

# Dripping Springs OUTLOOK

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ISSUE 13, VOLUME 20 JUNE 2024



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- Every Mon.-Fri. Hill Country Senior Center 1310 W. Hwy 290, offers a delicious lunch served at noon. Call in by 10:30 and order it to go, too. HCSeniorCenter.org
- Mon-Thurs 9am-6pm RED Arena Gift Shop is open featuring seasonal decor created by & supporting programs for adults with disabilities. 2435 W. Fitzhugh Rd. Visit REDarena.org for more information.
- Every Mon. 12pm, DS Rotary Club meets at Flores, 2440 E Hwy 290 W. DrippingSpringsRotary.org.
- Every Mon. 9am All Abilities Chair Exercise, Dripping Springs Community Library, 501 Sportsplex DR, 512 858 7825 or DSCL.org
- Every Mon. 6pm Nar Anon Family Group at Friendship Creekside Fellowship 14455 Fm 1826. For family & friends of addicts.
- Every 1st Mon. DS Ag Boosters meet in Ag Building behind DS Middle School at 7pm. DSAGBoosters.org
- 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. Dripping Springs 4-H Club, 6:30pm Dripping Springs Ranch Park, September through May.
- Every 3rd Mon. Eastern Star meets at Rambo Lodge at 7:30pm. Call Kathy Clark, 512 858 7004.
- Every Mon. Stroller Strides workout, 9am, Wimberley First Baptist Church, Summer 512 644 4198, SMWimberleyDS@fit4mom.com
- Every Tues. 6:30pm Toastmasters of DS, Hays county office 195 Roger Hanks Pkwy. DSToastmasters.com
- Every Tues. 5:30pm Al Anon, Dripping Springs Presbyterian Church, 26650 Ranch Road 12. Childcare provided.
- 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. Volunteers needed. Entertainment and special events for the residents of HCC.
- Every Tuesday at 7pm, Boy Scout Troop 101 meets in the Foundry building of DS United Methodist Church. Contact Todd Ashby at todd.ashby9064@icloud.com
- Every Wed.-Sat. Noon-3pm, Dr. Pound Pioneer Farmstead and Museum open for tours. 512 858 2030
- Every Wed. Farmer's Market at the Dr. Pound Farmstead, 3-6pm. For more info CityofDrippingSprings.com or 512 858 4725.
- Every Wed. at 8:30am. The Hill Country Christian Business Networking Alliance meets at El Rey. Visit (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. 512 847 9956

**HAVE SOMETHING TO ADD TO THE CALENDAR?  
REACH OUT TO US AT [INFO@DSOUTLOOK.COM](mailto:INFO@DSOUTLOOK.COM)  
OR 512 375 5590.**

- Every 3rd Wed. Dripping Springs Cook-Off Club, Acocon Brewery. Michele Ryon, 512 299 7455
- Every Wed. Stroller Barre workout, 9am, Wimberley First Baptist Church, Summer, 512 644 4198 or SMWimberleyDS@fit4mom.com
- Thur. Trivia every Thursday at Acocon Brewing on Mercer Street 7-9pm
- Thurs. 7pm, Celebrate Recovery, hurts, habits, or hang-ups. Christ-centered recovery program. ChurchoftheSprings.org/CR
- Every 1st Thur. 7pm Vince F. Taylor American Legion Post 290 of Dripping Springs invites all eligible veterans to 231 Patriots Hall Blvd. 512 858 5637
- Every 1st Thurs. 6-7:30pm, Nonfiction Addiction Book Club at Dripping Springs Community Library, DSCL.org, 512 858 7825. AdultServices@dscl.org for details.
- Every 3rd Thur. 7pm, DS VFW Post 2933 invites all eligible veterans with foreign service to 231 Patriots Hall Blvd. Call 858 5637.
- Every 4th Thur. 6:30-8:30pm, Photographers of DS, Holy Spirit Episcopal School, 301 Hays Country Acres, PhotographersofDS.us
- Every Thur. 12pm, Al Anon, Dripping Springs United Methodist Church, 28900 Ranch Road 12. Childcare provided.
- Every 3rd Thur. Live concerts, best music in the Hill Country at Susanna's Kitchen Coffeehouse, 7:30pm; \$25 for adults, \$5 for children. Food, coffee, soft drinks available. Corner of RR 12 & CR 1492 (Wimberley United Methodist Church.) WimberleyUMC.org Proceeds benefit Barnabas Connection & Mother's Day Out scholarships. Performing **Thurs. June 20: Jeff Plankenhorn**
  - Every Thursday, Skate Night at Dripping Springs Ranch Park from 5-7:30pm, skateboards, roller skates, & scooters
- Every Fri. Stroller Strides Playdate with Kids Craft Fridays, 10am, Emily Ann, SMWimberleyDS@fit4mom.com
- 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. 512 858 4924 or DrippingSpringsMOPS@gmail.com
- Every Fri. 12pm, Al Anon, Dripping Springs Presbyterian Church, 26650 Ranch Road 12. Childcare provided.
- Every Saturday, Live music at the Barber Shop, 4-6pm
- Every 1st Sunday, Dripping Springs Church of Christ, 470 Old Hwy 290 (across from Tractor Supply), First Sunday Focus, Bible study 9:30am, 10:30am worship. Meal provided 11:30am. Visit DSChurchofChrist.com, 512 858 4500.



