

# RATTAN CREEK

June / July 2015  
Vol. 30, No. 3

NEIGHBORHOOD ASSOCIATION



## newsletter

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Serving Milwood at North Austin MUD #1 since 1983

### RCNA Members Only Pool Party

**Saturday, June 13th  
Noon to 4:00 pm**

The RCNA is throwing its annual pool party for current dues-paying RCNA members. The afternoon will feature a food trailer, music, prizes, and fun in the pool - all for the low cost of \$25 for the family. This is the only day you can swim at the pool without a pool pass purchased through the MUD - as the MUD graciously donates the pool to the RCNA for this one day out of the year! If you've not yet paid your 2015 RCNA dues, a membership table will be set up at the door.



The party is always a blast, we hope to see you there!

### June is Block Party Month!

Host a block party in June (or July). If 5 or more families in attendance are current RCNA members, we'll give you a \$50 HEB gift card towards your block party grocery bill! How fun is that? You may contact rattan-creekevents@gmail.com with questions, to get membership forms or to obtain your FREE gift card!

### RCNA Adult Swim Night

**Friday, August 7th  
8:00 pm to 10:00 pm**

Mark your calendars! Adult swim is back! Food and beverage provided. Purchase tickets online at: <https://www.eventbrite.com/e/rcna-adult-swim-tickets-17070704938>. Must be 21 or older to attend.

## July Event

### Independence Day Parade

**July 4th, 9:00 am**

**Happy Birthday  
America!**

**Decorate your pet,  
decorate your bike  
and your wagon!**

**Trophies will be awarded  
for best dressed pet and  
coolest decorated bike/wagon!**



**Teen Nights At The Community Pool!!!**  
**June 11th**  
**June 25th**  
**July 9th**  
**July 23rd**  
**August 6th**  
**August 20th**  
**8:15-10:30pm | \$3 cover**



P.O. Box 200584  
 Austin, Tx 78720-0584  
[www.rattancreek.org](http://www.rattancreek.org) [www.facebook.com/rattancreek](http://www.facebook.com/rattancreek)

**RCNA Board of Directors**

<b>President</b>	Renee (Mullins) Curfman reneemullins@gmail.com
<b>Vice-President</b>	Brian Kerman brikerm@austin.rr.com
<b>Treasurer</b>	Jason Wynne jwynne2000@yahoo.com
<b>Secretary</b>	Ashley Cooper ashleyerincooper@gmail.com
<b>Asst. Treasurer/Secretary</b>	VACANT

**RCNA Committees**

<b>ACC</b>	Brian Kerman, Dan Self, Scott Dunham acc.rattancreek@gmail.com
<b>Membership</b>	Kelly Siegler KellyHSiegler@gmail.com
<b>Newsletter Editor</b>	Jill Kaml rattancreeknewsletter@gmail.com
<b>Newsletter Advertising</b>	Dennis Dalton rattancreeknewsletter@gmail.com

The Rattan Creek News welcomes your letters and guest columns. Letters must have a verifiable signature. Guest columns and letters will be printed on a space-available basis. Neither the Rattan Creek News nor the Rattan Creek Neighborhood Association accept responsibility for the opinions expressed in editorials, letters, or guest columns. The Rattan Creek News reserves the right not to publish any submissions and the right to edit all submissions.

**See Our Newsletter In FULL COLOR!**

**SIGN UP TODAY TO RECEIVE YOUR RCNA NEWSLETTER IN DIGITAL FORMAT!!**

Email [rattancreeknewsletter@gmail.com](mailto:rattancreeknewsletter@gmail.com) with the words **Digital Subscription** in the Subject.

A.org. digital copy will also be posted on the RCNA website:  
[www.rattancreek.org](http://www.rattancreek.org)

**FIREWORKS REMINDER**

USE OF FIREWORKS ON MUD PROPERTY is PROHIBITED AT ALL TIMES. This includes all MUD facilities: parks, greenbelts, jogging trails, community pool and grassy areas. For any question concerning firework use on district property, please contact the MUD office at 512-246-1400.



These restrictions remain in effect at all times, even if the County is not enforcing a fireworks or burn ban.

*AustinWHR.com*  
 WelcomeHomeRealty, Inc.

