

Dripping Springs

PRST STD
U.S. POSTAGE PAID
PERMIT #30
Dripping Springs, TX 78620
ECRWSS

OUTLOOK

Volume 14 Issue 10 • Dripping Springs, Texas • March 2018

Postal Patron



The Gateway to Life in Dripping Springs



DRIPPING SPRINGS
512.894.3488
 AUSTIN
 BASTROP
 CEDAR PARK

STANBERRY
REALTORS®

A CENTRAL TEXAS TRADITION



RESIDENTIAL

COMMERCIAL

FARM & RANCH

STANBERRY.COM



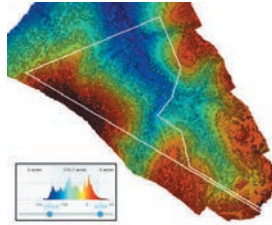
Scott Daves REALTOR®
512.415.2265 www.scottdaves.net



101 CREEK ROAD
 DRIPPING SPRINGS, HAYS COUNTY
 Recently renovated, ideal for retail or office space on 1.74± acres. Great visibility, located in the heart of Dripping Springs next to Pioneer bank. Tranquil backyard setting, Zoned LR. \$685,000 MLS# 9531171



Stephanie Pope REALTOR®
512.644.0413 stephanie@stanberry.com



KING OF THE HILL
 DRIPPING SPRINGS, TRAVIS COUNTY
 Amazing panoramic views past Lake LBJ from this hilltop home site. This 26.36 acres has great topography, with wet weather creeks traversing the bottom land. Build your Hill Country paradise! Easy commute to Austin, only 15 minutes to Hill Country Galleria & Dripping Springs. Lake Travis ISD. \$650,000



Edith Austin REALTOR®
512.695.0171 edith@stanberry.com



12200 TRIPLE CREEK DRIVE
 DRIPPING SPRINGS, HAYS COUNTY
 Delightful custom home with high end finishes with a bright and open floorplan. This home has 3,985 SF on 1.9 acres and has 4 bedrooms with an office. Spa-like outdoor living on seasonal creek in gated community. \$1,175,000 MLS# 3779905



Les Bolton REALTOR®
512.627.5804 lesbolton@stanberry.com



200 LITTLE BARTON DRIVE
 DRIPPING SPRINGS, HAYS COUNTY
 3 bed / 2 bath, 2 story home on ±2.82 tree covered acres. Fenced and cross fenced with horse paddock and detached office. Borders Little Barton Creek & Springlake when full. \$357,900 MLS# 5338249



Scott & Dena Dupuie REALTOR®
512.518.4673 homes@hoperealtytexas.com



5901 FERGUS
 KYLE, HAYS COUNTY
 Well maintained 4 bed / 2.5 bath home with office that can serve as a 5th bedroom. Entertain on this home's beautiful custom limestone patio. Charming Plum Creek community boasts a lake, dog park, playground, pool and golf course. \$260,000 MLS# 2718732



Les Bolton REALTOR®
512.627.5804 lesbolton@stanberry.com



COMING SOON 12243 TRAUTWEIN
 DRIPPING SPRINGS, HAYS COUNTY
 14.57 ag exempt unrestricted acres with 800 ft of Barton Creek frontage, 2728 SF home built in 2005. 3 car garage barndominium with 970 SF of office space and 800+ SF loft apartment 12kw solar array. Call for more information.

SPRING FORWARD

SUNDAY MARCH



11

Odell Equipment Company

ROY ODELL 512-923-8608 roygodell@gmail.com

ROADS • DRIVEWAYS
SITE PADS • LAND CLEARING
ON-SITE SEWAGE FACILITIES
LICENSED INSTALLER

The grand design

Spirals are a touchstone for me. They herald spring with new life unfurling in rosebuds and ferns, unwinding in vine tendrils and the weaving of a spider's web. Like the snail on our cover this month, they begin as a tiny speck and grow according to the dynamics recognized by Fibonacci long ago.



This golden ratio created by nature is designed for growth on an exponential basis. Starting with 0 and 1 it increases based on the sum of the previous two numbers – 0, 1, 1, 2, 3, 5, 8, 13, 21 and so on. It's no surprise that our ancestors chose to regard this as sacred geometry. The elegant simplicity manifests in stunning examples from the tiny vitamin C crystal to the billions of galaxies swirling through our universe.

Another significant aspect of the spiral, for me, is that it begins its long journey while always protecting and being anchored by its core. Furthermore, the distance traveled is far yet its center is closer than the many steps taken. These poignant ironies I apply to a personal philosophy. Instead of being a conundrum, it's another example of nature's exquisite scheme demonstrating how apparent opposites are conjoined. While not stated in the mathematical equation, I feel an implicit intention there.

Spirals have inspired contemplation and transformation in the human psyche for millennia. They were among the earliest forms of artistic expression in Neolithic cave drawings. Labyrinths from ancient times were based on spiral patterns. The design evoked powerful emotional connection to spirit and that is why you see labyrinths in some of the greatest medieval cathedrals in the world. Pilgrims take the journey to the center steeped in contemplation then release their fears and journey out through the path renewed. A wonderful experience if you ever have the opportunity.

Was this also part of nature's grand design, that humans discover and intellectually and emotionally embrace this grand design? I would like to think so.

May your spring be filled with discovery and renewal. Thank you for joining us.

Victoria



© 2010, Dripping Springs Area Chamber of Commerce

Dripping Springs Outlook

publisher

Victoria Belue Schaefer

account executive

Carol Brown
512-576-7711

editor

Cyle Johnson

ad design

Joey Johnson

cover photograph

Kevin Schaefer

contact

512-358-6271

Info@DSOutlook.com

The Dripping Springs Outlook, a subsidiary of Pedal Ranch Publications, is mailed monthly to all street addresses serviced by the Dripping Springs Post Office, plus many routes in 78737.

It is also distributed to businesses throughout the community.

Contact us to find out how you can submit information, photos or promote your business directly to over 13,000 addresses.

Entire contents copyright ©2018. Reproduction of any of this publication requires written permission of publisher.

We are not responsible for the products and services advertised or the views contained in this publication.



Pedal Ranch Publications

CALENDAR of EVENTS

- Every 2nd Sun. at 2pm, Children of the Confederacy, Magnolia Rangers Chapter #927. For more information call 512-858-1085.
- Every Mon. 12pm, DS Rotary Club meets at Flores, 2440 E Hwy 290 W. For more information visit DrippingSpringsRotary.org.
- Every Mon. 9am All Abilities Chair Exercise, Dripping Springs Community Library, 501 Sportsplex DR, 512-858-7825 or DSCL.org for info. No exercise on library holidays.
- Every 1st Mon. DS Ag Boosters meet in Ag Building behind DS Middle School at 7pm. Visit DSAgBoosters.org for updates.
- Every 1st & 3rd Mon. 6:30pm, Lions Club meets at Dripping Springs Ranch Park located at 1042 Ranch Road 12. Across from the DS Elementary School. For information call Sharon Goss at 512-923-8630 or email dslionsclub@gmail.com.
- Every 2nd Mon. G.O.D.S. Moms. Free Childcare. Contact Joanne Thomas at 512-894-0581 for more details.
- Every 2nd Mon. Dripping Springs 4-H Club meets at 6:30pm at the Ag Booster Building (located behind DS middle school).
- Every 3rd Mon. Eastern Star meets at Rambo Lodge at 7:30pm. Call Kathy Clark for more info, 512-858-7004.
- Every 3rd Mon. 7pm. Hill Country Centering Prayer Community meets at a local residence. Call Myra at 512-496-1531 or Sharon at 512-413-3248.
- Every 4th Mon. 7pm. Gen. Ben McCulloch 2435 Daughters of the Confederacy meets at Veteran's Hall, Dripping Springs. Call 512-858-7177.
- Every Tues. 6:30pm Toastmasters of Dripping Springs meet at Pioneer Bank, 100 Creek Rd. Visitors welcome. For more info visit DSToastmasters.com.
- Every 2nd Tues. Bluebonnet Auxiliary meets at 2pm at Hill Country Care Nursing and Rehab Center, 1505 W. 290. Call Janice Ruyle, 512-264-2538 for more information. Volunteers needed. The Bluebonnet Aux provides entertainment and special events for the residents of HCC.
- Every 2nd, 3rd and 4th Tues. 7pm, DS Boy Scout Troop 101 meets at the DS United Methodist Church. Call Tim Short at 512-743-2537.
- Every 4th Tue. Artists Alliance of the Hill Country meet alternating between The Barn on 4000 Bell Springs Road in Dripping Springs and Artists studios. For more information visit ArtistsAllianceHC.com.
- Every Wed. - Sat. Noon-3pm, Dr. Pound Pioneer Farmstead and Museum is open for tours. Call 512-858-2030.
- Every Wed. Farmer's market at the Triangle, 3-6pm. For more info contact CityofDrippingSprings.com or 512-858-4725.
- Every Wed. at 8:30am. The Hill Country Christian Business Networking Alliance meets at El Rey. For more info visit Hill Country Christian Business Networking Alliance (HCCBNA) on Facebook.
- Every Wed. 5-6pm. Christ Centered Prayer, meditation and class. McArthur Hall Meeting Room #1, St. Stephen's Episcopal Church 6000 FM 3237. For more info call 512-847-9956
- Every 3rd Wed. Dripping Springs Cook-Off club meetings in the VFW hall in Dripping Springs. For more information call Michele Ryon 512-299-7455.
- Every 1st Thur. 7pm Vince F. Taylor American Legion Post 290 of Dripping Springs invites all eligible veterans to 101 Old Fitzhugh Rd. For information call 512-858-5637.
- Every 1st Thurs. 6-7:30pm, Nonfiction Addiction Book Club at the Dripping Springs Community Library, DSCL.org, 512-858-7825. Newcomers welcome. Email AdultServices@dscl.org for details.
- Every 1st Thur. Apr.-Dec. *First Thursday Dripping Springs*, merchants extend their hours until later in the evening and have a variety of specials which might include one-day sales, special activities, food, music and art. For more info visit FirstThursdayDrippingSprings.org.
- Every 3rd Thur. at 7pm, Thirsty Thursday is co-sponsored by the City of Dripping Springs and New Life Lutheran Church at City Hall, 511 W. Mercer St. Area poets, musicians, songwriters and storytellers share work. For details call 512-858-2024.
- Every 3rd Thur. 7pm, DS VFW Post 2933 invites all eligible veterans with foreign service to 101 Old Fitzhugh Rd. Call 858-5637.
- Every 4th Thur. 6pm, Photographers of Dripping Springs meets at the Holy Spirit Episcopal Church, 301 Hays Country Acres. Visit Photographersofds.us or on Facebook.
- Every 2nd Fri. Mothers of Preschoolers (MOPS) group meets at 9am at the Episcopal Church of the Holy Spirit (301 Hays Country Acres at Hwy 290W). Childcare available. For information call 512 858-4924 or email DrippingSpringsMOPS@gmail.com.
- Every 1st Sat. On or after the full moon, 7:30pm, Rambo Masonic Lodge 426 meets. Dinner at 6:30pm. Call 512-858-7177.
- Fri. March 16, 9:15-10:15am, Coffee With a Counselor: How to talk to your teen about healthy behaviors when exploring dating. Presenters Jan Venable, LPC and Melanie Martin, LPC Intern. At the Dripping Springs Community Library. RSVP: adultservices@dscl.org.
- Sat. March 17, St. Patrick's Day

