



Neighborhood News

News and information for the residents of Wells Branch.
Vol 19, Issue 2, March, 2010

Celebrate the USA at FourthFest
WB tradition continues on July 4, see page ## for details

TO BUILD OR NOT? FAQ'S ABOUT THE PROPOSED MUD OFFICE

In an effort to better educate/inform the residents of Wells Branch on the MUD board's decision to build a new office building we've put together a list of frequently asked questions and submitted them to an appropriate party for answers. Most of these questions have been asked and answered at one or more of the Town Hall Meetings the MUD has hosted. We hope they'll answer any questions you may have. If you have further concerns, please contact the MUD office at 251-9814 or see their website www.wells-branchmud.com for information on contacting the MUD board directors directly.

In addition, residents are always welcome to attend MUD Board meetings. All are open to the public and usually meet the 1st and 3rd Tuesday of each month at 6:30pm at the Community Center. The meetings are posted at all legally required locations including MUD bulletin boards and on the MUD's website (link above) on the Friday prior to the meeting. The agenda for these meetings is also posted on the website and meeting minutes of previous meetings are posted following approval by the Board. While the MUD Board occasionally meets in executive session to discuss matters and receive legal counsel as provided by the Texas Water Code, all decisions are made in open public meetings.

Responses by Chuck Walters, President of Wells Branch MUD Board of Directors. Mr. Walters has agreed to provide only the facts of information as presented or approved by the Board and not include his personal opinions.

Q1: I've heard the MUD is planning on building a new office, is that true?

A: Yes, we are investigating options to replace the existing building as the administrative offices and public meeting space. We have engaged Heimsath Architects to facilitate the needs and design of a solution.

Q2: What's wrong with the old one? Why do we need a new office building?

A: The current facility is an old ranch residential home that had several additions done prior to the MUD's purchase of the land where it is located. The building, based on professional assessment, has been determined to have structural, safety, and ADA compliance problems as a result of an investigation of roof leaks and an effort to replace or repair the roof and supporting structures. The Board was notified in a report from the District Manager of the roofing problems at the Board meeting on 4/21/2009. At the recommendation of the Facilities committee, the Board approved a contract with Heimsath

See MUD FAQ's on pg 8

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In an effort to protect each individual homeowner's rights and property values, Wells Branch MUD enforces all covenant restrictions. When property is purchased in WB, the new owner agrees to adhere to these covenants. Covenant restrictions apply to rental property as well.

Noone likes to get a letter, but if you receive one, don't take it as an insult, it's not personal. The goal is compliance so that you and your neighbors retain your property values. Violations are recorded on monthly drive by inspections and the worst thing you can do is to ignore the letter as violations are legally enforceable. If you have resolved the problem, need more time, or circumstances do not allow you to resolve the problem at this time, notify the MUD at 251-9814, ask for covenant enforcement, or e-mail Mona Oliver at moliver@wellsbranchmud.com.

A copy of the restrictive covenants for your area is available on the MUD's website: www.wellsbranchmud.com.

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For more info, call 251-9814

ADVERTISING AND ARTICLE SUBMISSION

Do you have a business or service you would like to advertise? Have an article of interest to other WB residents? If so, please contact Pam at wbnanews@sbcglobal.net for other information. Publication is not guaranteed, and all article submissions are subject to editing. All ads must be pre-paid.

The June/July issue deadline to receive ad payments, ad materials and article submission is May 28.

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SUMMER SAFETY EVENT A SUCCESS

We had a great turnout for our first ever Kids Summer Safety Fair co-sponsored by the Wells Branch MUD and WBNA. The Travis County Sheriff's Office was on hand to go over summer safety rules and answer questions. ESD #2 came out and taught fire safety and the Wells Branch Library promoted their summer children's programs. MUD Board Safety Committee Directors Tom Cheshire and Janet Maxey cooked and served hot dogs, chips and drinks and were assisted by Travis County Law Enforcement Explorer Post #711.

Below we've listed some basic summer safety tips to go over with your children. Stop by the MUD office and pick up your free refrigerator magnet that you can fill in important information in the event of an emergency. It may seem pretty basic, but in emergency situations, children may have difficulty remembering vital information, much less how to contact Mom or Dad. It's better to be safe than sorry.