Full Service Real Estate Company  
 Serving Austin & Surrounding Areas  
 since 1993

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- Selling
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*As one of your neighbors in Milwood at Rattan Creek, let me sell your home in this Hot Seller's Market and help you get top dollar.*

**Jo Jones, ABR**  
 Broker

**512-633-2604**

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



RCNA Member / Rattan Creek Resident 24 years  
 Member of MLS, Austin Board of Realtors and Williamson County Association of Realtors.

# President's Notes

Happy Summer, Rattan Creek!

School's out for the summer, and you know what that means - SLOW YOUR ROLL in the neighborhood, because our great kids are out and about on bikes and skateboards and scooters, darting across the street on their way to the pool and park. Respect the crosswalk at Tamayo and pay extra attention at all of our stop signs.

For those of you that attended the Crawfish Boil in April - THANK YOU for making it such a great event. We learn a little bit more about how to tune our events at every gathering, and this time we learned that crawfish are messy and generate a lot of trash. I'll be calling on a few more volunteers next year to help keep the event running smoothly. And how about those live acts - RIIL Chemistry, Bat City, and Harbor Lights? What a talented group of folks we have living right here in our neighborhood! Finally - please do note that it is a privilege that the MUD allows us to bring alcohol into the park for select events sponsored by the RCNA. There is still very much an alcohol ban in the park anytime outside of these special events, and please remember there are NO GLASS BOTTLES in the park whatsoever. Please support these rules so that the RCNA can continue to provide these fun events with the flexibility the MUD has provided.

And since we're talking about rules...please know that the MUD will be cracking down on the leash law violators throughout the greenbelt and parks. Look, good dog owners, I get it...I personally think the strict leash law is a little ridiculous (I've got two exceptionally well-behaved dogs that would never hurt another dog, squirrel, kid, or big human)...but rules are rules. And the MUD and the Sheriff's department have been trying to work with us and give fair

warning that tickets are coming...and folks continue to ignore the rules and host dog-get-togethers at the end of the trail. This persistence is what's driving the escalated attention from the MUD and the crack-down. And think about it - what if something way more tragic happens in the area that could have been prevented, because law enforcement was too busy writing tickets for off-leash dogs? So please, for the safety of our residents and the sanity of dog owners throughout the neighborhood...take it somewhere else! (And let me know where you end up, so I can bring my dogs to the party too!)

On to something FUN - we are officially declaring June as BLOCK PARTY MONTH! We're trying something new - something that will encourage the neighbors to encourage other residents to join the RCNA. The idea is simple - you host a block party for you and a few of your neighbors in the month of June (or July, we'll let it slide if you couldn't pull the party together in June). If 5 or more of the families in attendance are current RCNA members, we'll give you a \$50 gift card to HEB towards your block party grocery bill! How fun is that? Contact [rattancreekevents@gmail.com](mailto:rattancreekevents@gmail.com) with questions, to get membership forms, or to obtain your gift card! Send us pictures of your event and we'll post them in the next newsletter issue, and don't forget to invite your RCNA Board - we love block parties!

4th of July is right around the corner, so start gearing up to decorate those spokes and pets! The RCNA will be having our annual 4th of July parade on Saturday the 4th. The Boy Scouts will be giving away watermelon provided by the RCNA, and we'll have medals for best dressed spokes and best dressed pets.

Finally - ADULT SWIM is back! Join us for an adults-only (21+) swim party on August 7th, from 7-10pm. The RCNA will provide food and beverage, so help us plan for the proper amount by getting your tickets now! <https://www.eventbrite.com/e/rcna-adult-swim-tickets-17070704938>. More information as it gets closer - so keep checking Facebook for details.

Enjoy what looks to be a wet and mild summer, neighbors!