CityOfDrippingSprings.com or 512-858-4725 • (Chamber) DrippingSpringsTx.org or 512-858-4740
(DSISD) Dripping-Springs.K12.tx.us • (DSISD Sports) Dripping-Springs.txed.net/AthleticNews
(DS youth Sports) DSYSA.org • DrippingSpringsTx.com

Please submit your event details at least six weeks prior to your event to Info@DSOutlook.com.
Distribution is the 1st of each month.



Photomapping

by Rocco C. Piazza, M.D

Ever wish your hair stylist saved your hair color combination when she got it just right? Or wish your nail salon had photo record of your favorite manicures? Or your barista was able to save the perfect portions of your favorite latte? Well when it comes to something as vital as the appearance of your face we want to

we can deliver the most predictable and safest results.

Botox/Dysport is used to relax muscles to create a softening of lines around areas such as crows feet, forehead and frown lines. It is a very quick procedure of actual injecting time and is offered at many places that don't even specialize in facial esthetics. Make sure you do your research so you can get the best possible outcome and have the best experience.

make sure it is flawless!

Everyone has very individualized facial structure, anatomy, expression and desired outcome when it comes to Botox and Dysport injections. So why wouldn't we have an individualized plan that we can predictably replicate? Almost eight years ago the Piazza Center trademarked a technique called Photomapping. Initially this was a way for us to learn, grow and deliver safe results. However, it really became a staple in facial consultations and injectable follow-up appointments.

So, what is this Photomapping that I speak of? Photomapping is a technique exclusive to the Piazza Center where we take photos of your face with your facial expression from all angles. We create a plan for your injectables treatment right on your photos. This is a way to tailor your desired outcomes specifically to your anatomy. This is a way to track and forecast any natural signs of facial aging. This is also a way to follow years of treatments and outcomes so

Rocco C. Piazza, M.D is a Diplomate of The American Board of Plastic Surgery, a member of the American Society of Plastic Surgeons, as well as a national spokesperson for the ASPS. Piazza Center is located at 7900 FM 1826, Health Plaza II Suite 206, Austin TX 78737. Rocco can be reached at 512-288-8200.



ROCCO C. PIAZZA, MD, FACS
Plastic and Reconstructive Surgeon

7900 FM 1826, Health Plaza II
Suite 206, Austin, TX 78737

O: 512.288.8200

F: 512.288.8207

www.thepiazzacenter.com



Cocktails & Curiosity

An event benefiting the Breast Cancer Resource Center of Texas

with a twist



SAVE THE DATE: May 10, 2018

HEADWATERS
DRIPPING SPRINGS, TX

5:30-8:30 p.m. hosted at Headwaters Community
2600 East Highway 290, Dripping Springs, Texas

The Piazza Centers 5th Annual Fundraiser for Breast Cancer Resource Centers. Your \$40 donation to the BCRC includes event registration, 2 complimentary cocktails, hors d'oeuvres, silent auction and a chance to win over \$10,000 in prizes. Bring a friend new to The Piazza Center and you will receive additional tickets for our drawings! Follow the Piazza Center on Facebook for exciting updates.

Your attendance will also support the BCRC of Texas-an organization that educates, supports, and empowers those affected by breast cancer to navigate through diagnosis, treatment, & recovery. Learn more about BCRC-visit www.bcrc.org.



RSVP today call (512) 288-8200 or ticketbud 2018 Cocktails & Curiosity



How to stay in love

by Leslie Tourish, LPC

Falling in love is like opening a bank account. At first you make large emotional deposits in the relationship by spending a significant amount of time together and learning about each other by asking questions. But as the newness wears off and the relationship progresses from a courtship

to a working relationship, many of those earlier behaviors began to diminish and often dissatisfaction in the relationship begins to shadow the couple.

There are four rules for a successful marriage: *The Rule of Care*, *The Rule of Protection*, *The Rule of Honesty* and *The Rule of Time*.

The Rule of Care states that you and your spouse fell in love because you both met some of each other's emotional needs. The only way to stay in love is to keep meeting those needs. Even the most neglected relationships can improve dramatically when each person learns their spouse's values and the order of importance that the other person places on their values. Then each person can begin to put effort into what truly pleases the other one, thus making deposits into the emotional bank account.

With the Rule of Protection you learn to avoid becoming the cause of your spouse's unhappiness. Pay attention to how your everyday behaviors can be distressful to your spouse and honor the

other person's feelings. Discounting their dislikes of your behavior takes away from the emotional bank account and increases feelings of alienation and distrust. Promise to avoid being the cause of each other's unhappiness and do whatever it takes to overcome those destructive tendencies in order to protect your spouse. Almost everything you do affects the other one and you have a choice to increase or decrease the odds of happiness by your actions.

The Rule of Honesty is about as personal as it gets – you promise to be honest about your feelings, your personal history, your current activities and experiences and your future plans. Secrets can spawn the need for more secrets and run the high risk of being found out. Be vulnerable by being honest with your partner. Trust will beget more trust.

The fourth and final rule is the Rule of Time. This rule is what allows the previous three rules to exist. Without time you will not be able to meet each other's emotional needs and you won't be able to avoid being the cause of each other's unhappiness. Time is also an essential element of being honest with each other. It is that ability to give each other your undivided attention that is the essence and lifeblood of a healthy relationship. With time, there are no shortcuts. *Leslie Tourish, LPC, is a Dripping Springs psychotherapist in private practice. To contact Leslie, please go to LeslieTourish.com or DSPpsychotherapy.org.*



What is collagen and why is it important in skin care? Part 1

by Karen Laine,
Para-Medical Aesthetician

Collagen is the most abundant protein in our bodies, making up 75% of our skin. It supports the appearance of smooth, youthful skin and provides structure and strength for our bones, muscles and tendons. It's essentially the *glue* that helps hold our bodies together. Our body

naturally produces the collagen it needs but production gradually begins to slow as we age. Women produce less collagen than men and this collagen is lost at a rate of about 1% per year; a woman has naturally lost almost half of the collagen from her skin by age of 50!

Collagen is also greatly affected by environmental stresses such as sun exposure, nutrition, skin damage and exposure to toxins such as pollutants, cigarette smoke and recreational drugs. With decreased collagen, the skin loses its natural elasticity and firmness. This is when fine lines, wrinkles and sagging appear. Maintaining the amount of collagen is the key to beautiful skin.

Increasing collagen levels can firm your skin, increase smoothness and help your skin cells renew and repair normally. Not only will your skin (full body!) benefit from collagen's strengthening powers but your hair, nails and teeth will also thank you for the extra TLC. The protein in collagen works as a building block, keeping them strong and healthy. With collagen loss, we also experience stiffness in our tendons and ligaments and swollen joints. Ingesting collagen is the equivalent of greasing a creaky door hinge. Collagen

will help your joints move more easily and reduce pain.

Supplementing collagen for your skin is best achieved in a specific form called *hydrolyzed collagen*, comprised of small amino acids, also referred to as *collagen peptides*. Unlike the gelatin form of collagen in Jello, collagen peptides are absorbed quickly by the body and stimulate the body's own natural collagen production. In clinical studies, this bio-available form of collagen has been shown to significantly reduce wrinkle volume, increase elasticity and skin hydration levels. Due to the absorption ability of hydrolyzed collagen, significant increases in fibroblasts leading to increased density of the skin. In other words, hydrolyzed collagen is the secret to youthful skin.

Karen Laine is a para-medical aesthetician and makeup artist with 23 years experience. Contact her at 512-847-8052. Her office is located at 14500 Ranch Road 12, suite 20, in Wimberley.

For the Health and Appearance of Your Skin

14500 RANCH ROAD 12
Wimberley Mountain Plaza
Suite #20
WIMBERLEY TX 78676

By Appointment
512/847-8052
karenlaineskintherapy@earthlink.net



Get your act together...

by John Williamson, MA, PC

At the risk of my article morphing into a monthly book review, I have another book that I can't help but give some attention to. It is *12 Rules for Life: An Antidote to Chaos* by Jordan Peterson. If you haven't heard of the book, or of Dr. Peterson, listen up.