Know the rules... Summer Safety Tips for children

From the National Center for Missing & Exploited Children

Be sure your children know the rules about whose homes they may visit when you're not home and know their boundaries - where they may and may not go in the neighborhood.

Make sure children know their full names, address, and telephone numbers and how to use the phone. Be sure they know what to do in case of an emergency and how to reach you. (See info sheet) Children should have a neighbor or trusted adult they may call if they're scared or there's an emergency. Make sure they know who to contact and that it's okay to do so.

Rules for Kids:

1. Always CHECK FIRST with your parents, guardians, or the trusted adult in charge before you go anywhere or do anything. Be sure to CHECK IN regularly so that someone knows where you are at all times.
2. Always TAKE A FRIEND with you when playing or going anywhere. It's safer and more fun.

3. STAY AWARE OF YOUR SURROUNDINGS when outside. Don't crank up the music and focus on texting. Know where you are at all times and more importantly, what, or who, is around you.

4. Stay SAFER when you're home alone by keeping the door locked; not opening the door for or talking to anyone who stops by unless the person is a trusted family friend or relative, you feel comfortable being alone with that person, and the visit has been pre-approved by your parents or guardians; and never telling anyone who calls that you're home by yourself. Say that your parents can't come to the phone right now and offer to take a message.

5. Don't be tricked by people who offer you treats or gifts. Never accept anything from anyone without your parents' or guardians' permission.

6. Never go into a public restroom by yourself.

7. Never go alone to malls, movies, parks, or arcades. Take a friend with you, and always CHECK FIRST with your parents or guardians so that an adult knows where you are at all times.

8. Be careful when you play. Don't play near busy streets or deserted areas and never take shortcuts unless you have your parents' or guardians' permission.

9. Don't wear clothes or carry items with your name on the outside and don't be confused just because a person you don't know calls out your name.

10. Don't get into or go near a vehicle with anyone in it unless you are with your parents, guardians, or a trusted adult. Never take a ride from anyone without CHECKING FIRST with your parents or guardians.

11. Be careful playing or riding your bike as it gets dark. Wear reflectors and light colored clothing so that drivers are able to see you.

Don't be afraid to say NO and GET AWAY from any situation that makes you feel scared, uncomfortable or confused. TRUST YOUR FEELINGS and be sure to TELL a trusted adult if anything happens

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The following article is the third installment on Community Safety by Travis County Sheriff Outreach Deputy James Kitchens

DEVELOPING CITIZEN AWARENESS THROUGH CRIME PREVENTION PROGRAMS

Regular meetings of your neighborhood watch group should be utilized for programs to develop citizen awareness and proper response to suspected or actual criminal activity. Speakers from law enforcement as well as from a wide range of community organizations are valuable resources for this training:

- Recognizing suspicious activity
- Describing and reporting events, vehicles and persons

Recognizing suspicious activity

BE ALERT. Anything that seems slightly "out of place" or is occurring at an unusual time of day could be criminal activity. *Do not attempt to apprehend a person committing a crime or investigate a suspicious activity.* Call the sheriff's department immediately, and do not worry about being embarrassed if your suspicions prove to be unfounded. Law enforcement officers would rather investigate than be called after it's too late.

The following incidents MAY indicate possible criminal activity and should be reported:

- Continuous repair operations at a non-business location (stolen property being altered)
- Open or broken doors and windows at a closed business or unoccupied residence (burglary or vandalism)
- Unusual noises, such as gunshots, screaming, or dogs barking continuously (burglary, assault, or rape)
- Sound of breaking glass (burglary or vandalism)
- A person exhibiting unusual mental or physical symptoms (person may be injured, under the influence of drugs, or otherwise needing medical attention)

Time and accuracy are critical in reporting crime or suspicious events. Call 9-1-1 to report life-threatening incidents or a crime in progress, and use the non-emergency number 974-0845, #3, for crimes that have already occurred. Your call could save a life, prevent an injury, or stop a crime. The information you provide will be kept confidential. You do not need to give your name, although this is often helpful.