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LEGALLY BLONDE is presented through special arrangement with Music Theatre International (MTI).  
All authorized performance materials are also supplied by MTI. [www.mtishows.com](http://www.mtishows.com)

# How do you know if you could benefit from vitamin drips?



by Breca Tracy, PhD

As intravenous (IV) hydration and nutrition (often referred to as vitamin therapy or vitamin drips) become more and more popular, many wonder if it's a good fit for them or a loved one. Have you been curious about vitamin therapy? Have you ever questioned whether vitamin drips could be beneficial to you? Let's dive a little deeper and learn more about this type of therapy and if it's a potential fit for you.

First and foremost, let's talk about what vitamin drips are. Vitamins and minerals can be delivered into your body via your veins. You may ask, why is this necessary and why is it so popular? The necessity is because this is the fastest, most efficient and effective way to delivery hydration and vitamins to your body. This type of delivery allows your body to absorb much more of what is being given to the body through this route of administration via your veins versus a traditional oral route. IV therapy has become trendy, but it not new. IV therapy has been around for a very long time because it's effective!

The reason we started vitamin therapy here in Dripping Springs is because it didn't exist in our community! Our goal is always to be market leaders and innovators who bring the best types of technology, natural solutions, and therapies to benefit our community. We brought vitamin therapy to Dripping not because it was trendy, but because IV and intramuscular (IM)

routes of administration are the best delivery methods available! Your body will absorb and therefore benefit from

these routes of administration much more than from taking a vitamin or supplement orally.

Finally, is it a fit for you? Pop into the clinic, speak with one of our medical team members and let's determine if you could benefit from this type of therapy. Whether you have known deficiencies or symptoms, and are curious to understand if we can help, let's get to the bottom of it! It's just that easy. We look forward to diving in with you soon and educating you along your journey.

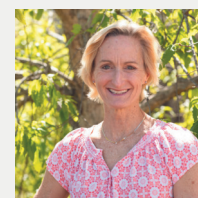
Summertime is just around the corner and the heat is already making an appearance. Stay hydrated and healthy with us at REGENERATE. See you all soon!

**We have a very unique team of experts. Come see us, call, or email us! Dr. Breca Tracy currently serves as Director of Science & Operations at REGENERATE Dripping Springs. Breca has resided in Dripping since 2007 after obtaining her Ph.D. in Biochemistry and Molecular Biology from the University of Oklahoma Health Sciences Center. Contact us at 512-368-4548, 800 Hwy 290 W, Building F, Suite 200. NaturalHealingTX.com.**

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## How is your Water of Life flowing?



by Julie Gosh

Ayurveda, the 5000-year-old traditional Hindu system of medicine, considers the lymphatic system to be the most important system in the body, referring to lymph as *Rasa* or *water of life*. It is the primary focus when treating any condition.