Renee "ReNeighbor" Curfman  
[reneemullins@gmail.com](mailto:reneemullins@gmail.com)  
2015 RCNA President

# HAPPY HOUR

EVERY SECOND THURSDAY  
MAY THROUGH OCTOBER  
LITTLE WOODROW'S | 6:30PM



You can now pay your RCNA membership dues online at:

<http://rattancreek.org/join>



# BUY A BRICK PROGRAM

**HELP HEAL OUR HIDDEN  
WOUNDED WARRIORS**



**THREE WAYS TO ORDER YOUR BRICK:**  
**ORDER ONLINE:** [www.cutinstone.biz](http://www.cutinstone.biz)  
**CALL:** 1-866-442-7425  
**ORDER FORM:** [www.cplchado.org](http://www.cplchado.org)

**Questions?? Call 512-350-5191**

## Rattan Learn to Swim Program

By Clearwater Management – 512-331-7066

**Qualified Instructors**

**2015**

**For Ages 3 to Adult**

**COST: \$55**

**Sign up starts May 2nd at Noon at the Pool:**

Eight Lessons, Monday – Thursday, 30 minutes each

Friday used as makeup day if necessary

Teacher to Student ratio – 1:5

MINIMUM of three (3) students per class

Children under 3 years old – private lessons only (see Pool Manager)

### **SWIM LESSON SKILL LEVELS AVAILABLE:**

**Tot-Beginner, Beginner, Advanced Beginner, and Intermediate**

**Session:**

**Session I**

**Session II**

**Session III**

**Session IV**

**Dates:**

**June 8 - June 18 (M-TH)**

**June 22 - July 2 (M-TH)**

**July 6 - July 16 (M-TH)**

**July 20 - July 30 (M-TH)**

**Class Times (for each session)**

**Mornings: 10:00 - 10:30 am**

**10:45 - 11:15 am**

**11:30 - 12:00 pm**

**Evenings: 5:30 - 6:00 pm**

**6:15 - 6:45 pm**

**7:00 - 7:45 pm**

*We reserve the right to eliminate or combine class times if there are not enough students signed up to fill a class at a particular time.*

**Turn in Swim Lesson request at Rattan Creek Pool Office at 7617 Elkhorn Mountain Trail**

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### Swim Lesson Registration

Students Name: \_\_\_\_\_ Age: \_\_\_\_\_ Phone # (\_\_\_\_) \_\_\_\_\_

Address \_\_\_\_\_ Parents Name \_\_\_\_\_

Class Level \_\_\_\_\_ Session \_\_\_\_\_ Time \_\_\_\_\_

Existing Swimming Skill (Please check one): Beginner \_\_\_ Intermediate \_\_\_ Advanced \_\_\_

*Instructors will evaluate the student's skills and student may be moved to another class level.*



**Sign up  
for  
Swim Lessons  
at the  
Rattan Creek Pool  
Office!**

**Don't Miss  
Teen Nights  
at Rattan Creek Pool  
\$3 Cover Charge Applies**

**June: Thursday, 11<sup>th</sup> & 25<sup>th</sup>**

**July: Thursday, 9<sup>th</sup> & 23<sup>rd</sup>**

**August: Thursday, 6<sup>th</sup> & 20<sup>th</sup>**

**North Austin MUD 1  
Board of Directors**

- **Place Four** - Alan McNeil, President  
512-219-8719 - (11/18)
- **Place Two** - Don Conklin,  
Vice President  
512-331-1903 - (11/18)
- **Place One** - Keith Collins, Treasurer  
512- 258-6244 - (11/16)
- **Place Three** - Jo Jones, Secretary  
512-335-1805 - (11/16)
- **Place Five** - Kim Green,  
Assistant Treasurer Secretary  
512-331-6940 (11/16)

**Rattan Creek  
2015 Summer Pool Schedule:**

(Subject to Change)

**June: June 1-30**

**Mon-Fri:**  
Swim Team: 7:00 am - 11:00 am  
Pool Open: 11:00 am - 9:00 pm  
**Sat:** Pool Open: 11:00 am - 9:00 pm  
**Sun:** Pool Open: Noon - 9:00 pm

**Teen Nights: June 11 & 25**  
(Cover Charge Applies)



**July: July 1 - 11**

**Mon-Fri:**  
Swim Team: 7:00 am - 11:00 am  
Pool Open: 11:00 am - 9:00 pm  
**Sat:** Pool Open: 11:00 am - 9:00 pm  
**Sun:** Pool Open: Noon - 9:00 pm