Suspicious Persons

Obviously, not every stranger who comes into a neighborhood is a criminal. Legitimate door-to-door



sales and repair people appear in residential areas frequently. Occasionally, however, criminals disguise themselves as these workers; therefore, it is important to be alert to the activities of all nonresidents. Law enforcement officials should be called to investigate persons in the following circumstances, who may be suspects in the crimes indicated:

- Going door to door in a residential area, especially if one or more goes to rear of residence or loiters in front of an unoccupied house or closed business (burglary)
- Forcing entrance or entering an unoccupied house (burglary, theft, or trespassing)
- Running, especially if carrying something of value or carrying unwrapped property at an unusual hour (fleeing the scene of a crime)
- Heavy traffic to and from a residence, particularly if it occurs on a daily basis (drug dealing, vice or fence operation)
- Screaming (rape or assault)
- Loitering around or peering into cars, especially in parking lots or on streets (car theft)
- Loitering around schools, parks or secluded areas (sex offender)
- Offering items for sale at a very low price (trying to sell stolen property)
- Loitering or driving through a neighborhood several times or appearing as a delivery person with a wrong address (burglary)

Suspicious Vehicles

Vehicles in the following situations MAY be involved in crimes and should be reported to authorities:

- Slow moving, without lights, following aimless course in any location, including residential streets, schools, and playgrounds (burglar, drug pusher, or sex offender)
- Parked and occupied, containing one or more persons, especially at an unusual hour (lookouts for a burglary or robbery)
- Parked by a business or unoccupied residence, being loaded with valuables (burglary or theft)
- Abandoned in your neighborhood (stolen car)

See *Suspicious Activity* on pg 5



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From pg 4 December

- Containing weapons (criminal activity)
- Someone, especially a female or juvenile, being forced into a vehicle (kidnapping, assault, or attempted rape)
- Business transactions taking place in it, especially around schools or parks (sale of stolen items or drugs)
- Persons detaching mechanical parts or accessories from it (theft or vandalism)
- Objects being thrown from it (disposing of contraband)

Describing and Reporting

Practicing to develop skill in providing quick, accurate descriptions is an excellent NEIGHBORHOOD WATCH meeting activity. In attempting to describe events, vehicles, or persons, write down the details of what you have observed while they are still fresh in your mind, so your descriptions to law enforcement officials will be as accurate as possible.

When describing events, write down:

- What, when and where it happened (note the nearest cross street, home address, or landmark in relationship to the event)
- Whether injuries are involved (Be prepared to report visible or suspected personal injury. Be as specific as possible – this could save a life!)
- Whether weapons are involved (this information, whether observed or suspected, is vital)

When describing vehicles, write down:

- Vehicle license number and state, make and type of vehicle, color, and approximate age
- Special designs or unusual features, such as a vinyl top, mag wheels, body damage, pinstripes, etc.
- Direction of travel

When describing persons, write down the following:

- Sex, race, age
- Weight and height (estimated from eye contact level measure against your height)
- Hair (color and length), any facial hair? hat?
- Shirt/tie, coat/jacket, pants/shorts, shoes
- Any peculiar or distinguishable mannerisms, physical disabilities, disfigurements, scars or tattoos
- Voice characteristics, direction of movement

Law enforcement officers are available to meet with individual Neighborhood Watch Groups and train members on a variety of topics, including: home security measures; recognizing suspicious activity; describing and reporting events, vehicles and persons; telephone security; and confrontation with intruders. For more information about setting up a Neighborhood Watch in your area, contact Debby Thompson at 990-3693, 656-0654 or deborah_thompson@earthlink.net or Tom Cheshire at 913-3144, tcheshire@wellsbranchmud.com.

Deputy Kitchens is also available for detailed security inspections of your home. He may be reached at 854-8413 or james.kitchens@co.travis.tx.us.

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KUDOS

Many thanks to the following who delivered the April issue of Neighborhood News:

Salvador & Nina Aguirre; John & Patti Altman; Mary Alverson; Pharr Andrews-Clark; Bob & Darlene Bauhs; Lara, Clay & Henry Bennett; Emily Berver; Kathy Brown; Garland Bullock; Marlene Cantu; Phil & Dana Carter; Tom Cheshire; Eddie Curiel; David & Debra Dalke; Michelle Gadush; David Gezana; Jacque Longino; James & Judy Mauldin; Becky & Katie Moore; William Olson; Micki Rosiles; Julie Schwartz; Allen & JoAnn Sparks; Diane Starkey; Aubrey Stelly; Debby Thompson; Kevin & Lisa Ward; Kelsey White; Pamela & Bre'Anna Woodward; Todd Wortham.

