

## Get Involved

### Join a Committee

We are looking for folks to serve on the neighborhood committees. These committees play important roles in maintaining the value and quality of our neighborhood. We are looking for more volunteers for the Maintenance & Safety committee and a neighborhood website manager. The time commitment is very minimal. Please write to [board@scofieldridge.org](mailto:board@scofieldridge.org) if you would like to volunteer or learn more about what these committees do.

### Property Management Website

If you are adding a new structure or replacing any current structure on your property (front or back yard), please remember to fill out an application for our Architectural Approval Committee to review before you start your project. This includes fences, sheds, landscape changes, decks, roofs, etc. The form is available at [sco.goodwintx.com](http://sco.goodwintx.com) along with several other useful links.

### Are You In the Group?

Neighbors, be sure to join the Scofield Ridge Yahoo Group. Sign-up is quick and easy! Exchange information, find out about neighborhood events, and hear community news. To join, go to [www.yahogroup.scofieldridge.org](http://www.yahogroup.scofieldridge.org)

We want to hear from you! If you have any questions or concerns for the Board, please let us know at [board@scofieldridge.org](mailto:board@scofieldridge.org)

#### HOA Board of Directors:

Craig Moore, [craig@scofieldridge.org](mailto:craig@scofieldridge.org)  
Amanda Young, [amanda@scofieldridge.org](mailto:amanda@scofieldridge.org)  
Anjuli Herrington, [anjuli@scofieldridge.org](mailto:anjuli@scofieldridge.org)

#### Property Manager:

Debra Johnson, [debra.johnson@goodwintx.com](mailto:debra.johnson@goodwintx.com)

#### Website:

[www.scofieldridge.org](http://www.scofieldridge.org)

Sponsoring this newsletter is a great way to reach every resident! If you're interested in sponsoring the newsletter, contact us at [publicity@scofieldridge.org](mailto:publicity@scofieldridge.org)



## Cynthia Maguire

TOP PRODUCER: 2008, 2009, 2010



M: (512) 657-4400

2007 Sam Bass Rd.  
Round Rock, TX  
78681

[cynthia.maguire@sbcglobal.net](mailto:cynthia.maguire@sbcglobal.net)

#### Top Notch Marketing Provided:

- Professional Photography: Hand selected team from Realtor Photographers.
- Digital and Print Campaign. Full Color Photos/Virtual Tours in HD linked to All Real Estate websites.
- Professional Staging: Thorough preview. Extensive advice on preparing and staging the interior AND exterior of your home.
- Professional staging with decorator items provided at not charge. Final walk through prior to photography.
- Weekly feedback from buyers. Showing reports and graphs of all marketing activity.



[www.cynthiamaguire.remaxtexas.com](http://www.cynthiamaguire.remaxtexas.com)

**YOUR SCOFIELD  
REAL ESTATE SPECIALIST**

## Ready to Swim?

Find all the details on the 2011 swim season—keys, lifeguards, and when we're opening (early!)—on page 3.



Issue 5

A Quarterly Newsletter of the Ridge at Scofield Farms

# Ridge Reporter

## Upcoming Events

**April 21**

*Annual Meeting*

See details on this page.



**April 23**

*Easter Egg Hunt*

The Easter Bunny is on his way to Scofield Ridge with a basket full of fun for young and old!

**May 7**

*Cinco de Mayo Celebration*

Join friends and neighbors for our annual fiesta.

**May 14**

*Neighborhood Garage Sale*

Many thanks to UFCU for sponsoring our Easter Egg Hunt!



## Annual Meeting

This year's annual meeting will be on April 21 at 7:30pm, with sign-in starting at 7:00pm. We would like to see as many as possible in attendance; however, if you cannot attend, you can send your proxy, appointing whomever you wish to vote on your behalf. As always, a quorum needs to be met in order to conduct any official business. Also, if you are interested in running for a board position, we have 2 positions open, just email [nomination@scofieldridge.org](mailto:nomination@scofieldridge.org) to add your name to the list. Elections will be held during the Annual meeting.

## Flower Enhancements

We are updating half of the neighborhood entrances this year with special irrigation for flowers. You should see the enhancements as they are completed this spring. We hope to update the other half next year. These enhancements show off our neighborhood and make it more attractive to prospective home buyers.

## Are You on the Fence?

When a fence is in need of repair or replacement, are you aware of your responsibilities? Our deed restrictions state that you must keep your fence in good condition. It is good neighbor policy to share the cost and labor to replace or repair the fence between you and your neighbor. No matter which side the pickets are on or who owned the home first, good neighbor policy is to work together to find a solution that will work for both homeowners. For a fence replacement, please make sure to submit an architectural control application (available at [sco.goodwintx.com](http://sco.goodwintx.com)) before the work starts.

## Home on the Web

Our new, completely redesigned website has been launched—and we are planning even more improvements! Check it out at [www.scofieldridge.org](http://www.scofieldridge.org) and send the Board any suggestions. The better we can show off our neighborhood, the more desirable our community will be to those in the market for a home in our area.

Keep an eye on the community signposts and bulletin boards, as well as [www.scofieldridge.org](http://www.scofieldridge.org) and our Yahoo! Group for the latest info on these events and other important issues.

## Home Upgrades: Where to Spend Your Money

Spend smart to get the biggest bang for the buck

By Cynthia Maguire

If you are thinking of selling your home in the next year or two—or are just ready to do some home upgrades, but don't want to over-improve—make a plan to spend your money where it counts most.

There is a common misconception that you'll get most or all of your investment back when it comes time to sell. Unfortunately, this is not entirely the case and you're more likely to get only a portion back at resale. That being said, there are still some home improvements that retain value better than others so if you prioritize your projects you can get the most for your money.