**July 12 - 31**

**Mon-Sat:**  
Pool Open: 9:00 am - 9:00 pm  
**Sun:** Pool Open: Noon - 9:00 pm

**Teen Nights: July 9 & 23**  
(Cover Charge Applies)



**August: Aug 1 - 24**

**Mon-Sat:**  
Pool Open: 9:00 am - 9:00 pm  
**Sun:** Pool Open: Noon - 9:00 pm

***AUGUST 25 - School Starts!***

**Aug 25 - 31**

**Mon-Fri:**  
Pool Open: 12:00 pm - 1:30 pm  
4:30 pm - 8:00 pm  
**Sat:** 11:00 am - 8:00 pm  
**Sun:** Pool Open: Noon - 8:00 pm

**Teen Nights: Aug 6 & 20**  
(Cover Charge Applies)



**September: Sept 1- 14**

**Mon, Wed, Fri:**  
Pool Open: 12:00 pm - 1:30 pm  
4:30 pm - 8:00 pm  
**Sat:** 11:00 am - 8:00 pm  
**Sun:** Pool Open: Noon - 8:00 pm

Except:  
**Labor Day - Sept 7 - 11:00 am - 9:00 pm**

***Winter Swim Season Begins: September 15, 2015***

NORTH AUSTIN MUNICIPAL UTILITY DISTRICT NO. 1  
**2015 RATTAN CREEK PARK POOL & TENNIS COURT APPLICATION**  
 Application to Use Recreational Facilities and Release of Liability  
 PLEASE READ ALL INSTRUCTIONS BEFORE COMPLETING – INCOMPLETE APPLICATIONS WILL BE RETURNED

NAMUD #1 Water Bill Account No. \_\_\_\_\_ Telephone No. \_\_\_\_\_  
 Bring copy of your water bill with you if coming in person. (Application will be considered incomplete without account number)  
 Name \_\_\_\_\_  
 (As it appears on NAM1 bill)  
 Address \_\_\_\_\_ ZIP \_\_\_\_\_  
 Emergency Contact Name \_\_\_\_\_ Emergency Phone No \_\_\_\_\_

I have made application for use of the District's recreational facilities on behalf of myself and the listed members of my family and our guests. I understand that the District's recreational facilities are for use of authorized persons only, and agree that all use by me, my family and our guests shall be in accordance with the District's "Rattan Creek Park Pool, Court Rules and Regulations." I agree that the District does not, by the providing of recreational facilities, assume any responsibility or liability to us or our guests. We assume all responsibility for, and waive any claim against the District for accidental injury, property damage or death arising out of the use of these facilities by us or our guests. We agree to indemnify and hold harmless the District, its directors, agents, employees and consultants whether paid or volunteer, from any and all claims by us or our guests which may arise out of use of the District's recreational facilities. If this application is on behalf of any minor children, the application represents that the applicant is the legal guardian of said children and fully responsible for such children, and authorized to execute this application and release on their behalf. I understand that the children, if under ten (10) years of age, must be accompanied by a person fourteen (14) years of age or older when using the District's facilities. I further understand that I am responsible for any damage to District facilities caused by my family, my guests or myself.

Applicant Signature: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
(APPLICATION WILL BE CONSIDERED INCOMPLETE WITHOUT SIGNATURE)

**If you are applying for a tennis access, YOU MUST SUPPLY AN EMAIL ADDRESS IN ORDER TO BE ESTABLISHED IN THE ONLINE RESERVATION SYSTEM. Please PRINT CLEARLY below:**

Email: \_\_\_\_\_

**Household Members Attending Pool:** All members receiving badges must be listed below. (Badges required for ages 3 and up)

<u>Member Name</u>	<u>Date of Birth</u>	<u>Member Name</u>	<u>Date of Birth</u>
_____	____/____/____	_____	____/____/____
_____	____/____/____	_____	____/____/____
_____	____/____/____	_____	____/____/____
_____	____/____/____	_____	____/____/____