If you would like to deliver the newsletter, please contact our distribution team at 990-3693, deborah_thompson@earthlink.net or DHowe@austin.rr.com. We'll bring the newsletters over to you along with a map of the delivery area. If you've never done this before, it takes about 45 minutes to an hour. We always try to match up everyone with the area they live in. Sometimes there is a lot of response for one area and none for other areas. If so, we try to "get you close". Or if you'd like to see other parts of Wells Branch, let us know and we'll gladly find one for you.

Calling All Cooks - We Need Your Help!

The Wells Branch Homestead serves as a link-between past and present: a constant reminder of a simpler time; a time when recipes were well-guarded family treasures, shared with only a few. Share your history with your neighbors, your community. Become a part of the Wells Branch tradition.

The Homestead is compiling a Wells Branch Cookbook and they need your help. Please submit your recipes to wbreipes@gmail.com or drop them by the MUD Office on Shoreline. Recipes should include your name and how long you've lived in Wells Branch as well as any interesting facts or stories surrounding the recipe, such as where it came from, special occasions you might use it or family traditions associated with it.

ONLY with YOUR HELP will cookbooks will be available for purchase at the Thanksgiving Potluck Dinner in November and Luminary Festival in



Neighbors in NEED

A loving hand to take care of small needs around your home.

Wells Branch Community Church would like to help with some of the needs in our community. Some of us may be reaching an age that makes it difficult to do work around our home. Others are suffering from medical conditions that render it difficult to take care of things that were once routine.

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SUMMER HEAT MEANS IT'S TIME TO CONSERVE WATER

Source: TX Water Development Board (www.twdb.state.tx.us)

The temperatures are rising and summer is in full force. Summertime also means watching your water usage. Following are some conservation tips taken from the TX Water Development Board:

Keep grass 3 inches tall during the summer and don't cut more than one-third of its length at one time. Don't scalp lawns when mowing during hot weather. Taller grass holds moisture better. Save water and help your lawn survive the summer heat.

Plant water-efficient, well-adapted, and/or native shrubs, trees, and grasses. Choose plants that are drought and heat tolerant and can survive the minimum winter temperatures in your area. In odd-shaped areas, use drought-tolerant groundcover instead of grass.

Use lots of mulch around your shrubs and trees. It will retain moisture, reduce run-off, moderate soil temperatures, and help with weed control.

Don't over fertilize! Get a soil kit to determine what nutrients your soil needs. If you apply fertilizer only in the spring and fall, your grass will be healthy, use less water, and require less mowing.

One inch of water per week in the summer will keep most Texas grasses healthy. To determine how long you should run your sprinklers, place straight-edged cans at different distances away

from the sprinkler and time how long it takes to fill and average of 1 inch of water in each can.

Don't abuse the benefits of an automatic sprinkler system by over-watering. Set it to provide thorough but infrequent watering. Check sprinkler heads regularly to make sure they are working properly. Install rain shut-off devices and adjust sprinklers to eliminate coverage on pavement.

Prevent evaporation of water. Water lawns early in the morning or in the evening during the hotter summer months. Never water on windy days. Use drip irrigation systems for bedded plants, trees, or shrubs and use low-angle sprinklers for lawns. Cover pools and spas. This can save the equivalent of your pool volume each year!

Harvest the rain. Buy a rain barrel or a cistern and collect the water from your gutters to water your plants.

Use your water efficiently. Don't waste water by cleaning patios or sidewalks with it; use a broom. For plants that need more water, use a hose or watering can to give them additional water.

Use a car wash that recycles water. If you are washing your car at home, use a bucket of soapy water and a hose nozzle that shuts off the water while you scrub.

The WBNA is:

A volunteer run organization that promotes a neighborly atmosphere and activities that encourage our residents to get together and get to know one another.

The WBNA is NOT:

Law enforcement or covenant enforcement. If you have a question about covenant violations, call the MUD office at 251-9814. If you have a question about a neighbor's barking dog or burning trash in their backyard, call the MUD or the Sheriff's Department.