Dr. Peterson has been in the news lately for an issue he recently had in Canada when he refused to accept the compelled speech dictates that were implicit in a new law that had been codified last summer (Bill C-16). He is a big free speech proponent, (even though Americans are the ones uniquely blessed to have the First Amendment, not Canadians) and that has landed him in the media spotlight, which has helped propel his book to recent number one status on multiple book top seller lists.

His book is quite simple in its axioms, but strikes a relevant cultural chord. One of them is to, "Set your house in perfect order before you criticize the world." I don't have space to unpack the Biblical connection to Matthew 7:3-5 about *removing the plank from your own eye..* but the comparison is both obvious and timeless. We can't be helpful to the world if we continue to criticize what is wrong with it without taking a serious look at what is wrong with us. I haven't seen groups of people getting along worse than now (especially on political or social issues, which dominate the

headlines) in my lifetime and one reason is that not enough people are heeding Peterson's (or Matthew's since the Bible version did come first) maxim to clean up your own yard before griping about your neighbor's.

This is hard work. Which is why most people don't do it. It is much easier and costs you nothing at all (you think) to point out all the ills of the world and wrongs of the other guy. However, whether it is in our marriages, which is the most critical place to do our own work, or in parenting, our jobs or our larger communities the payoff for the better begins with you. I mean, me.

John Williamson, MA is a Pastoral Counselor who specializes in couples work in Dripping Springs and can be reached at DrippingSpringsTherapy.net

John Williamson, MA
Specializing in Marriage/Couples

**28465 Ranch Road 12,
Dripping Springs • 512-730-1730**

johnw90100@gmail.com
www.drippingspringstherapy.net

The sad day

by Frank Shuman, DVM



Unfortunately, there comes a day for every pet lover to say goodbye to that loved companion. The one consistent thing in this process is it's never easy, especially when the burden of the decision is left on your shoulders. The one thing you should know in this process is that you aren't alone. Your veterinarian is there to provide guidance and knowledge

about the quality of life your pet is having and when they have crossed that threshold and consideration for euthanasia needs to be made.

Your veterinarian may best understand the physical issues of your pet but you are the best judge of the quality of your pet's daily life. If a pet has a good appetite, responds to attention, seeks your company and participates in play or family life many owners feel that this is not the time. However, if a pet is in constant pain, undergoing difficult and stressful treatments that aren't helping greatly, unresponsive to affection, unaware of its surroundings and uninterested in life the decision to end that suffering may be near.

Evaluate your pet's health honestly and unselfishly with your veterinarian. Prolonging a pet's suffering in order to prevent your own ultimately helps neither of you. Nothing can make this decision any easier or painless, but it is truly the final act of love that you can make for your pet.

The decision to be present for the euthanasia procedure can be a difficult one. There isn't a right answer and the decision should be made on what will allow your pet to be the most calm and comfortable. The next decision will concern aftercare and there are many options that can help you through the grief process. Typically most hospitals offer the option of taking your pet home for burial or cremation. More specifically our hospital offers cremation with return of the ashes in an urn or the option to have those ashes spread in a memorial that can be visited.

People always ask me if I believe that animals grieve and honestly I feel they do. And just like us the time it takes to manage that grief can vary. You may need to give your surviving pets a lot of extra attention and love to help them through this period. Remember that, if you are going to introduce a new pet, your surviving pets may not accept the newcomer right away but new bonds will grow in time. It is usually best to give everyone some time before bringing a new pet into the household. Pet loss support groups do exist and can provide the avenue needed to work through the grief process. Intense grief over the loss of a close companion is nothing to be ashamed about should be handled the same as any other loss in your family and please know you aren't alone.

Frank Shuman IV is the Medical Director at Drippings Springs Animal Hospital, serving the area for over 30+ years. Located at 1520 E. HWY 290. He can be reached at 512-858-4787.



Why a medium-rare burger may not be best

by Mark Sewell, MBA

A fair percentage of the population enjoys their burger cooked medium-rare. In beef, the majority of the flavor comes from fat. Through the cooking process the fat is melted and distributed through the meat adding flavor. When a burger is overcooked, or improperly cooked, most

of the flavorful juices are pushed out of the burger and the meat can be left dry and flavorless.

There is a danger to eating undercooked ground beef. Several foodborne illnesses can result – most notably *E.coli*. Many people believe that because they feel safe ordering their steak medium-rare it is also safe to order their burger the same. Unfortunately, there is a significant difference that increases the risk.

The difference takes place in the production at the slaughter house. Due to the nature of the process, raw meat is subjected to contact with other beef, organs and their secretions, the equipment and the environment. Production facilities take great care in processing meat and it is considered a very safe process. However, microscopic particles do get through.

To kill potential foodborne illnesses, you have to raise the temperature of the organism to 165 degrees F and keep it there for at least fifteen seconds. With a steak you worry about the surface area that may have come into contact with something dangerous, which would be the outside of the steak. The internal temperature of

the steak can be lower because it was never exposed to a potential hazard. Ground beef, however, has had its surface area multiplied several hundred times and much of that surface area is folded into the center of the burger patty. Therefore, to reduce any danger you should cook ground beef to a higher internal temperature.

The likelihood of getting sick from eating an undercooked burger is low, but it is still a risk. That risk is greater for young people, the elderly and anyone with a compromised immune system.

Being safe and producing a juicy burger with flavor can still be accomplished. It requires the right equipment, correct seasoning and specific cooking procedures.

Mark Sewell is the founder and operating partner of Hill Country Ranch Pizzeria. He has taught food safety for Chili's Restaurants and Islands Fine Burgers & Drinks. 512-858-9697



Pizza, Burgers, & More Since 2011
HEB Shopping Center
(512) 858-9697 • HillCountryRanchPizzeria.com



Your year of yes

by Deborah Carter Mastelotto

Last year Shonda Rhimes (that amazing, multitalented award-winning television producer) released a book called *Year of Yes*. She begins the book with “I am a liar,” and goes on to describe how she was always getting into trouble in Catholic school for making things up. She goes on to tell of discovering her perfect

place, with people who appreciated a good lie and paid well for it: *Hollywood*. She’s the mastermind behind TV shows like *Grey’s Anatomy*, *How to Get Away With Murder* and *Private Practice*. But Rhimes was also an introverted workaholic with social anxiety who was unhappy with her weight. Her sister accused her of saying *no* to invitations, social engagements, events, anything outside her comfort zone – her made-up world. After that Rhimes vowed to say *yes* to anything she feared for a full year. She wrote *Year of Yes* about what she learned from it.

Top 5 Lessons From Rhimes’ *Year Of Yes*

1) Say *yes* to using your voice.

You matter and so does your experience. You can impact your little corner of the world for the better. Be brave. Let your voice be heard.

2) Say *yes* to your weight.

Rhimes turned down a lot of events because she wasn’t happy about her weight. She learned to accept it or work on changing it but not be ashamed of it. Say *yes* to loving your body and commit

to giving it the best you possibly can.

3) Say *yes* to saying *no*.

Before her Year of Yes, Rhimes avoided conflict. Learn to say *yes* to difficult conversations and meetings, and *no* to things and people who suck the energy out of you. Don’t waste time on frivolous acquaintances or negative people.

4) Say *yes* to real friendships.

Don’t let work supersede every other social occasion. Pay attention to the people in your life who you really enjoy and who really enjoy you. Sometimes you need other people. Sometimes the only way to get going is to have others push you. No one is an island; say *yes* to things without asking too many questions.

5) Say *yes* to love.

Saying *yes* to love, telling the people you love – and yourself – the truth.

Saying *yes* to love means being honest with yourself and others and accepting honesty in return. You say *yes* to self love when you stop rebuffing compliments. Instead of self-deprecating jokes or comments just say *thank you* and smile.

Deborah Carter Mastelotto is a pathological entrepreneur, an obsessive remodeler, a minor student of quantum physics, an unapologetic observer of human nature and an undefatigable advice-giver. And she has a tiny salon called “Pink West” in a hundred-year-old farmhouse in Dripping Springs, Texas. Visit pinkchronicity.com.



Elderberries aka Sambucus: *Hippocrates' medicine chest*

by Radhia Gleis

There are over 400 different viruses that can cause infections including the common cold, the flu, hepatitis, mononucleosis and HIV. Many antiviral herbs boost the immune system, which allows the body to attack viral pathogens. This can be even better than attacking specific pathogens,

which antiviral drugs are designed to do, because pathogens mutate over time and become less susceptible to treatment. Elderberries, aka *Sambucus*, are an excellent general immune system booster. Elderberry has a long, rich history of use for medicinal benefits by numerous cultures. Hippocrates, the ancient Greek, *father of medicine*, was known to use elderberry for many purposes. The berries contain chemical compounds called *anthocyanidins*, which are known to have immunostimulant effects.

- Elderberry has been shown to seriously combat the common cold as well as the flu. It can shorten flu symptoms by an average of four days.
- It fights infections including herpes, viral infections and bacterial infections.
- It has also been shown to help lower blood sugar and ease allergies.

Travelers using this herb from 10 days before travel until four to five days after arriving overseas, experienced on average a two-day shorter duration of their colds and also a noticeable reduction in cold symptoms.

There is also considerable evidence suggesting that phytochemicals in echinacea have the capacity to reduce virus infections and tumors. This powerful herb contains a compound called *echinacein* that inhibits bacteria and viruses from penetrating healthy cells. The best combination and one recommended by our wellness consultants is *Sambucus Immune by Nature's Way*, which includes elderberry and echinacea along with zinc, vitamin C and propolis. Propolis has been known to kill bacteria and helps treat allergies.

Best of health!