REGISTRATION FORM MUST BE SUBMITTED TO NORTH AUSTIN MUD #1

**CHECK MUST BE SEPARATE FROM WATER BILL PAYMENT - DO NOT MAIL APPLICATION WITH WATER BILL**

<b>Recreational Fees:</b>	<b>Make Checks Payable To North Austin M.U.D. #1 Pool</b>	
Quantity	Check MUST accompany this registration form to be processed.	
_____ In-District Season Badge	@ \$20 per badge	\$ _____
___ Summer (thru Sep 15) ___ Winter (thru Apr 30)		
_____ In-District Annual Badge (Valid May 1 - Apr 30)	@ \$40 per badge	\$ _____
_____ Guest Admittance (only w/ badge purchase)	@ \$2 each (one time use)	\$ _____
_____ 10 Guest Admittances (only w/ badge purchase)	@ \$15	\$ _____
_____ Out-of-District Pool Membership (Up to 4 Badges)	@ \$200 per household	\$ _____
___ Summer (thru Sep 15) ___ Winter (thru Apr 30)		
_____ Out-of-District Additional Badge	@ \$50 each additional badge	\$ _____
___ Summer (thru Sep 15) ___ Winter (thru Apr 30)		
_____ Tennis Court Access Card ( In-District Only)	@ \$40 (Only One Key Per Household)	\$ _____
(Annual Access Card valid through April 30)		
_____ RCNA Membership (In-District Only) renews annually in January	@ \$25 per household	\$ _____
Swim Badges/Guest Passes are valid only through: Summer- Sep 15 & Winter - Apr 30.		Total \$ _____

ALL ITEMS PURCHASED ARE NON-REFUNDABLE

Mail or Deliver to NA MUD 1 Pool 7617 Elkhorn Mountain Trail Austin, Texas 78729

## NORTH AUSTIN MUD 1 RECREATIONAL FACILITIES RULES

North Austin MUD 1 facilities, including Rattan Creek and Robinson Park; tennis and sport courts, soccer fields, pavilions and greenbelts, etc., are for the use of residents of North Austin MUD 1 and their guests. Residents must be present at all times when using District facilities. Violators are subject to removal, revocation of privileges and possible prosecution, by order of North Austin MUD #1. All rules will be enforced by the General Manager of the District or its designee.

**District Manager: Crossroads Utility Services 512-246-1400**

### Rules For Use of District's Parks / Greenbelts

1. Curfew for the District's parks and greenbelts shall be 10:00 p.m. to 6:00 a.m., other than pavilions, sports courts and tennis courts, which shall have a curfew of 10:00 p.m. to 7:00 a.m.
2. No destructive activities shall be permitted within the District's parks. The discharge of fireworks, firearms, pellet guns, air soft guns, paint ball guns, bows and arrows, sling shots and other hazardous items shall be prohibited.
3. No golfing within the District's parks and greenbelts.
4. Disorderly conduct and offensive language shall not be permitted in the District's parks and greenbelts.
5. Motor-driven vehicles and equipment are not allowed within the District's parks and greenbelts, except as authorized by the District.
6. Children under the age of eighteen shall not be permitted to smoke within the District's parks and greenbelts.
7. No glass containers shall be permitted within the District's parks and greenbelts.
8. No alcoholic beverages shall be permitted in the District's parks and greenbelts without prior District approval.
9. All pets must be on leash and under the physical control and restraint by their owners at all times when within the District's parks and greenbelts. Droppings must be removed by the owner.
10. No amplified music will be permitted in the District's parks and greenbelts without specific, prior District approval.
11. The District reserves the right to change or impose additional restrictions on use of the District's parks and greenbelts as situations warrant.

### Pool Rules

*The pool is available to District residents, who have paid their I.D. card fee, and their guests. Only individuals with an I.D. card may enter the pool area. Report lost or stolen I.D. cards to the Pool Manager. Replacement cards can be purchased for a fee.*

1. Use of a pool I.D. card by anyone other than the swimmer listed on the current year's registration form will result in forfeiture of that pool I.D. card.
2. No dangerous behavior, unwarranted, or offensive language will be tolerated and is grounds for discipline by the lifeguards. Offensive behavior, in particular, will be dealt with on an individual basis and could result in suspension from the pool. Any individual suspended three times may also lose all pool privileges.
3. Running, jumping, skipping in the pool area is strictly prohibited.
4. No pets are allowed in the fenced pool area.
5. Pool may close for ten (10) minutes each hour as a safety precaution.
6. No smoking, alcoholic beverages or glass containers are allowed inside the fenced pool or court areas or in the bath house area.
7. No cutoffs or street clothes are allowed in the pool.
8. Only lifeguards are to be on the lifeguard stands. No person shall distract a lifeguard by talking to, or shouting at a lifeguard while on the stand. One lane is normally designated for lap swimming, but additional lanes may be added the Pool Manager.
9. No coaching activities, other than by parent/guardian are allowed, except as provided by the Pool Manager, McNeil High School or the Hurricane Swim Team.