Architects to perform an assessment of the facility at the Board meeting on 5/19/2009. The assessment, including a scope of work for renovations of the current building, was presented to the Board at the 7/21/2009 Board meeting. At the same meeting the Board agreed that renovation or replacement of the facility was needed and approved a recommendation to begin contract negotiation with Heimsath Architects to work with the MUD on a design solution. This assessment is the same information that has been presented at each of the Town Hall meetings. For specific details, please see the minutes for the meetings referenced here as well as the Town Hall meetings that took place on 3/9/2010 and 5/25/2010. (Note: although not directly related to question, I'll provide the rest of timeline here)

- 9/15/2009 Board meeting the MUD directed District Manager to seek additional qualifications of other architects, on request of Admin committee
- 10/5/2009 Board meeting - reviewed RFQ (Request for Qualifications) of three architect firms
- 10/20/2009 Board meeting - reviewed RFQ of three additional architect firms including Heimsath
- 11/3/2009 Board meeting - discussion on selection and other options
- 11/17/2009 Board meeting - Approved recommendation to contract with Heimsath Architects
- 2/2/2010 Board meeting - discussions on other options
- 2/26/2010 Board meeting - discussions and direction on execution of contract
- 2/26/2010 Contract with Heimsath Architects signed.

Q3: Have you checked into "fixing" the current building? How much would it cost to renovate the existing structure and what would that entail?

A: Yes. The estimates we have are based on the current construction recession of lower costs. These can increase as the recession recovers. The estimate to reno-

vate the current facility is \$750,000. Since the facility is a residential building and doesn't meet commercial standards, it would have to be mostly gutted. The structure would need to be re-enforced or replaced in some areas. The interior would need to have all stairways, and access to all areas made ADA compliant. Part of the design effort would be to improve the useable space and remove bottlenecks and non-productive areas. The air conditioning and heating, all electrical infrastructure, and water/wastewater would need to be replaced.

Q4: What is the cost differential on renovation vs. new construction?

A: The estimates based on current economy have the renovation cost at \$750,000 and the cost of a new facility at \$1.3M to \$1.6M (without/with large meeting room). This comes to a difference of \$550,000 to \$850,000. Estimates are made on best information of other similar projects being currently bid, but the real numbers won't be known until a project goes out for bid to the actual construction companies.

Q5: How much would it cost to rent the same size space with a long-term lease?

A: At the MUD Board meeting 6/2/2010 some preliminary rental/lease numbers were reviewed. This report was for spaces smaller in size than our needs. The Board directed the staff to work with a resident volunteer to gain additional information for this review.

A rental that is half the needed space would be estimated at \$1.6M for 30-year term. Additional rental information on appropriate sizes are planned for the July 6 Board Meeting.

Q6: How many years of rental equal the cost of a new office building?

A: As noted above, the MUD does not yet have solid numbers for this determination.

Q8: Would it be more favorable to build than to rent?

A: This is really an objective decision and the MUD has

Have a business or service you would like to advertise?

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Ad Type & Size	Fee Per Issue	6 issues pre-paid w/discount
Classified Ad-2 lines	\$18	N/A
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SizeC-7 1/2"W X 2.5"D Ad	\$180	\$1004
Size D-1/2 Page (7.5" X 5") Ad	\$225	\$1,256
Size E-Full Page (7.5" X 10") Ad	\$440	\$2,455
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not yet taken a position. Much like our individual homes, if you rent you don't have anything for the money spent. If you purchase a home, the money you invest provides you an asset that you can keep or sell. (Common knowledge)

Q7: I've heard the plan may include additional multi-function spaces for rental to residents? How do residents benefit from that and is additional space really necessary? What is the projected cost with the large conference room and without?

A: Yes, suggested plans include shared space that can be used for office needs and public use. Residents benefit by having areas for programs, group meetings, family events, card player clubs, senior groups, birthday parties, and more based on the size to meet the need. We currently have all our available areas used for various groups and needs at times appropriate to meet resident's requests, so additional space allows for more groups and residents to use provided facilities. The estimate for the large conference room difference is approximately \$320,000

Q8: What attempts have been made at keeping the residents informed?

A: Information is provided in the WB Word (the MUD newsletter), at the Board meetings where the MUD has scheduled discussions to occur primarily in the first Tuesday meeting each month, the meeting minutes of all our meetings available on our website, Town Hall meetings with advance post card notice to each residence, reminder notice on the marquees, and being added: status updates included on the back of your water bill, opportunities like this to put articles in the WBNA newsletter, new section coming soon on our website, and possibly other places as we review more options.

Q9: Why did the MUD choose Heimsath Architects?