Radhia Gleis is a certified Clinical Nutritionist/Holistic Practitioner and Wellness Director at Martin's Compounding & Wellness Pharmacies with three locations in the Austin area (Dripping Springs Pharmacy, Lamar Plaza Drug Store & Lake Hills Pharmacy.) Call her for private consultation at the Lake Hills Pharmacy, M-F, 1:30-6:30pm or Radhialgleis@gmail.com.



Dripping Springs Pharmacy
100 Commons Rd. Ste. 1
512-858-7935
M-F 8am-7pm | Sat. 9am-2pm
MartinsWellness.com



Meet Geary Grissom, CNC, MH
 Wellness Consultant
 In Store FREE
 Wellness Advice

YOUR GROWING CHILD

CHILD DEVELOPMENT & EARLY LEARNING CENTER



- Bright Start Early Childhood Curriculum Based Learning
- Infant/Toddler Sign Language
- Outdoor Classroom
- Classroom Camera System (With secure parent access)
- On Site Food Prep Specialist Prepares Nutritious Breakfast, Lunch & Snack
- Dance, Sports, Gymnastics & Yoga Classes offered
- Before & Afterschool Transportation for Schoolers

Infant • Toddler • Preschool • Pre-K • Kindergarten readiness program • Before and After School

Space is limited with some classes currently on a wait list.

100 Commons #3 • Dripping Springs, TX 78620

M-F 6:30am-6:30pm

www.ygcds.com

512-894-4704





What does dating have to do with Scrabble?

by Crista Beck

Dating can be a fun game – if you choose it to be. When you play games with your friends, like Scrabble, do you have a hard time sleeping the night before? Do you worry what people will think about that seven letter word you put down mid-way through the game? Do you *replay*

each turn in your mind the day after? *No.*

You play the game for fun because it's just a game. Nothing about the game can take away from who you are. You know what you got out of playing? Well, you sure learned that *OXYPHEN-BUTAZONE* can get someone over 1,500 points if positioned just right on the board! With each game you get wiser. With each date you get wiser. In games, you have nothing to prove. You become more for the playing, but not less. The more you play, the more fun you have, the more you grow and the better you get; the same with love and dating.

You can choose dating to be a fun game or an experience in which you lose sleep every night. You can worry about your performance or let go and have fun. Do you really want to stress out and *replay* each moment of last night's date in your mind over and over again? *Nope. Not fun.* Dating can be a fun game. If you choose it to be. There's nothing to prove here. You're already awesome. So have fun.

Get into your dating life, do what you enjoy and be the best you can be. Maybe you won't get that second date or maybe it will

take you a year to find *The One*, but you will have the best love life you are capable of having. If you don't play, you are just cheating yourself.

The more you date, the more fun you have, the more you grow and the better you get. So get out there and have some fun!

Crista Beck is the creator of the Sure-Fire Dating Formula, which is a culmination of her eight years of work as a dating coach. Appointments can be scheduled by calling 512-686-6387 or visiting www.CristaBeck.com.

CRISTA  BECK

Dating Expert and Coach

512-686-6387

www.CristaBeck.com



BLANCO REFLECTIONS, REBECCA BRILEY, OIL

WIMBERLEY 2018 ARTS FEST

AT THE WATERS POINT
ON THE BLANCO RIVER

APRIL 28 & 29, 2018

JURIED ARTISTS FROM WIMBERLEY AND DISTANT PLACES
CONTINUOUS LIVE MUSIC VINTAGE CAR DISPLAY
FREE ADMISSION LOTS OF FOOD TRUCKS
\$5 ON-SITE PARKING & LIMO RIDES TO SQUARE
FREE RAFFLE TO WIN THIS PAINTING!

WIMBERLEYARTSFEST.COM
HOSTED BY THE WIMBERLEY VALLEY ART LEAGUE



If You've Considered **Selling Your Home**, The Time Is **NOW**.
Interest Rates Are Slowly Rising And Inventory Is **LOW**.
Gary Steele Leads The Way Getting You More Money
In The Least Amount Of Time.

- Maximum Market Exposure
- Professional Aerial & Home Photography
- Home & Yard Staging To Improve Home Sale-Ability
- Call Us Today

(512) 426-9800

DrippingSpringsHomes.com

Each Keller Williams Realty Office Independently Owned and Operated



"Let's Build a Home Together"

www.DuffinCustomHomes.com

512-413-2393





Women's health and pelvic floor strengthening

by Valerie DeHulsters, PT

Spring is here! I think most of us are happy to say *good-bye* to this cold and flu season and *hello* to warmer weather. However, with the arrival of spring for many of us this also means the arrival of spring allergies. What these two seasons have in common is that many people may

suffer from extended bouts of coughing and sneezing either due to illness or to allergy. Physically we know these problems can be annoying, but did you know what a strain that coughing and sneezing can be on your pelvic floor muscles especially in the presence of supportive dysfunction (laxity and weakness)?

Often times coughing, sneezing, laughing or lifting can exacerbate urinary incontinence (involuntary loss of urine) or other prolapse symptoms due to the increased pressure that is put on the pelvic floor. *How does this work?* Think of the trunk of your body as a tube of toothpaste with the front of the tube being your abdominal muscles, the back of the tube being your back musculature, the top of the tube being your diaphragm and the bottom of the tube being your pelvic floor. During a cough or sneeze your intra-abdominal pressure increases such that the tube is squeezed in the middle and the build up of pressure causes the contents to come out the bottom if the *cap* is not put on properly. In other words, when a cough or sneeze is produced, tightening of the abdominal muscles can put a downward pressure on our internal organs and if the pelvic floor

is not strong enough to withstand the pressure, the contents may leak out.

The good news is that pelvic floor physical therapy can help to reduce stress urinary incontinence. Proper training of the pelvic floor musculature can help the muscles resist the demands that increased intra-abdominal pressure puts on them to improve proper closure of the urethra during a cough or sneeze and to improve bladder support. Even performing something called *the knack* can help to prevent leaking. The *knack* is a voluntary pelvic floor contraction performed just prior to a cough or sneeze to help support the pelvic floor and prevent leaking. Strategies such as these as well as an individualized core and pelvic floor strengthening program are things that your women's health physical therapist can help you with so that you can get through the coughing and sneezing seasons without leaking.

If you have any questions regarding our women's health program or would like to come see us, please call Kethley Physical Therapy at 512-858-5191.

Valerie has 18 years of experience and is our women's health specialist here at Kethley Physical Therapy. Kethley Physical Therapy has two locations at both ends of Dripping Springs and they have eight physical therapists ready to help you or your athlete.

KETHLEY PHYSICAL THERAPY

Happy New Year!



Serving the Dripping Springs Communities for 17 years!

Now Two Locations Serving the Dripping Springs Community

(512) 858-5191
800 West Hwy 290, Bldg B
In The Arbor Center

www.KethleyPT.com

(512) 894-2194
13830 Sawyer Ranch Road, Ste. 300
In The Medical Tower at Sawyer Ranch



Mind the gap

by Ron S. White, DDS

Despite improvements in dental care, millions of Americans suffer tooth loss – mostly due to tooth decay, periodontal disease or injury. For many years, the only treatment options available for people with missing teeth were bridges and dentures. But today dental implants are available.

What is a dental implant? Dental implants are replacement tooth roots. Implants provide a strong foundation for fixed (permanent) or removable replacement teeth that are made to match your natural teeth.

Why get them? There are many advantages to dental implants, including:

- 1) Improved appearance. Dental implants look and feel like your own teeth. And because they are designed to fuse with bone, they become permanent.
- 2) Improved speech. With poor-fitting dentures, the teeth can slip within the mouth causing you to mumble or slur your words. Dental implants allow you to speak without the worry that teeth might slip.
- 3) Improved comfort. Because they become part of you, implants eliminate the discomfort of removable dentures.
- 4) Easier eating. Sliding dentures can make chewing difficult. Dental implants function like your own teeth, allowing you to eat

your favorite foods with confidence and without pain.

5) Improved self-esteem. Dental implants can give you back your smile and help you feel better about yourself.

6) Improved oral health. Dental implants don't require reducing other teeth, as a tooth-supported bridge does. Because nearby teeth are not altered to support the implant, more of your own teeth are left intact, improving long-term oral health. Individual implants also allow easier access between teeth, improving oral hygiene.

7) Durability. Implants are very durable and will last many years. With good care, many implants last a lifetime.

8) Convenience. Removable dentures are just that – removable. Dental implants eliminate the embarrassing inconvenience of removing dentures, as well as the need for messy adhesives to keep them in place.

So, if your missing teeth are bothering you *mind your gap* with dental implants. It's an investment that you will not regret! Schedule a no-cost consultation to see how dental implants can change your smile. Eat better and smile more.

Dr. Ron White is located at 4189 E. Hwy 290. He has served Dripping Springs Smiles for over 15 years. He and his team strive to provide comfortable, compassionate care in a calm and luxurious office. Appointments can be scheduled by calling 512-858-LOVE Your Smile (5683).



SERVING DRIPPING SPRINGS
FOR 20 YEARS
COME EXPERIENCE THE DIFFERENCE

AUTO • HOME • COMMERCIAL

Duane Hendrickson, Owner/Agent



HEN-CROW

AFFORDABLE INSURANCE

512-894-2155



1320 W. Hwy. 290, Suite A • Dripping Springs, TX 78620



WWW.HENCROWINSURANCE.COM

CUNNINGHAM
ORTHODONTICS, P.C.
CARLY CUNNINGHAM, D.D.S., M.S.