10. No floating devices are allowed in the pool, except appropriate swim noodles, approved water wings, or swim rings, when accompanied by a parent or approved baby-sitter. A parent or approved baby-sitter must be within arm's reach of non-swimming children at all times.
6. Parents are required to provide written authorization naming a specific approved baby-sitter to attend to their children under ten (10) years old at the pool. The baby-sitter must be fourteen (14) years of age or older and be a pool member or have a valid guest pass.
7. Children under ten (10) years of age must be accompanied by a parent/guardian or authorized baby-sitter at all times while inside the fenced pool area, unless approved by Pool Manager.
8. Lifeguards will not monitor the wading pool. Children in the wading pool must have a parent or baby-sitter present at all times.
9. At the discretion of the Pool Manager and as approved by the District, certain periods of the normal hours of operation may be set aside for specialized activities such as, adults only swim, swim lessons, swim meets, and other special events.
10. Guest(s) must be accompanied by a registered pool member and submit a valid guest pass for admission. Pool members must accept responsibility for their guests. Guest(s) must register with the gate keeper upon admission to the pool facility.

### Tennis & Sport Court Rules

*By entering the court for play, you acknowledge that you have read and agree to abide by these rules.*

1. Tennis court membership requires obtaining a court access card. Tennis court access cards must be purchased annually at the community center office. Annual renewal occurs in late spring.
2. Tennis courts are for tennis play only. No soccer tennis. No professional tennis lessons are allowed.
3. Proper tennis attire is required, shirts must be worn at all times.
4. No dangerous or offensive conduct or offensive language will be allowed.
5. No glass containers or alcoholic beverages are allowed inside court area.
6. No pets, bicycles, skateboards, skates or motorized vehicles are allowed on the courts.
7. Time limit of 60 minutes must be observed when others are waiting.
8. A maximum of (4) persons per tennis court. A resident member must be present at all times when the court is in use and will be responsible for their guests.
9. The gate to the tennis court area should be closed and locked at all times.

All special activities within the court area must receive prior District approval.

### Pavilion Reservations

*If you do not have a reservation for the pavilion—you may be bumped for someone who does. If the other party has their reservation, YOU WILL NEED TO MOVE. On the day of your event always keep your printed copy with you.*

1. You must clean up after your event, take any trash to the dumpster.
2. Print and carry the reservation on the day of event.
3. Reservations are made online at [NorthAustinMUD1.org](http://NorthAustinMUD1.org).



**Architectural Control Committee**

Send all submissions for ACC approval to:

**RCNA-ACC**  
P.O. Box 200584  
Austin, TX, 78720-0584 OR  
[acc.rattancreek@gmail.com](mailto:acc.rattancreek@gmail.com)

The MUD has the deed restrictions for RCNA's ACC. If you need copies of your Deed Restrictions, contact or send the request to:

**North Austin MUD 1 — Deed Restrictions**  
15803 Windemere Dr., Ste. 603  
Pflugerville, TX 78660  
(512) 251-2934

- There is an \$8.50 charge for the copies.
- You will need your legal description (ie. lot, block, and section of Milwood), so you get the correct set of deed restrictions for your section.

**What Does The ACC Do?**

The Architectural Control Committee (ACC) handles all submissions related to additions or changes to structural outdoor components of your property. No construction or improvements can begin without written approval of the ACC. The following improvements are considered projects that require approval from the ACC:

- Backyard Play Equipment
- Decks and Arbors
- Fence Replacement
- Home Addition/Renovations
- Storage Sheds
- Pools

Once all of the required documents and fees are submitted, the ACC will review your submittal data for compliance with Rattan Creek deed restrictions. The ACC has 30 days to respond with approval, denial, or a request for more information.