A: See question 2 and timeline. Heimsath was selected due to their experience in renovations of popular Austin area sites as well as new construction designs of their projects throughout Texas. In addition, they were architect of the recreation center and we have experience working together.

Q10: Currently, what is the size of the Capital Improvement Fund? It was stated in the March 9, 2010 Minutes that it was around \$2 million. Wouldn't this cover the cost of the building? Has this amount changed and if so, where did the money go?

A: The current Capital Budget and funds will be part of a budget revision planned for review at the June 15 Board Meeting. A portion of these funds would be used for the building and for other projects the MUD Board are prioritizing to address the use of the funds, like a wastewater line fix along Loop 1 north in progress, the Nature Park project and others. Some of the funds have been spent on architect fees and engineering fees associated with

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the current programs. Since this is part of a revision planned for the next June meeting, I don't feel providing old information is best at this time. Unfortunately, the deadline for publication of this newsletter occurs before the scheduled meeting. The MUD will provide an update in the WB WORD, the MUD newsletter, most likely in the July edition.

Q11: What impact will this have on my taxes? If so, how much are we talking about?

A: The MUD is dedicated to not have the solution have any impact on your taxes.

Q12: Will my water rates go up? If so, by how much?

A: Water rates will not go up as a result of the building project. The MUD has just completed a cost of service study and determined that the base rates are not covering the current costs of providing water/wastewater, solid waste, and recycling that are the parts of the base fee. This rate has not changed in 12 years. The MUD has not yet determined the date of the change, but it will occur in the near future. This is only the base rate change and not the price of the water consumption based on gallons used. The new rate is \$29.95 for residents with a \$2.00 discount for seniors. This is about \$5.95 increase. Decision was made at the 6/2/2010 Board meeting.

Q13: How can I find out more?

A: See questions 10.

Q14: How can I get involved in the process or make my thoughts known?

A: The best way is to attend a MUD Board meeting and share them during Citizen Input on the agenda at each meeting starting at 6:30pm.

Note from the WBNA President: The Directors who sit



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Whether it's a cruise, a trip to Las Vegas or a honeymoon in the South Pacific, contact your Wells Branch travel agent, Dorothy, at 251-5736.

PICTURES going here

MUD from page 9

on the MUD board were elected by residents to make decisions on their behalf. While they are not required to ask for permission or even input from the public, they have included us in the decision making process. Many have asked why they weren't informed and have implied that the board has tried to conceal things from the public. While I can't speak for any of the MUD Board Directors, I can say that I started going to their meetings occasionally a few years ago and have been attending on a regular basis for about two years. I've always felt welcome and they've answered any questions I've asked albeit I do so in a polite and respectful manner. I've not found it difficult to keep informed although it does take some effort on my part. That said, when one sits on a board and the only people in attendance on a regular basis are the president of the neighborhood association and a candidate for

the board, it would be easy to interpret the lack of attendance and/or involvement as either satisfaction with how the neighborhood is being run or lack of interest. Meetings are held at the same time and same place each month. They're posted on the website, the marquees and bulletin boards. Agendas are posted on the website in advance of each meeting. I usually check the Agendas before attending just so I know what's going to be discussed in advance. Minutes are posted after they've been approved at the following meeting. You can go by the office and request any of this information at any time. The first Town Hall Meeting was announced in the WBNA newsletter and residents have been sent notification by mail before BOTH Town Hall meetings. Notice serves as an open invitation to get involved. The rest is up to you.

It's not just books at the library. We have something for everyone, including DVDs, special programs, computer classes, volunteer opportunities, rooms for rent, public computers with high speed internet, and more.



Book Clubs:

Wine, Women and Words Book Club

Monday July 12, 7pm. Join the group that's been reading together for over a

decade. Newcomers are always welcome. This summer they are reading *The Count of Monte Cristo* by Alexandre Dumas.

Fantasy Book Club (age 11+) Tuesdays, July 13 and August 10, 6:30pm. Open to readers of fantasy and science fiction.

Mother-Daughter Book Club (age 7-12) Tuesdays, July 27, August 31, 6:30pm. Mothers and daughters read the book, and then join us for discussion, crafts and activities.

Sign Language Storytime: alternate Saturdays at 11am- July 3,17; August 7, 21. All ages are invited to learn new signs, songs, & stories.

Bilingual Storytimes: alternate Saturdays at 11am- June 26; July 10, 24; August 14, 28
 We will read bilingual books, sing songs, and do crafts. This is for all ages wanting to learn Spanish or English.