512-858-1311

**LOCATED NEXT TO
DRIPPING SPRINGS
HIGH SCHOOL**

WWW.CUNNINGHAMORTHODONTICS.COM

Gym Opening in March 2018

11601 W Hwy 290 Austin, TX 78737

TAPOUT

FITNESS

Veteran Owned



\$1

Enrollment Fee

with proof of this ad

Programs include:

- Group Fitness Classes that have Martial Arts infused into each of the routines
 - Fun classes for all fitness levels
- Martial Arts Programs for ages 5 and up
 - Anti Bullying Classes
 - Self-Defense Classes
 - Group and 1:1 Yoga
- Personal Training and Assessment

Austin.TapoutFitness.com

512.350.2626 austintx@tapoutfitness.com

Dripping Springs Top Producers



**DRIPPING
SPRINGS**

elite

REAL ESTATE
PROFESSIONALS

The Dripping Springs Elite Real Estate Professionals are 25 top producing local REALTORS® that have joined together across brokerages in order to benefit YOU. They collaborate regularly with monthly meetings, educational training and host the area’s premier monthly property tour. The tour showcases member listings to gain expert feedback and ensure the greatest visibility for each seller. The members of this elite group share information regarding important and timely community developments as well as their buyers’ needs and sellers’ “coming soon” properties. This greatly benefits their clients who now have the distinct advantage of networking and pre-marketing within a vast network of local, experienced agents.

United for you!



Kim Burke
Kuper Sothebys
512-912-6075



Mica Gutierrez
Berkshire Hathaway
512-921-6422



Edith Austin
Stanberry & Associates
512-695-0171



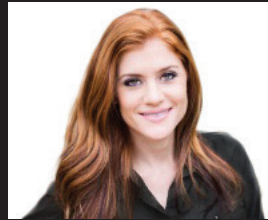
Angie McDowell
Avalar Austin
512-632-3889



Melanie Fenelon
Realty Austin
512-658-0773



Mark and France Clausen
Realty Austin
512-853-0846



Jenna Moore
Keller Williams Realty
512-695-1799



Stephanie Pope
Stanberry Realtors
512-644-0413



Crystal Horton
Keller Williams Realty
512-393-9729



Steve Cossette
RE-MAX/Gateway
512-299-6570



Gigi Jacks-McClaskey
Realty Austin
512-968-0482



Michael Waite
Dripping Springs Realty
512-217-1866



Mauricio Mac Gregor
Boyd & Boyd Properties
619-548-1616



Stacy Bass
Rivers & Oaks Realty
512-413-7893



Gary Steele
Keller Williams Realty
512-426-9800



Chris Frickel
Keller Williams Realty
512-820-1475



Melissa Roberts
Realty Austin
512-769-0877



Eric Franklin
Keller Williams Realty
512-632-7022



Deanna Scott
Keller Williams Realty
512-461-0973



Letisha Scharff
WoW Properties
512-789-5715



April Mayo
Mayo Properties
512-825-6036



Alston and Barbara Boyd
Boyd & Boyd Properties
512-925-9595



Steve Mallett
Keller Williams Realty
512-627-7018



Maury Boyd
Boyd & Boyd Properties
512-670-6667



Alexia Dauterive
Realty Austin
512-636-4006

512.464.1296

Find us at www.DrippingSpringsElite.com



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

READY. SET. SUMMER!

YMCA Camps offer children & teens safe, exciting, and memory-making experiences. At the Y, campers gain a sense of accomplishment, build relationships, and find their sense of belonging.



**Spring Break & Summer Camp
REGISTRATION OPEN NOW!**



For ages 5-12 years old (spring) & 4-14 (summer)

**Register at AustinYMCA.org/camp
or call Program Services at 512.236.9622**





Put a little *SPRING* in your *SMILE!*
SMILES... it's so much more than teeth



SCOTT FRANKLIN, DDS
ORTHODONTIST & PEDIATRIC DENTIST

TIM BRUNSON, DDS, MS
ORTHODONTIST

AARON COLLINS, DDS
PEDIATRIC DENTIST

PHILIP MATSON, DDS
PEDIATRIC DENTIST



- Comprehensive dental care for children and teens
- Orthodontic treatment for children, teens and adults

400 W. Highway 290, Suite 201, Dripping Springs, TX 78620 (Spring Bluff Center)
512-894-3779 | www.smilesofdrippingsprings.net



nowpressplay

Smart Home & AudioVisual

Increase Security • Save Energy • Simplify Entertainment

Artisan-quality and trustworthy workmanship, from estate and whole-home systems to standalone devices. Simple to operate, reliable, and competitively priced. And don't waste money on unnecessary control systems - ask us how!

Authorized Dealer for energy-efficient **Lutron** Shades & Lighting • **Ecobee** Thermostats Security & Surveillance Systems • **Ring** Doorbells • Door Locks & **Doorbird** Gate Controls **Ubiquiti** & **Eero** ultra-fast, 'no-dead-spots' WiFi • Home Theater Systems & Remotes **Sonos** & **Heos** Wireless Audio • **U-Turn Audio** Turntables • 'Alexa' Voice-Control



512-851-8001 • NowPressPlayATX.com

Matt Wiedemann, Owner/System Designer

Based in Dripping Springs, available throughout the Hill Country

Insured, references available • Free site visits and estimates





Crystal Springs Custom Pools is the builder you can trust for the construction of your dream pool.

**5300 Hwy 290 West
Dripping Springs, TX 78620**

**512-781-6568
512-200-6969**

www.crystalspringscustompools.com
crystalspringscustompools@gmail.com



*Turn a job to do
into a job well done!*



Specializing in Home Renovations, Bathroom Remodels, and Home Repairs/Maintenance



SCOTT KIEWLICH
SK BUILDERS

24 YEARS EXPERIENCE
LOCATED IN DRIPPING SPRINGS
SKBuilders02@gmail.com

CARPENTRY

Drywall Repairs/Finishing
Deck Build/Repair
Rotted Wood Repair

PLUMBING

Sinks/Faucets
Disposals
Toilets
Leaks
Caulking

ELECTRICAL

Outlets/Switches
Light Fixtures
Ceiling Fans

MISCELLANEOUS

Interior/Exterior Painting
Pressure Washing
And More!

Call TODAY for a FREE Estimate!

512-663-5085

Licensed



Insured



References Available

SPRING INTO ACTION!

Let Your Heating and Cooling Experts
Help You Prepare for Warmer Weather



CLIMATEMECHANICAL.COM
FINANCING AVAILABLE: UP TO 72 MONTHS 0% FINANCING

WEATHERIZATION

Climate Mechanical Inc. offers a complete in house weatherization department. The weatherization measures offered help SAVE you money on your utility bill and improve the overall comfort of your home!

SERVICE SALES INSTALLATION

- \$98.00 Diagnostic for Repair Service
- \$149.00 Spring & Fall Yearly Maintenance Agreement
- Prompt & Dependable Service- SAME DAY SERVICE
- Emergency Service: Evenings, Weekends, & Holidays 24/7 - 365 Days a Year
- 10 Year Parts & 12 Year Compressor Warranty on Trane XV System Replacements
- Professionally Trained Service Representatives
- Service ALL Makes & Models
- FREE Estimates on System Replacements Residential & Commercial

CALL 512-440-0123

WE WANT TO EARN YOUR BUSINESS!

**SOUTH AUSTIN, KYLE, BUDA, MANCHACA,
DRIFTWOOD, & WESTLAKE**

DRIPPING SPRINGS: 512-858-9595



WOULD YOU GO A YEAR WITHOUT CHANGING THE OIL IN YOUR CAR?

Then don't go a year without regular HVAC maintenance!

Here are just a few Spring maintenance services that we provide:

- Check & Clean Condensing Unit
- Filter Check
- Check & Clean Water Overflow Drain (Uncleaned Drains Can Cause Back-Ups and Flood Your Home)

FREE 4-YEAR MAINTENANCE CONTRACT

annual maintenance contract with the installation of a Trane XV air conditioning and heating system. Not valid with any other offers.

10% OFF INSULATION OR SOLAR SCREENS

Not valid with any other offers.

10% OFF SUPPLY & RETURN AIR FLEX REPLACEMENT

Not valid with any other offers.

SENIOR CITIZEN 10% DISCOUNT ALL SERVICE REPAIRS*

*Excludes tune-ups and service agreements. Not valid with any other offers.

\$10 OFF EVERY SERVICE CALL OR COOLING TUNE-UP/ CHECK-UP



Gatlin Creek DENTISTRY

Shane W. Whisenant, DDS

We want to meet you and your smile!



Medical Tower at Sawyer Ranch • GatlinCreekDentistry.com
512.894.2358 • 13830 Sawyer Ranch Road, Ste 201 Dripping Springs, TX 78620

Homes in Dripping Springs under \$260,000!

GATEWAY 26 DOORS

Final Phase Close Out!
at Gateway 26 Doors

Contact Mark Lander
512-569-6644
mlander@austin.rr.com

gateway26doors.com

Mortgage impact of your IRS tax return

by Trey Powers



Howdy, spring! Thank you for warmer, longer days, blooming wildflowers, my birthday and IRS tax returns. *Ha*, three outta four ain't bad. It's time to riffle through that shoebox of crumpled receipts and find the charitable giving letters.

Before your eyes glaze over anticipating a boring tax code article, bear with me if you are (or desire to be) a homeowner. The information that follows is not one you can toss to your CPA to handle. Rather, it is information *you* must know and share with your CPA before they prepare your return. It can impact whether you qualify for a home loan in the next two to three years. That's right – the next few years!

Here, we discuss business deductions and the impact they have on qualifying for a mortgage. It is natural to take advantage of every allowable business deduction. Deductions equate to reduced taxable income which means less taxes paid. However, understand that taking advantage of those business-related deductions lowers the income used to qualify you for a mortgage. The most savvy CPA could be inadvertently reducing your ability to qualify for the loan amount you desire, this year or even next year.