**Bathroom Lighting:** Hollywood lighting is so yesterday. This is one of the lowest cost improvements you can do and Lowes or Home Depot have lots of good selections.

**Brass Door Hardware:** Consider oiled bronze or brushed nickel. Do

a few pieces at a time to spread the cost out.

### Dated Ceiling Fans/Light

**Fixtures:** As with door hardware, replacing brass with contemporary metals is a low cost improvement that will update your home.

**Carpet:** Needs to go after about 8 years depending upon the amount of wear (kids, pets). Consider tile (ceramic or travertine in the larger 18 inch size) or hardwoods in the main areas. There are also some very nice wide planked laminates out now (NOT Pergo). In bedrooms and game rooms, replace with carpet. I like the plush frieze or cut berbers.

**Countertops:** Granite, Silestone, or Quartz with under-mount sinks are in. Tumbled travertine with inlays for the backsplash is very popular. Corian is fine if you currently have it. Formica, unfortunately, is starting to look pretty dated.



**Kitchen Appliances:** Stainless steel is the new black but black is fine if you currently have it.

**Front Door:** Re-stain and glaze the sun-scorched door, it's almost the first thing buyers see.

**Paint:** Update rooms with the newer warm colors. My favorite neutral is Whole Wheat by Sherwin Williams. Sponge painting is totally out.

**Wallpaper:** Out for the most part, especially if it has florals, vines, etc. You get the picture. Pull it down, re-texture if necessary and paint.

**Outdoor Pergula/Covered Patios/Stone Patios/Decks:** Pretty big expense item. This will add value to your home as it is a desirable added feature to a buyer, however you will not get your full investment back. Do it to enjoy it.

The bottom line is that you should go into any home improvement project with the mindset that you're doing this for your own enjoyment, and not as a way to make money. It is reasonable to expect that improvements do increase the value of your home, but make sure you're realistic with your expectations. ■



This real estate information is provided by Cynthia Maguire with RE/MAX Capital City. Cynthia specializes in real estate in the Scofield area and would welcome the opportunity to represent you in your next real estate transaction. She is aware of the changes that affect the Scofield area, your property values and has represented over 30 buyers and sellers in Scofield for the last several years. You may view her website at: [www.cynthiamaguire.remastexas.com](http://www.cynthiamaguire.remastexas.com) or contact her at: [cynthia.maguire@sbcglobal.net](mailto:cynthia.maguire@sbcglobal.net) or (512) 657-4400.

## Your Guide to Swim Season 2011

Looking forward to countering the hot days with a cool swim? Get your towels and waterproof sunblock ready, because the pool will be opening early again this year on April 1st. (It is important to note, however, that there will NOT be lifeguards until the regular swim season from Memorial Day until Labor Day, so any swimming will be at your own risk.)

The gate system has been replaced and you should have received a notice in the mail to get your new keycard. If you have lost the form, it is available at [sco.goodwintx.com](http://sco.goodwintx.com) to print and send in. There will be no charge to get your first new keycard. As always, if you have issues with your keycard or have lost yours, you can contact [debra.johnson@goodwintx.com](mailto:debra.johnson@goodwintx.com).

We have contracted with a new pool maintenance/lifeguard company for the 2011 swim season, Lifeline Aquatics. If you are interested in summer employment as a lifeguard for the pool, Lifeline Aquatics will be hiring soon. They will also offer swimming lessons.

For more information on lifeguarding opportunities or to register for swimming lessons, visit [www.lifelineaquatics.com](http://www.lifelineaquatics.com).

To curb unauthorized use of our pool, a new system will be in place to keep track of people entering the pool area. During the regular swim season when lifeguards are on duty, keycards will be checked and verified by an attending lifeguard. This will also provide useful stats on whether we have enough lifeguards on duty at the most appropriate times.

This year a drink vending machine has been installed at the pool. Bottles will cost \$0.80 each. Please remember to recycle empty bottles in the blue recycling bin at the pool.

If you see any issues at the pool or playground area, please send the committee an email at [pool@scofieldridge.org](mailto:pool@scofieldridge.org). Let's make this a fun and safe swim season again this year! ■



## Helping Those in Need

Did you know that one of Austin's sister cities is Oita, Japan? Our thoughts and prayers are with the people of Japan and their families who have been devastated by the recent earthquake and tsunami. Please consider making a donation to the American Red Cross at [www.redcross.org](http://www.redcross.org). Your donation

to the **Red Cross Japan Earthquake and Pacific Tsunami** will support disaster relief efforts to help those affected by the earthquake in Japan and tsunami throughout the Pacific. Working with the Japanese Red Cross Society, an experienced disaster relief organization with over two million volunteers, your donation will go towards distributing relief items, offering hot meals, clearing debris, and providing medical transportation. ■



## Spring Fling Watermelon Granita

Nothing says "Welcome Spring!" like this bright, colorful spring granita. It's fun for the whole family, easy to make (only 3 ingredients!) and always a crowd pleaser.

### Ingredients:

6 cups cubed seedless watermelon

1/4 cup sugar

1/4 cup lime juice

### Preparation:

Purée watermelon in a food processor.

Add sugar and lime juice; pulse until sugar is dissolved.

Pour into a 13 x 9-in. metal baking pan.

Freeze 2 1/2 hours, stirring each hour, mixing ice crystals into the middle of the pan.

### To serve:

Let granita stand for 10 minutes at room temperature. Scrape into chilled glasses and serve at once.

Serves 6-8, double or triple ingredients for larger groups or parties.

Source: [www.womansworldmag.com](http://www.womansworldmag.com)

