patios, as well as the oil-stained driveway and faded/molded walkways is an extremely cost-efficient way to increase your home's curb appeal. If you don't own a pressure washer, you can rent or hire someone who specializes in pressure washing. You may also consider painting the concrete sidewalk and front porch and never worry about mold again.

**Plant Some Color** - Except for the dead of winter, some types of annual plants are always in bloom. Spruce up your porch containers and front beds with some colorful flowers for instant lift - Never plant artificial flowers. A few inches of dark mulch or stone will brighten up the beds.

**Bring in the light** -Fling open the shutters, curtains and blinds. Homes that are brighter inside sell faster, and open curtains look prettier on the street. Go outside and look at your window treatments from the street, and try to keep a uniform look from the outside.

**Other inexpensive fix-ups:** a new mailbox, a new porch light fixture and a cheery new welcome mat.

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

**Jan Schmidt, REALTOR®**  
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Here's a few things that were hilariously renamed on the internet – hope they tickle your funny bone and brighten your day.



- Steve Jobs = Mac Daddy
- High heels = Arch enemies
- Auction = Serious bidness
- Bomb shelter = Boom box
- Methamphetamine tolerance = Speed limit
- Arby's Sauce = ArBQ Sauce
- Tatto sleeves = Tattubes
- Hemorrhoids = Asteroids
- English Channel = BB Sea
- Possession of marijuana = Joint custody
- Leaving right after sex = Nuts and bolts
- Alexander Graham Bell = Lord of the Rings
- Jousting = Poker Knight
- Mugshot = Cellfie
- Fiddler crabs = Sidewalks
- Injury lawyer = Trip Advisor
- Vet = Dogtor
- Your foot falling asleep = Coma toes
- Sun = Space heater
- Insomnia = Resisting a Rest
- Toaster = Tanning Bread
- Bra = Bosom buddy
- Stifling laughter = Mirth control
- Car repair = Autocorrect
- Bible = Pray Pal
- Pixar = Alt Disney
- Jet ski = Boatercycle
- Time for St Patrick's Day jokes = O'pun season
- Diet = Lessen plan
- Voodoo doll = Idol threat
- Stepdad = Faux pa
- Mufasa's image in the clouds = Simbalism
- Date movie = Cling film
- Wedding day = Maritime
- Mirror = Self-checkout
- Diarrhea = Sh\*t storm
- Gynecologist = Private investigator
- Trump Hotels = Hair BNB

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## Enjoying the Outside in the Summer.....

Summer is here and it brings all those dreaded little critters - flies, ants and the most dreaded of all, mosquitoes! Last month I talked about recipes for insect spray, but there is another natural way - plants. There are both herbs and flowering plants that will do the trick.

Basil gives off a scent without having to crush or touch the leaves. Plus it can be used in cooking in a wide variety of dishes. It is delicious in salads, in many pork or chicken recipes and a variety of soups.

Mint is best grown in pots rather than the ground as it spreads aggressively. We've found a variety of mint - peppermint, spearmint, pineapple mint, and yes, even chocolate mint. Not only will it help to deter mosquitoes, you can enjoy the leaves in a nice cool glass of iced tea.

Rosemary can prevent flies and mosquitoes from ruining a cook-out. Throw a few sprigs of rosemary on the grill and the aromatic smoke will help drive them away. It can be planted in containers or directly into the ground. But let me warn you, it can grow to large shrub size.

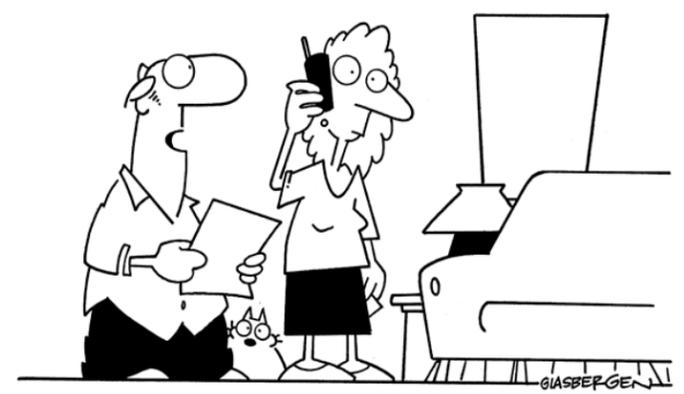
I bought a galvanized water trough at a local feed store and placed it on the deck near the cooking and dining area. We have primarily herbs planted in that - oregano, basil, lemon thyme, cilantro, parsley and mint. Then we have petunias, marigolds and lavender planted in selected hanging baskets. You could also plant any of these beside a walkway that would allow people or pets to brush up against the foliage and release the scent into the air. I recently found out that lantana is also supposed to keep mosquitoes away. We have it growing on either side of our front walk. I like it because it needs little to no maintenance.

I hope my tips will help you to enjoy your summer mosquito free. If you need any real estate tips, please call. I'm always ready to help!!