Conversational English: alternate Saturdays at 4pm- July 3,17; August 7, 21. Practice speaking English in a relaxed environment. Discussions will be in small groups and will focus on topics important to you and daily life such as going to the bank, talking about sports, and visiting the doctor.

Chess for Everyone: Tuesdays, July 6 and August 3, 5pm. Bring your friends and learn from a master, or challenge someone!



Computer Classes for Adults:

July 8, 6:30pm-Create a resume and find a job online

July 17,10:30am-PowerPoint basics

August 7,10:30am-Excel basics

August 21,10:30am- PowerPoint basics

**All Aboard the Summer Reading Express!!!
 June 12-August 14:**



Pick up a reading log anytime and track how many hours you spend reading until August 14. Turn in your log after 10, 25, 50 and 100 hours to earn prizes.



Weekly Summer Programs:

Baby Bookworms (0-18 mos): Fridays at 10am- a first library experience for babies

Monkey in the Middle (12-24 mos):

Mondays at 10:45am

Toddler Storytime (18-36 mos): Fridays at 10:45am

Toddler Travels (18-36 mos): Mondays at noon- travel in the imagination through stories and related activities

Preschool Storytime (3-5 yrs): Fridays at 11:30am

Preschool Passport (3-6 yrs): Tuesdays at 5:30pm- learn about different people, places and cultures

Train Time (3-6 yrs): Fridays, 12:30pm enjoy free-play and interaction with the wooden train sets

Elementary Express (6-10 yrs): Mondays, 4pm- explore a new subject each week through books

Wacky Science (ages 8+ or with an adult): Wednesdays, 5pm - fun and messy experiments and demonstrations

Arts & Crafts (ages 8+ or with an adult): Wednesdays, 6pm

Special Programs:

June 22, 6:30pm: Family Movie- *Cloudy with a Chance of Meatballs*



July 17, 2pm: Learn to draw with children's book author and illustrator Scott Sutton! (ages 8+)

August 14, 2pm: Finale Concert starring Staci Gray!

Teens and Tweens Only

Tween/Teen Tuesdays: July 6 & 20; August 3: creative workshops for ages 11-18. Projects include Altered T-Shirts 7/6, Magnetic Poetry 7/20, and Mario Kart Challenge 8/3.

Teen Book Reviews: (through the summer) Submit book reviews for a chance to win a gift card.

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Tammy



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WELLS BRANCH SOLD HOME STATS*: 3/1/10—5/31/10

Square footage	Total Sales	Avg Sold Price	Avg Sold Price per Sq Ft	Avg Days on Market
<1299	10	\$124,655	\$115	23
1300-1999	28	\$171,545	\$107	23
2000-2700	14	\$203,125	\$90	38

*Note: MLS data deemed reliable not guaranteed; visit www.familypair.com for more stats.

Judy DeWitt, Realtor®, GRI, ABR®
(512) 917-5037

Tammy DeWitt Le, Realtor®
Wells Branch Resident
(512) 773-3214



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JULY 4TH -WB STYLE!

Join your neighbors for a full day of fun at the annual Wells Branch 4th Fest on July 4th.

The day begins with a parade at 10am at the Community Center on Klattenhoff. There are free activities for the kids from 11-2 and games for all ages at KF pool from 12-4.

The Silent Auction is back this year and benefits the WBNA. Come peruse all of the items and place your bids beginning at 1pm. Items are still needed for the auction, call Debby at 990-3693 if you have an item or service to donate.

Live entertainment starts at 11am and goes through 8pm under the big tent. Throughout the day, concessions will be available offering a variety of items to enjoy. The day ends at 9:45 with fireworks shot over the Willow Bend Pool.

**Support your Neighborhood Association
by joining the WBNA and continue to make Wells Branch great!**

Here is my check (made out to WBNA) for \$20 annual dues for 2010.

June/July 2010

I am: _____ renewing my membership _____ a new member

Name(s) _____ E-mail: _____

Address: _____ Phone: _____

I/we want to help with: _____ Newsletter Delivery _____ Crime Watch
_____ 4th of July _____ Easter Egg Hunt _____ Nat'l Night Ou

MAIL TO: WBNA Membership, 2104 Klattenhoff, Austin, TX. 78728