This corresponds with the latest thinking in western medicine that has identified a range of symptoms that can be indications that our lymph is not flowing freely or working effectively:

- Decreased immune function
- Blocked sinuses
- Skin outbreaks including rashes
- Stiff joints
- Bloating, gas, and constipation
- Acid reflux or indigestion
- Difficulty losing weight
- Lack of concentration
- Frequent mood swings, including anxiety, and depression
- Headaches
- Disturbed sleep
- Fatigue, low energy, and/or exhaustion

I run a small boutique wellness center from my home in Driftwood, Texas. One of my main tools for helping myself and my clients work towards harmony in all ways is The Flowpresso. As I've taken my own deep dive into the lymphatic system, I have come to see that there is a huge missing piece in our understanding of how important this system is and how it needs our partnership to ensure its proper functioning.

In getting to work with people regularly on their lymphatic system, I am seeing amazing results occur when we just simply get “The Water of Life” flowing again. Better sleep, less anxiety, a deeper calm internally, pain subsiding, emotional release, and much more.

The lymphatic system doesn't have a pump like the circulatory system so it needs us to help it do its job.

The simplest starting place is the Big 6 Lymph Reset: This is super easy to do and can be done in just a few minutes. Visit [Youtube.com/watch?v=IT\\_wW5pNH4](https://www.youtube.com/watch?v=IT_wW5pNH4) to try it.

I hope you will come see me for a 40 minute Flowpresso session. This “suit” mimics the lymphatic system with deep pressure, compression, infrared heat, and PEMF technology. And a powerful by-product is a very deep reset of the nervous system.

Stay tuned for more information on how to have an incredibly healthy lymph system.

**Julie Gosh lives in Driftwood and operates Tolmao Wellness, a boutique wellness company that focuses on resilient living in the face of life's challenges. She holds various certifications that represent a multi-faceted approach to health, well-being, and joy. For more information visit [TolmaoWellness.com](https://www.TolmaoWellness.com)**



# Addicted to Love



by *Leslie Tourish, LPC*

For some of us, other people may be more addicting than the strongest heroin the streets can produce. While love addiction strikes both sexes, women seem far more susceptible to the allure of an emotionally, and sometimes, physically abusive mate.

The origins of such obsessions are complicated, but there are some common threads. Generally, love addicts grow up in emotionally cold or abusive families and therefore attempt to recreate known patterns learned from their families of origin through romantic relationships. So, if you come from a toxic family, then you create what is known to you: toxic relationships. From the bitter roots of such dysfunctional beginnings grows the destructive fruit of crippling low self-esteem.

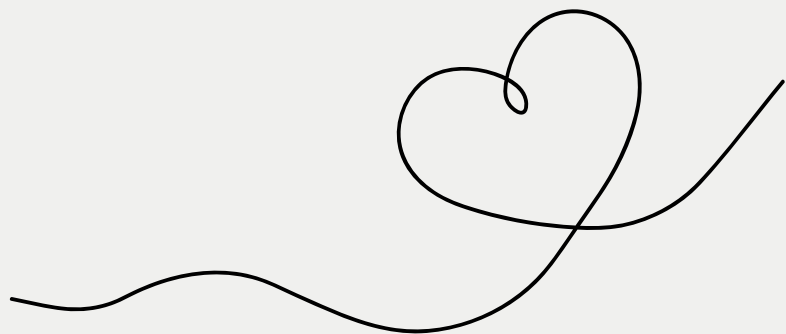
Therapist Robin Norwood wrote in her book, *Women Who Love Too Much*, about how people become hooked on destructive relationships: “Typically, you come from a dysfunctional home in which your emotional needs were not met. Having received little real nurturing yourself, you try to fill this unmet need vicariously by becoming a caregiver, especially to men who appear, in some way needy. Because you were never able to change your parents into the warm, loving caretakers you longed for, you respond deeply to the familiar type of emotionally unavailable man whom you can again try to change, through your love. Terrified of abandonment, you will do anything to keep a relationship from dissolving. Accustomed to lack of love in personal relationships, you are willing to wait, hope, and try harder to please. Your self-esteem is critically low, and deep inside you do not believe you deserve to be happy. Rather, you believe you must earn the right to enjoy life. You have a desperate need to control your men and your relationships, having experienced little security in childhood. You mask your efforts to control people and situations as ‘being helpful’. You are addicted to men and to emotional pain. By being drawn to people with problems that need fixing, or by being enmeshed in situations that are chaotic, uncertain, and emotionally painful, you avoid focusing on your responsibility to yourself. You may have a tendency toward episodes of depression, which you try to forestall through the excitement provided by an unstable relationship. You are not attracted to men who are kind, stable, reliable, and interested in you. You find such ‘nice’ men boring.”