**Bob Burgess, Associate Broker**  
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"Ask the realtor if we can list the litter box as a third bathroom."

## Sun City Stats

As of 06/09/2017

- Houses sold in May - 50
- Average Sales Price - \$279,918
- Average Price/SqFt - \$159.21
- Average Days on Market - 64
- Number of houses for sale - 101
- Number of homes waiting to close - 68

Announcing.... Many times when I take buyer around, we reminisce of our childhood homes. Recently I had one of these clients and the discussion was about announcing "going to shower".

Many of us came from little homes where there was one bathroom for the entire household. It was an opportunity for the other members of the home to run and use the facility before the bathroom was tied up for a lengthy period of time.

As we grew up and began our own families we looked for homes with two bathrooms. Still the habit of announcing "going to shower", was ingrained and the children became accustomed to the daily announcement. One day one of the boys asked, "Why do you have to tell us you are going to shower?" I stood there, perplexed at my little quirk...looked at him and said...I don't know. I walked away and could not help but giggle.

What a great time in our life and how fortunate we are to have come all this way in our lives. And now, again, I live in a little house...BUT...it has two bathrooms. Aaaaah...what a life!

**Charlotte Hokensee, REALTOR®**  
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Below are The Stacy Group's current listings as of 6/15/17

<u>Street Address</u>	<u>Model</u>	<u>Sq.Feet+or-</u>	<u>Price</u>
208 Sheldon Lake	Mariposa	1092	219,500
105 Dewberry Dr. (contract pending)	Littlefield	1149	199,500
122 Verbena	Angelina	1344	229,500
113 Dickens Cir.	Newport	1397	204,000
113 Kickapoo Creek (contract pending)	Gray Myst	1418	249,900
400 Bright Leaf	Bluebonnet	1404	247,500
515 Crockett Loop (contract pending)	Bluebonnet	1429	235,000
145 Prairie Creek Ln	Pickett	1530	279,000
115 Warbler Way (contract pending)	Cypress	1573	258,000
130 Coreopsis Way	Cypress	1573	239,000
123 Ruellia Dr. (contract pending)	Cypress	1607	236,000
127 Anemone Way (contract pending)	Cypress	1591	239,000
303 Rio Grande Loop (contract pending)	Cambridge	1666	259,000
211 Bear Creek Lane (contract pending)	Surrey Crest	1712	344,900
312 Bear Creek (contract pending)	Surrey Crest	1702	339,000
307 Cooper Lake (contract pending)	Surrey Crest	1752	342,000
306 Bartlett Peak	Surrey Crest	1964	354,900
201 Whispering Wind Dr.	Trinity	1931	309,500
122 Mountain Laurel	Trinity	1931	294,500
100 Ranch House Cove	Burnet	1789	289,950
203 Whispering Wind	Sabine	1802	294,500
136 Old Blue Mountain	Vernon Hill	1880	399,900
336 Bartlett Peak (contract pending)	Vernon Hill	1888	327,500
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
126 Ruellia Dr	Salado	2365	375,000
231 Duck Creek Ln	Dunwoody	2382	449,500
203 Yellow Rose Trail	Pemberton	2435	439,000
113 Old Chisholm Trl (contract pending)	Colorado	2693	499,900
250 Red Poppy Trl (contingent contract)	Crockett	2794	425,000
105 Agave Lane	Crockett	2794	473,000

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### "Waiting for Another White Hummingbird!?!?"

After having a visiting Quaker Parrot for 2 days in May & 5 baby foxes (with mom & dad) growing up under our pool deck---I'm hoping maybe I'll get to see another white hummingbird this summer!!!!!!!!!!!!!!

Some of you may remember, 2 summers' ago, I had the thrill of seeing a "white hummingbird" at one of the feeders on my deck. Not believing my own eyes---I ran into the house to get my husband to come out & see it too. Grabbing his camera with a huge telephoto lens, he joined me on the deck. We waited.....& the little white fellow came back!!!! He sat on each perch of the closest feeder, as if posing for photos to be taken---& we got one! What a sight!! After experiencing such a phenomenon---I did some research: White hummers are extremely rare---less than 100 sightings have been reported in the United States. Most of which are "partial albinos" or "leucistics"---that range from pure white to buffy, tan, spotted or grayish. Like normal-colored hummers, leucistic forms have black eyes, legs & bills. A true albino has pink eyes, legs & bills. Researchers have noted that white hummers have slimmer chances for survival---that their lifespan is shorter than "normal" colored hummers. Possibly because: ---white feathers are weaker & break more easily. ---white birds aren't camouflaged & make easier targets for predators. Our visitor had some brown spots on his back while everything else was white--he was going too fast to see his eye color, etc. Having the photo is a real treat, for unfortunately, we haven't seen him since.....I hope some day you have the opportunity to see one too!!!!  
\*\*\*I do have a copy of the photo at our office, if you'd like to see it!!!!!!