After you receive your approval letter, you can go forward with your project as you described in your submission. If you go forward with a project without an ACC approval letter, you can be subject to legal action by your neighbors and/or by the ACC.

# Only 3 Homes for Sale in Rattan Creek!

*As of May 5 there are only 3 Rattan Creek homes for sale in the Austin MLS (out of 2600 homes)*

	# of Homes	Avg. Price	\$ per sq. ft.
Sold 2015	39	\$256,992	\$125
Sold 2014	111	\$249,179	\$121
Sold 2013	162	\$214,475	\$107
Sold 2012	144	\$187,872	\$100

I've lived in our great neighborhood for 17 years & helped over 90 of your neighbors buy and sell their homes!



## My Recent Rattan Creek Sales -



**13219 Marrero**  
Listed for \$240,000  
Just Listed!



**13219 Vendrell**  
Listed for \$255,000  
SOLD in April



**7621 Peabody**  
Listed for \$229,900  
SOLD in April



**7011 Buccaneer**  
Listed for \$220,000  
SOLD in April



**13333 Amasia**  
Listed for \$288,500  
SOLD in April



**7439 Dallas**  
Listed for \$250,000  
SOLD in March

**Laurie Flood**  
TEAM®

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Ola Harrison, REALTOR®  
512.680.1599

voharrison@hotmail.com

*Let me help you go from  
"overwhelmed" to "overjoyed"*

- As a Graduate of the "Senior Real Estate Institute", I am dedicated to serving seniors & their families navigate the complexities of a downsizing move.
- 30 years of sales experience with multiple real estate transactions in the NW Market, partnering with buyers, sellers, & investors. Successfully executed & negotiated multiple offer situations.

**Free Book Offer:** "The Millionaire Real Estate Investor" authored by Gary Keller. If curious about investing in real estate & would like a free copy, be one of the first 5 to contact me.

**Please Contact me for a Complimentary:**

- ✓ Detailed Market Analysis (Value of your home in 2015 market).
- ✓ Senior Housing Consultation (Baby Boomers, Adult Seniors, Senior Caregivers)  
Explore full range of housing options

# Painting



Interior/Exterior

**633-2605**

Austin Jones Company

*Quality Workmanship  
at a Reasonable Price*

**Over 500  
Homes Painted  
In Rattan Creek**

- Wallpaper Removal
- Popcorn Ceiling Removal
- Bath/Kitchen Makeovers
- Hardie Siding Installed
- Window Replacement

**12 Months - "Same As Cash"**

**0% Int. - No Payments  
W.A.C.**



**Rattan Creek Resident – 24 years  
RCNA Member**

**Angie's List**

**Insured**

**BBB**



## The Women's Book Club



The Rattan Creek Women's Book Club meets  
the second Wednesday of each month at 7pm.

**New members always welcome!**

Ladies, don't forget to bring your book suggestions and  
please consider hosting the next book club...

**For more book club information, please contact  
RCNAbookclub@gmail.com**

**NOTE:** Dates and book titles are subject to change.

## Classified Ads

**ESSENTIAL OILS MEOW** – Are you interested in alternative, natural-health remedies and/or driven to be successful owning your own business? Contact me for a FREE sample of essential oil and learn more about this opportunity. [jill@essential-oils.me](mailto:jill@essential-oils.me) [www.essential-oils.me](http://www.essential-oils.me) Millwood resident 20+ years. (12/15)

**DD'S MACHINE QUILTING** - Contact me for all of your longarm quilting needs. OR if you have a quilt in mind that you want created, let's talk! I'd love to help you finish your quilting projects! Contact Dawn via email at [ddsmachinequilting@gmail.com](mailto:ddsmachinequilting@gmail.com) or call 512-922-2158. (10/15)

**LOW COST SIDING AND PAINTING** - Reasonable and reliable. Over 450 homes painted in Milwood. Milwood resident over 21 years. 512-633-2605. (12/15)