When qualifying for a home loan, whether a purchase or a

refinance, the lender calculates the ratio of your income to your set monthly expenses. For a W2 employee, total taxable wages are generally used as the income in qualifying. However, when unreimbursed business expenses (home office, mileage, etc.) are claimed, qualifying income is reduced by that claimed amount. For self-employed individuals, gross revenue is insignificant to the lender. We must see net revenues after all expenses and we must see them on two years' worth of tax returns.

If you made it to this point in the article and feel like you might need to reread anything above, let me stop you and suggest you read only this: *If there is any chance in the next year that you might want to buy a new home or refinance your current mortgage, talk to a trusted mortgage lender before you tell your CPA to get after it – and get after it good!*

Trey Powers is a licensed mortgage loan officer with City Bank Mortgage, a Texas-owned lender. Trey lives, works and volunteers right here in DS. Call or email for help with anything related to your home loan. Contact 512-203-5869 & trey@treypowers.com. Visit Treypowers.com.

What should you do with your tax refund?

This article was written by Edward Jones for use by your local Edward Jones Financial Advisor



Gavin J. Loftus

You may not get much of a thrill from filing your taxes but the process becomes much more enjoyable if you're expecting a refund. So, if one is headed your way, what should you do with the money?

The answer depends somewhat on the size of the refund. For the 2017 tax year, the average refund was about

\$2,760 – not a fortune, but big enough to make an impact in your life. Suppose, for example, that you invested this amount in a tax-deferred vehicle, such as a traditional IRA, and then did not add another penny to it for 30 years. At the end of that time, assuming a hypothetical 7% annual rate of return, you'd have slightly more than \$21,000 – not enough, by itself, to allow you to move to a Caribbean island, but still a nice addition to your retirement income.

Of course, you don't have to wait 30 years before you see any benefits from your tax refund. If you did decide to put a \$2,760 tax refund toward your IRA for 2018, you'd already have reached just over half the allowable contribution limit of \$5,500.

While using your refund to help fund your IRA is a good move, it's not the only one you can make. Here are a few other possibilities:

- Pay down some debt. At some time or another, most of us probably feel we're carrying too much debt. If you can use your tax refund to help reduce your monthly debt payments, you'll improve your cash flow and possibly have more money available to invest for the future.

- Build an emergency fund. If you needed a new furnace or major car repair or faced any other large, unexpected expense, how would you pay for it? If you did not have the cash readily available, you might be forced to dip into your long-term investments.

- Look for other investment opportunities. If you have some gaps in your portfolio or some opportunities to improve your overall diversification, you might want to use your tax refund to add some new investments. The more diversified your portfolio, the stronger your defense against market volatility that might primarily affect one particular asset class.

Clearly, a tax refund gives you a chance to improve your overall financial picture. So take your time, evaluate your options and use the money wisely.

Gavin J. Loftus, CFP, AAMS, Financial Advisor specializes in helping individual investors and business owners reach their financial goals. He can be reached at 512-894-3801.

Edward Jones® Financial Advisors
MAKING SENSE OF INVESTING®

Gavin J. Loftus, CFP®
512-894-3801

Reagan Smith
512-894-3793

Don McGraw
512-858-2850

Pat M. Woodman
512-894-0665

HILL COUNTRY ARBORIST Maintaining Health
 QUALITY TREE CARE Enhancing Beauty
 CERTIFIED ARBORIST CONSULTATION Pruning & Removal
 25+ YEARS EXPERIENCE Roof Clearance



Neal Howerton
 (512) 826-6966

Southwest Bank
 MORTGAGE



Austin's Business Journal Top 25 Mortgage Producer 2010, 2011 & 2012
 Texas Monthly 2012, 2014, 2015, 2016 & 2017 Five Star Professional
 Austin Magazine 2015 & 2017 Top Mortgage Professional
 Best of Dripping Springs Mortgage Company 2016

Irene Green

NMLS #536688

Senior Vice President

Se habla español

805 Las Cimas Parkway • Suite 450 • Austin, TX 78746
 (512) 347-1500 – (512) 347-1508 – (512) 422-1782



Member
FDIC

irene.green@southwestbank.com

The Barton Creek AC Co



AC Spring Check Up!

\$85 for first AC and \$40 per additional
 - check freon, electrical components,
 treat drain lines, check filtration,
STAY COOL during the heat of summer
 Expires 5-15-2018

512-214-1300

TACLB64350E



BartonCreekAC.com

Well water storage systems

by Randy Lawrence



During times of drought, there is a great deal of concern with the possibility of wells going dry in the area. Many people are forced to take action when they no longer have a constant supply of water to their home. Some have to replace well pumps, only to find that the old pump failed due to low water conditions. Others must drill new wells in order

to access a larger supply of water. In most cases, these repairs are unexpected and time-consuming. During severe drought, many well service companies are overwhelmed with calls, causing some families to endure days without a supply of fresh water. A water storage tank would be helpful to many of these homeowners.

The benefits of a properly installed storage tank are numerous. These tanks are normally installed near the well so that the well pump sends the water directly into the storage tank. This removes much of the back pressure from your well pump so that the workload on the pump is greatly reduced. The water can be sprayed into the top of the storage tank, eliminating odors which may be present. The water is then re-pressurized by an external pump which can maintain higher pressure and is much less costly to repair or replace than a submersible pump. Protection systems are also available for both pumps to ensure longevity.

Even on existing storage tanks, an early warning system such as a light or alarm can be installed to activate when the water in the tank drops to a certain level, indicating the need to check your well for problems. This buys you the time you need to contact a professional. Should you happen to run out of water before the well is operational, there are water delivery services which can bring you a supply of water to replenish your storage tank, thereby maintaining your day-to-day routine while you await repairs. For homes in remote areas, stored water is also a valuable asset for firefighters.

Now is an ideal time to consider adding a storage tank to your well. Then you will be prepared before another Texas summer takes its toll on your well.

Randy Lawrence is the owner of ProQuality Water Systems, a full service water treatment company. He is one of only six Class III Certified Water Treatment Specialists in Hays County (LIC# WT0002693). With over 20 years of experience he has serviced Wimberley and surrounding areas for over a decade.

"When you want quality, call a pro."

ProQuality
 Water Systems

RANDY LAWRENCE
 512-618-1334
 (830) 822-3533

A FULL SERVICE WATER TREATMENT COMPANY SPECIALIZING
 IN CUSTOMER SERVICE & INTEGRITY
 Certified by the Texas Commission for Environmental Quality
 Class III License # WT0002693

www.proqualitywater.com



Litigation: A special place in...

by Roland Brown

We often hear it said – *there will be a special place in hell for...* – followed by the name or description of someone who has done something egregiously wrong. That could be applied to the former Williamson County, Texas prosecutor who, according to news reports, violated

both his oath as an attorney and prosecutor and the law itself by hiding critical evidence that led an innocent man whose wife had been murdered to spend most of his adult life in prison. (Stop and think for a moment what a day in prison must be like. How much worse for an innocent father who has lost his wife?!) Recently another victim filed a civil suit against the same prosecutor alleging that similar tactics led to years of this man being wrongfully branded a sexual predator. Both of these convictions were ultimately set aside, but only after many years and after lives had been needlessly and mercilessly ruined.

What should this mean to you if you are not a judge or lawyer? *A lot!* When someone is hurt – killed, assaulted, molested – we want to balance the scales, to assign responsibility and to punish, as well we should. But wait. That same desire, unchecked by thoughtful adherence to the law and a fervent desire to find the truth, can position us alongside the mentioned prosecutor whose actions we abhor. There is much to say about this, but whether you are serving on a jury, a grand jury or are evaluating over morning

coffee accusations that some person did something wrong – sexually harassed subordinates to pick a current example – be properly critical, demand credible evidence and examine motives of both the accused and the accuser. Then, with the light of truth shining clearly, hold those, and only those, who are in the wrong accountable for their actions. We can also stem the rush to condemn that occurs down at the coffeeshop, on Facebook or elsewhere by reminding others that the presumption of innocence is not just a nice phrase, it is the critical buffer that shields us all from those who, like the mentioned prosecutor, believe that the end justifies the means.

Roland Brown is a litigation attorney with forty-plus years experience handling civil litigation throughout Texas. For more information call 512-847-2500 or visit RolandsLaw.com.



512-847-2500

12111 Ranch Road 12 ~ Wimberley ~ www.rolandslaw.com

LITIGATOR

- Personal Injury
- Inheritance Disputes
- Property Disputes
- Other Disputes

How the new tax code affects you

by Marlene Van Sickle



Unless you've been living under a rock (or completely off-grid), you know that there is a new tax code passed for 2018 and beyond. Most people are interested in finding out how this impacts their return. This article will summarize some of the changes for individuals and a subsequent article will address some of the business changes.

The first change is that the standard deduction is higher for 2018, but personal exemptions are eliminated. This may help some taxpayers simplify their return as they may no longer have to itemize. There is a higher child tax credit that should help off-set the loss of exemptions for those with dependent children.

The next change is that the tax rates paid are lowered by 2-3% per bracket, and the bracket amounts have been adjusted to higher amounts. This means that taxes paid will be lower in most cases, with some exceptions.

Major changes have happened in the Schedule A itemized deduction category and we'll focus on the ones that impact most families and individuals. The deduction for taxes is limited to \$10,000. This may impact those with high property taxes. Home mortgage interest is now limited to \$750,000 of acquisition debt on a first and second home, which is reduced from \$1,000,000. Home equity interest is

no longer allowed as a deduction. Job expenses and other miscellaneous deductions are no longer deductible starting in 2018. One nice change is that the rule that required higher-income taxpayers to phase out itemized deductions is suspended for 2018-2025.

If you are concerned about how the changes might affect you, talk to a CPA and consider having a tax projection or comparison completed. A comparison will show how your 2017 tax return would look using the new law.