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Don't miss out!  
Like Our Facebook Page  
"The Stacy Group" to see new posts and new homes on the market. It's a great way to share new available properties with out of town friends!

### Save The Date:

Johnny Lee and the Urban Cowboy Band is coming to Deep in the Heart of Caring, the annual fundraiser for The Caring Place Saturday, October 2, 2017



### Sun City Fitness



OUCH! That is what can happen when you reach for something or bend to pick something up from the floor. Studies have shown that with age, flexibility decreases by 50 percent in some joints. Since this decrease is gradual through the life-span, you may not even notice it. To prevent this from happening, you need to take a proactive approach. If you are looking to gain more independence, flexibility and control over your body, stretching exercises are imperative to your wellbeing!

"No matter what size or fitness level you are, stretching is very important," explains certified trainer Natalie Jill. "Not only does it improve blood flow to your muscles, but it also improves flexibility. With improved flexibility comes a decreased risk of injury, and your body learns to use a full range of motion when moving." As you begin a stretching regimen, be sure to do your moves after you have been active. Taking a light walk prior to stretching will get your body warmed up. Stretching while your muscles are cold is not advised.

At the Sun City Fitness Center, there is a poster displaying several beneficial moves and positions. Included in this visual, are targeted areas for improvement such as shoulder, back, quadriceps and hamstrings. The Center provides everything needed to aid you in your stretching endeavor. From the comfortable platform to lie on, to the elastic bands to provide a deeper stretch, you will find that stretching can be relaxing and fun as well as challenging.

If you prefer to do your stretching at home, you may want to check out these online sites for tutorials. <http://www.prevention.com/fitness/9-best-stretches-for-any-size> and <https://yurielkaim.com/stretching-exercises-seniors/>. A tip from Yuri Elkaim, bestselling author and fitness expert, "Remember: A body in motion stays in motion."

If you have any questions, you can catch me at the Texas Drive Fitness Center Monday through Friday from 6:15AM to 8:00AM. I'll be more than happy to chat with you about Sun City Fitness!

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## Pet Corner



### Meet "Remi!"

Remington is his full name, but everyone knows owner Bonnie DeZur's beloved pet by Remi! While we could have featured more "typical" photo, I really loved that this one really showed his fun personality! Well known locally, Remi was featured in an another article in the Georgetown View....below is a snippet of that article. It's easy to see why we are thrilled to have him be our July featured Pet of the Month!

"Remington wound up in our local shelter a couple of years ago, with not one but TWO bloody rings around his neck from what might have been either both edges of a too-tight collar or, more likely, a couple of strands of wire. While completely healed, he does continue to bear the marks with completely white hair where the scars are." A wonderful lady in Chicago found Remi on our website last spring and was smitten! She was having a new home built in Sun City, Georgetown, and came to meet Remi on one of her visits. "Although we NEVER hold a dog for a potential adopter for an extended time, Remi and Bonnie were so perfect for each other, and Remi was such a delight to have in rescue, we did. Bonnie visited Remi (and always brought treats for the other dogs) every time she came down from Chicago and when she moved into her new home last August, Remi was more than ready to join her.

"I think living well really IS the best revenge, don't you?"

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

*If you'd like your pooch featured in our newsletter email me by July 4th and perhaps you'll be our next winner!*

### \*July 15<sup>th</sup> is National Pet Fire Safety Day!\*

Follow these tips to keep your four-legged friend safe from house fires. Thank you to the American Kennel Club and ADT Security Services for providing this valuable info.

**Extinguish Open Flames** - Pets are generally curious and will investigate cooking appliances, candles, or even a fire in your fireplace. Ensure your pet is not left unattended around an open flame and make sure to thoroughly extinguish any open flame before leaving your home.

**Pet Proof the Home** - Take a walk around your home and look for areas where pets might start fires inadvertently, such as the stove knobs, loose wires and other potential hazards.

**Secure Young Pets** - Especially with young puppies, keep them confined away from potential fire-starting hazards when you are away from home.

**Keep Pets Near Entrances** - When leaving pets home alone, keep them in areas or rooms near entrances where firefighters can easily find them.

**Practice Escape Routes with Pets** - Keep collars and leashes at the ready in case you have to evacuate quickly with your pet or firefighters need to rescue your pet.

**Since Pets Left Alone Can't Escape a Burning Home** - Use monitored smoke detectors which are connected to monitoring center personnel that call the fire department.

**Affix a Pet Alert Window Cling** - Write down the number of pets inside your house and attach the static cling to a front window. This critical information saves rescuers time when locating your pets. You can obtain a free window cling by going to [www.adt.com/pets](http://www.adt.com/pets) or at AKC Responsible Dog Ownership Days events. Details are available at [www.akc.org](http://www.akc.org).

**Keep Your Information Updated** - Firefighters are familiar with pet alert window clings so keep the number of pets listed on them updated. Knowing the accurate number of pets in the house aids rescuers in finding all of your pets.

*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®**

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