**SPANISH TREASURES- HIGH SCHOOL SPANISH I, II, III & IV TUTORING.** Native Speaker. My fee is \$40 per hour. Group sessions for two people are also \$40 per hour. Group sessions for three people are \$45 per hour. Visit [www.Spanishtreasures.webs.com](http://www.Spanishtreasures.webs.com) for more information and contact Martha Kertz via [Mkertz@att.net](mailto:Mkertz@att.net) or 512 -797-3253. (8/15)

**HOME SWEET HOME PET SITTING SERVICES** - Now exclusive to Rattan Creek Residents. My name is April Moran. I have been pet sitting for 6 years and have a degree in animal science where I was a certified vet tech for 8 years. I am a resident at Rattan Creek and already serve numerous clients in the community. Please check out my website at [www.austinetnanny.com](http://www.austinetnanny.com) or call me or text me at 512-799-3767. You may also email me at [april@austinetnanny.com](mailto:april@austinetnanny.com) with any questions. (6/15)

### What's In Season...Cherries! Yummy Cherry Pie Smoothie

#### Ingredients

- 1/2 cup pitted cherries
- 1/4 cup coconut milk
- 1/2 tsp vanilla extract
- 1/4 tsp cinnamon
- Pinch of sea salt
- Pinch of cardamom
- 2-3 drops of Stevia
- 1 cup or more of ice



#### Directions

In a high-powered blender, combine all ingredients. Puree on high until smooth.

Time: 5 minutes

Serves: 1-2

## Teen Services Ads

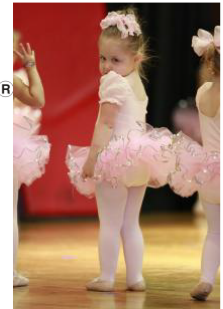
**Michael LeBlanc & Dylan McNeil, both 14 years old.** We are available on weekends to rake and bag your leaves, mow yards, or haul and spread mulch. We charge \$10/hr total and supply all the tools. Call/text 512-579-1989. (8/15)

**Sophia Bach, 16 years old.** I can babysit or pet sit. I am CPR and First Aid certified and I have some experience with special needs children. I am available most weekends and weeknights. You can email [sophiabach8@gmail.com](mailto:sophiabach8@gmail.com) or call or text me at 512-810-2931. (6/15)

## Classified Ad Guidelines

- Teen ads run free, but must be renewed every 6 months.
- Classified ads are 25¢ per word, per issue.
- Payment in full is required before publication.
- No exceptions will be made.
- The date at the end of ad indicates last month the ad will run.
- Deadline is the first of each month for the following month.
- Ads received after the deadline will run in a subsequent issue.
- Ads should be emailed to [RattanCreekNewsletter@gmail.com](mailto:RattanCreekNewsletter@gmail.com).

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# EVERYONE WANTS TO LIVE IN POPULAR RATTAN CREEK!!

Now that Summer is here, have you given thought to listing your home for sale? As the greater Austin area continues to grow, the demand for quality homes in quality subdivisions continues to rise!  
If you are considering listing your home for sale, **NOW** is the perfect time!

*As a long time Rattan Creek resident, full time REALTOR® and Rattan Creek Home Specialist, I have been helping folks buy and sell real estate for over 16 years. You need an experienced REALTOR® who is a member of the community and knows it's amenities, and attributes.*



**Please call me today at 512-921-4490 so we can visit and explore how much your home is worth in this very exciting market.**

**Serving the Rattan Creek Community for Over 16 Years!**

A Proud Rattan Creek Resident, Active Community Volunteer, Neighbor, and Friend.  
A donation will be made to the RCNA Scholarship Fund for every Rattan Creek home sold.

**BRIAN KERMAN, REALTOR®**

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(512) 921-4490 (512) 744-4558

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# RATTAN CREEK

## NEIGHBORHOOD ASSOCIATION

P.O. Box 200584 - Austin, TX 78720

<http://rattancreek.org/join/>

**Annual (Jan-Dec) Membership Dues - \$25 per household**



Membership:  Renewal  New

Total Amt Included: \$ \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Email Address: \_\_\_\_\_

*(Your email will be used for RCNA communications only.)*

**I want to volunteer! Contact me!**

RCNA is a voluntary Neighborhood Association for residents within the boundaries of North Austin MUD #1.