Marlene Van Sickle, CPA holds a Texas CPA License and is the managing member of Marlene Van Sickle, CPA, PLLC. She has worked with individuals and businesses for over 25 years, and has an office in Cedar Valley. Contact her, Marlene@VanSickleCPA.com, 512-745-1395 or VanSickleCPA.com.

Marlene Van Sickle



Tax and Accounting for Individuals & Businesses

512-745-1395

www.VanSickleCPA.com

11183 Circle Dr, Ste D, Austin, TX 78736



EAGLE MOUNTAIN

- FLAGS & FLAG POLES
- PATRIOTIC GIFTS
- KNIVES & CUTLERY

512-847-0010 • 800-385-5605

Mon-Thu 9-5 • Fri til 3 • 333 FM 2325 • Wimberley
EagleMountainFlag.com



Chico's Place

• Loving care of small dogs
In a home environment

- Boarding
- Daycare
- Grooming

512-585-4112

Book spring break reservations early

Chicos-Place.com • Pam.Colvin@mac.com

Conveniently located off Hwy 290 in Dripping Springs

SEPTIC TANK PUMPING & REPAIRS

Commercial & Residential

Se Habla Español



- SEPTIC PUMPING
- CLEANING
- REPAIRS

SELLMAN ENTERPRISES

Septic Inspections & Certifications For Resale

DRIPPING SPRINGS: 858-2040

WIMBERLEY: 847-5070

LAKE TRAVIS: 263-3993

BUDA: 312-0002

AUSTIN: 445-5489

SAN MARCOS: 396-7070

Tina's Nail Spa



Voted Best of Dripping Springs 2016



27490 Ranch Road 12, Suite 7
Dripping Springs, TX
(across RR12 from Walgreens)
Tel -512.858.5200

Sculptured, Acrylic, Gel and Natural
Manicures, Pedicure, Spas with Full
Shiatsu Massage, Facials, Waxing
and Face Threading

"come let us pamper you"

Appointments Preferred.

Monday thru Saturday 9:00 to 6:00

Sunday 10:30 to 4:00

Is your list ready?

by Lindley Pond



By now we've had a pretty good taste of winter and are twiddling our thumbs about what we can be doing before spring approaches. We've still got a few months to go but with the much needed rain we've already gotten, things have grown a lot faster than people are used to at this time of year.

My suggestion would be to start with a to-do list, not just a wish list but an honest to goodness *chore* list. Hate the word but love the outcome as you happily check off items to get set. All yard tools and machines probably need a good sharpening, cleaning and, in some cases, the old fuel may have condensation in it which should be switched out for fresh stuff. Now that your partners in crime are ready to work, you can tackle pruning of all shrubs and roses along with tree trimming to raise the canopy, remove the deadwood and improve the overall health of your trees.

It's a great time to add compost and get soils ready for new plantings, whether it be in the flower beds or in a veggie garden. It's a great time to continue to start your veggie seedlings in a greenhouse or under grow lights – fun to see something in the cold actually emerge new from the soil! Leaves, leaves and more leaves can all be added to your compost heap after you've used some of what was there from last year.

Now that the hard part is finished, the reward is to continue your list.. not the to-do list but the *What I Want* list. Prioritizing your wishes will help with this phase. Is it to be a great seating area with a fire pit, a water feature, a butterfly garden, less yard more fun space.. whatever your wishes are they can all be obtained with baby steps.

We are here to help with any and all, whether it's the to-do list or the *want* list. Feel free to call us for a visit. Enjoy the *prep*, the end result is always worth it.

We're here to help fulfill your "outside dreams". Call us for a free consultation and design. Lindley Pond is owner of Lindley Pond Landscaping. Don't hesitate to call or email. We'd love to help you design the shady spot you deserve. We've been helping folks in Central Texas for over 15 years. Give us a call for design and installation of your new "lawn." Contact us at 512-775-1629.



Lindley Pond

LANDSCAPING

P: 512.775.1629

W: lindleypond.com

E: lindleypond171@gmail.com

I'm gorgeous inside

by Noleen Bester



Have you ever driven past a for sale sign and seen the rider on the top which says *I'm gorgeous inside*? It sets your expectations of what the interior of the home is going to be like and creates excitement and anticipation!

There's a statistic that people sell their homes every five to seven years, and so chances are that the last time you sold a house you didn't have it staged first. How did the staging industry come about and why do we have to stage our


houses before we list?

HGTV is a huge catalyst in defining buyer's ideas of what to expect when walking into a house. Gone are the days when a realtor could just put a sign in the yard and expect buyers to fall in love with the property. Most buyers these days are younger, more design savvy and social media and television sets their expectations. Who doesn't love the HGTV shows like Property Brothers, Fix and Flip and everyone's favorite, Fixer Upper! We see the homes JoJo Gaines puts together and we all aspire to live in a house that's beautifully decorated and feels so warm and homey.

Which brings us to staging to sell. We are setting the buyer's expectations initially with beautiful MLS photos and then welcoming them into a house which is beautifully showcased and really well organized. We all want to feel as though we can live that lifestyle – no matter the price point of the house.

How do we go about selling our house for more money in less time? Choose a realtor who offers a complimentary, professional staging consultation as part of their marketing campaign. The stager will give you a blueprint of ideas and recommendations to take your home and turn it into a product which people will desire and which will generate quick and fabulous offers.

NB Designs is a premier, full-service home staging company located in Dripping Springs. We offer occupied consultations, vacant home staging. (Yes! We have furniture!), photo styling, color consultations and interior redesign consultations. We may be contacted at (833) TO STAGE or visit NBDesigns.com.



NB DESIGNS HOME STAGING
Because First Impressions Matter

<http://nbdesigns.com>
1-833-TO-STAGE



Wednesdays 
3 – 6pm (or dusk)
The Triangle
(Hwy 290  RR12  Mercer)
512 858-4725
 / DSFarmersMarket



HTC
Hillco Tree Company
Local & Insured
Call Monte Today
(512) 739-4401

**NO JOB TOO SMALL
NO TREE TOO TALL...**





Frank Shuman, DVM
*A Full Service
Small Animal Hospital*

512-858-4787
Dripping Springs Animal Hospital
Since 1985 1520 E. Hwy 290



Canyon Pools and Spas



Specializing in rural, difficult terrain projects.
Full service installations & repairs, including decking, plaster, plumbing and water features.
Family owned since 1996
Serving Hays County, Blanco County,
Johnson City and Southwest Austin
604 Canyonwood Dr. – 512-894-3187
CanyonPoolsAndSpas.com



TECHNICITY
**TECHNOLOGY SERVICES
DONE RIGHT**



[512] 982 . 4114
TECHNICITYPC.COM

PC & Mac Repair • Sm. Business Consulting
Phone & Tablet Screen Repair

Dripping Springs Chamber of Commerce Focus on Business:

Saving money on property taxes

by Letisha Scharff

Who wouldn't want to save money while also doing a great service to their land? I'd like to inform you of a few ways to get or keep your agricultural or wildlife exemptions on acreage properties in the Texas Hill Country. Did you know you can have an exemption on properties with five or more acres with honey bees? That's right, on as little as *five acres*! You've likely already heard of an agriculture exemption and possibly a wildlife exemption but have you heard of the program called Ecolab? This ecological research program allows a non-exempt property (generally 20 plus acres) to transition into a wildlife exemption after just two years.

Here is a simple example of your potential savings.. Assuming you have six acres, including a one acre homestead, the additional five acres may be valued by the county appraisal district at \$100,000. If you're in a location with a tax rate of 2% the resulting tax bill would be \$2,000 per year on those five acres. If you had an agriculture exemption on that land you would pay approximately \$2 per



acre per year or \$10 in this example. This is a savings of \$1,990 per year on five acres, imagine if you had more land how much more you could save!

As the owner and broker of WoW Properties, I have an exciting career in real estate. My focus is on everything from residential to ranches, *west of weird*. I truly get to make people's dreams come true, helping them buy or sell their slice of heaven. What can I do for you other agents can't? I understand the intricacies of wells, rainwater collection systems, septic systems, land features and local animal and plant

species. I can help you find property with agriculture and wildlife exemptions or I can help you learn more about the Ecolab property tax savings program. I understand local property values and what will make a property more valuable in the future. I truly appreciate the uniqueness of Hill Country land.

Making your dreams my business.. that's my motto. Don't just dream the dream, *live the dream* and let me be your navigator! 512-789-5715, wow4Letisha@gmail.com.

A homeowner's toolkit

by Carol Brown



Whether you have just bought your first home or have been a homeowner for some time, chances are that at some point you will be faced with home repairs. While you can always call the local repairman to fix minor plumbing or structural problems, doing the repairs yourself can save you time and money and with a few tools you'll have everything you

need to make most home repairs. So what do you need to create a *homeowner's toolkit* to give you the know-how to make the simple repairs yourself? Here's a list that includes everything you'll need!

- Hammer.. this is a basic tool that you will no doubt use dozens of times for everything from hanging pictures to more major repairs.
- Screwdriver.. this is another basic tool that you will use over and over. Be sure you get a set with quality grips and that includes a number of different heads. The ones with magnetic heads can make getting into tight spaces easier and less frustrating.
- Wire cutter.. this handy tool is a must for any basic electrical work you may want to do.
- Tape measure; be sure you choose one that has sufficient length to cover most spaces in your home – a good quality one with a lock.
- Reversible drill.. a 3/8-inch model is one of the handiest tools any homeowner will ever have. Be sure you pick up a cordless model so you can also easily use it outdoors as well.
- Needle-nose pliers; this tool is mostly used for electrical work

but is also useful for getting into tight spaces and even for crafts.

- Utility knife.. this is another one of those multi-purpose tools that is a homeowner essential. Be sure to pick one up with replaceable blades.

- Handsaw; while a circular saw may seem like the better investment, there are a number of cases where a handsaw is the better choice. They are also much less expensive.

Getting started with home repairs can seem like a daunting task especially if you have no experience, but with the right tools and a little knowledge you can save a fortune while keeping your home in good repair.

Carol Brown has lived in Dripping Springs since 1988 and has worked in the real estate industry since 1999. Carol joined one of Dripping Springs "Top Producing Teams," The Steele Action Team in 2010. Contact her at 512-576-7711 for all your real estate needs.

CAROL BROWN REALTOR®

512-829-2042 Office

512-576-7711 Cell

512-829-2001 Fax

kwhomelines@msn.com

www.AustinHomeAndLand.com

Specializing in all your real estate
needs since 1999



kw

KELLER WILLIAMS
REALTY

Each office is independently owned and operated

Home and garden show

by Ashley Tullis



The Rotary Club of Dripping Springs, Badger Custom Homes and Keith Zars Pools invite you to join us for the Second Annual Dripping Springs Home and Garden Show, March 17, 10am-5pm and March 18, 10am-3pm, at the Dripping Springs Ranch Park.

The show is just in time to give your home a super spring makeover – or plan to build your new home. With wall-to-wall exhibits, you'll find the latest in products and services for everything from builders, contractors, materials, decks, pools, entertainment systems, storage, plants, landscape displays/materials, kitchenware, a chicken coop, an avian specialist, our very own local fire department, DIY projects for adults and kids (compliments of The Home Depot) and much more. Various vendors will be taking the stage to further educate attendees in many areas of home and garden interest. There will be door prizes and a raffle for an Urban Coop chicken coop (retail value \$1,000).

Admission is \$5 at the door, children under 12 are *free*. Parking is *free*. Food and drinks will be available. Huge thanks to our title sponsors Keith Zars Pools and Badger Custom Homes. Our other vendors are American Water, Camp Bow Wow, Carved Stone, Cutco, Denali Pools, Doyle Fellers – Studio 13, Geo Growers, HE Solar LLC, Hill Country Outdoor Living, LockTite Storage, Pro Star Water, Rural Home, Texas Hill Country Olive Oil, Triple S Feeds, Ten Thousand Pots, Sol'stice and more. Check our Facebook page

for the latest updates – [Facebook.com/DSRotaryClub/](https://www.facebook.com/DSRotaryClub/).

Bring blueprints, plans, sketches and dreams to the show. Our vendors are prepared to listen to your needs, take your information and get back to you with estimates, timelines and the latest ideas. Talk to the professionals. If you are interested in a product or service, leave your name and phone number and ask the vendor to follow-up after the show or pick up one of their brochures. Prepare to shop. Many companies have items to purchase at the show, so get ready to buy! And have lunch while you're here.

Ashley Tullis is a realtor with Keller Williams Realty, community advocate, current President-Elect of the Dripping Springs Rotary Club and leading the charge for the 2nd Annual Dripping Springs Home & Garden Show. Weekly Rotary meetings, Mondays 12-1 at Flores Restaurant. For more information please contact Ashley at 512-716-9193 or DrippingSpringsRotaryFoundation.org.



HEATHER H. BOBB

DDS, FICOI



512.858.7200
heatherbobb.com

Invisalign Preferred Provider – Full Mouth Restorations – Cosmetic and Family Dentistry

changing smiles, changing lives

Implants – Laser – Restorations

331 Sportsplex Drive, Suite B | Dripping Springs, Texas 78620



Ready to be a wood-fired chef?

by Homer Whisenant

I am ready for spring, sunny days and outdoor living. How about you? This is a great time to update your outdoor living space so it is ready for the upcoming warm weather. Last time I talked about the choices involved when adding a deck area to your home. This time, let's talk about the benefits of adding a wood-fired

pizza oven to your backyard space.

Just about every backyard has a grill or cooker of some kind. A fun and useful addition to this is a wood-fired pizza oven. These versatile and attractive brick ovens greatly expand outdoor cooking possibilities. In addition to pizza, all manner of breads and desserts can be baked, and meats and vegetables roasted. The flavor you get from a wood-fired oven is delicious and unique.

Another benefit to a wood-fired oven is that the whole family can participate in outdoor cooking. We added a brick oven to a local client's backyard so that their son and his friends could enjoy pizza parties outside and participate in the fun of using the outdoor oven. With another client, we built a combined outdoor fireplace, grill and wood-fired oven that both added a beautiful structure to their outdoor living space and let their daughter entertain her friends at home during her teen years.

One final benefit is that cooking in an outdoor oven helps keep the house cool during the warm months.

Built-in-place brick ovens are customized to both fit and match your area. These ovens can be finished in stone, brick or stucco to best complement your home's exterior and landscaping. With a wide range of built-in features, including wood and accessory storage, these ovens are both functional and beautiful. Complete smoking/grilling/oven stations can be built, that cover all wood-fired chef possibilities in an integrated structure.

Consider adding a wood-fired oven to your outdoor living space and imagine all the fun times you'll enjoy with family and friends. *Homer Whisenant is the owner of Homer Whisenant Construction, and has been serving Hill Country clients for over 30 years. Homer knows that when homes get better, lives get better and he enjoys helping clients make both of those happen. Please call us at 512-677-1282 for a design consultation and quote. We would like to help you on your next project.*

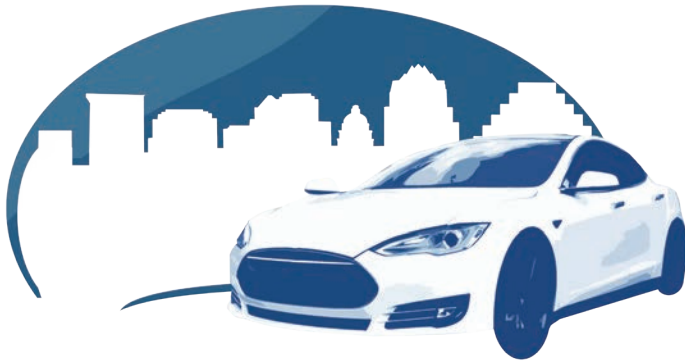
Homer Whisenant Construction

Serving Hill Country clients for over 30 years

**Decks, Pergolas, Window Replacement/Installation,
Home Repair, Stone Fireplaces, Stone Entrances**

Creative projects welcome

**512-677-1282 • hwhise@gmail.com
fb.me/HomerWhisenantConstruction**



CLEAR DAY MOBILE AUTO DETAILING

Environmentally Friendly

100% Customer Satisfaction Guaranteed

**Call For Appointment
Nick Maguire
512-912-6702**

Clear Day Basic

Basic exterior hand wash, vacuum, debris blow out, wipe down inside & door jambs, clean windows inside & out
Standard Car - \$55
Trucks & SUV - \$65

Clear Day Premium

Includes everything in Clear Day Basic
Detailing plus wax, leather conditioner, rim & tire clean
Standard Car - \$100
Truck & SUV - \$120

Clear Day Ultimate

Includes the first 2 packages plus shampooed carpets and seats, as well as an engine bay clean.
Standard Car - \$125
Truck & SUV - \$150

Add on Services

*Hand Wax - Standard Car \$25 - Truck & SUV \$30
Rims & Tires - \$15
Leather Conditioner - Standard Car \$10 - Truck & SUV \$15
Shampoo Carpets - Standard Car \$15 - Truck & SUV \$20
Shampoo Seats - \$3 per seat
Engine Clean - Standard Car \$15 - Truck & SUV \$20
Clay Bar - Standard Car \$25 - Truck & SUV \$30
Restore All Exterior Trim - Standard Car \$15 - Truck & SUV \$20
Fragrance - Complimentary*

Mention this ad and receive a 20% discount

Window Treatment Specialists

Dealers for Hunter Douglas, Graber & Norman Shutters.

Call us for free in-home consultation and measure.



Dripping Springs Trail Head Market
1111 Hwy 290 West • 800-982-7424
Mon. - Sat. 10-6 • Sun. 12-5
www.cowgirlsandlace.com



Adair Dentistry

J. Allen Adair DDS ~ Laura B. Adair DDS
Serving Dripping Springs for over 20 years

**We are proud to be featured again as a
Top Dentist in Austin Monthly Magazine**



2150 Hwy 290 E.
Dripping Springs, TX 78620

512-858-5243

adairdds.com

9 Carriage House Austin

Coveted Heritage Oaks 2.9+ acre Estate, ideal for Multi-generational living. Modern feel w/ high-end features. Secret Panic/ Tornado Room w/ Safe. Two Master suites in separate wings on main level. Rooms open to outdoor living Extraordinaire! 4200+sf covered Porches & Observation Decks. Pool w/ dive board. Fenced Acreage w/ grand Oaks & Views; 2 horses allowed. Wood casement windows. Wood & travertine floors. Quartzite, marble & exotic granite. City Water & Well. Exemplary Dripping Spring schools and Austin Access.

6 bedrooms, 5.5 baths
6713 sq. ft. 2.9 acres
\$1,146,000



DISCOVER A NEW LEVEL OF LUXURY IN REAL ESTATE
DISCOVER THE RE/MAX COLLECTION

173 Leafdale Dripping Springs

Hill Country Luxury custom estate in intercom gated community, The Preserve at Dripping Springs, 3.5+ acres includes outbuilding, covered and open patios. Private backyard, private garden and water feature as well as an intercom entry. Interior has custom upgrades throughout the house including Marble and Granite Countertops, Cedar closets, recessed lighting and pocket doors. Wired for security and surround sound.

4 Bedrooms, 3.5 Baths, 4207 SQ.FT.
This gorgeous luxury home is offered at
\$1,075,000



512-610-7653, Remax-Gateway.com, 13062 HWY 290 W, Austin, TX, 78737 At Stoplight across from Belterra
All offices independently owned and operated.