When I counsel my clients who are struggling with destructive relationships, I ask them what these relationships cost them. Their answers often include, *completing my education, getting physically and mentally healthy, being happy, losing 50 pounds, and my sanity.*

One of the first steps in recovery from addictive relationships is to admit that there is a problem from which you are powerless to control. Then seek help through the various channels of self-education, professional counseling, spiritual guidance, support groups, friends, and healthy family members. Begin to start facing your own personal problems rather than becoming distracted into *saving* the person in the headlights of your obsessions. And most importantly, learn healthy self-care by putting your plans, goals, and desires in the forefront of your life.

Famed psychologist Erich Fromm wrote on relationships, “If an individual is able to love productively, he loves himself too; if he can love only others, he cannot love at all.”

**Leslie Tourish, LPC, is a Dripping Springs psychotherapist in private practice. To contact Leslie, visit [LeslieTourish.com](http://LeslieTourish.com) or [LATourish.com](http://LATourish.com)**



# Cannabis-Infused Drinks:

## A Refreshing Alternative to Alcohol

In recent years, cannabis-infused drinks have been gaining popularity as a refreshing and innovative alternative to traditional alcoholic beverages. With a wide range of options available, these drinks offer a unique experience that caters to various preferences and lifestyles.

One of the key reasons why cannabis-infused drinks are so good is their versatility. Unlike alcohol, which can have negative effects on both physical and mental health, cannabis-infused drinks offer a more mellow and relaxing experience without the same potential for hangovers or other adverse effects. This makes them a great option for those looking to unwind and socialize without the drawbacks of alcohol.

Another appealing aspect of cannabis-infused drinks is the availability of sugar-free options. For individuals who are fasting or following a sugar-free diet, these drinks provide a guilt-free way to enjoy a relaxing beverage without breaking their fast or compromising their dietary restrictions. This makes them a convenient and enjoyable choice for those looking to maintain a healthy lifestyle.



by Heidi Pousson

Cannabis-infused drinks offer different dosing options depending on your vibe. Whether you're looking for a mild, subtle effect or a more potent experience, there are drinks available to suit your preferences. This customization allows individuals to tailor their consumption to their desired level of relaxation or euphoria, making cannabis-infused drinks a versatile and personalized choice for consumers. As always, it's important to start low and slow if you're new to the cannabis world.

Overall, cannabis-infused drinks provide a refreshing and enjoyable alternative to alcohol, with sugar-free options and customizable dosing to cater to a variety of preferences. Whether you're looking to unwind after a long day or socialize with friends, these drinks offer a unique and satisfying experience that is sure to leave you feeling relaxed and uplifted. Cheers to the future of cannabis-infused beverages!



### HAUS OF JAYNE

Wife, mother, friend, 8th-grade teacher, member of Haus of Jayne. Follow Haus of Jayne on social media: [hausofjayne\\_official](#) on Instagram and [Facebook.com/HausofJayne](#). Visit Haus of Jayne at 766 Old Fitzhugh Road. They can be reached at 512 648 7420.



by George Altgelt

## Hot Weather Hazards

The hot weather of Texas summer is fast approaching. The scorching temperatures can make your garden look like somebody

put it in an auto clamp for sterilization. To prepare now is to stay ahead of any damage and loss of production.

As a gardener, homeowner, land manager, and landscaper the first thing you must watch for is *wilting!* Tomato plants are the most vulnerable to running out of water and losing production. Everything else can wilt but tomatoes will show it first. If you allow your tomato plant to wilt, it is an invitation to red spider mites to come in and ruin that plant. Spider mites can be very difficult to control. Do not give them an invitation to attack. Keep your tomato plants and everything else ahead of drying out to the point that they wilt.

In Texas, you must plant your garden plants in a small depression in the garden. This allows any water that you are watering with to run to the root ball that is underground. Planting on top of the row is a death sentence.

Mulch is your next consideration. Leave space around the stalk of your plant so you can water the soil directly. The mulch should start 4-5 inches away from the stalk and then become at least 2" thick, but 4-5" is better. Mulch is not just for keeping the water in the soil. It is also to keep the soil cool.

Once the soil temperature goes over 90°F, all production of fruit and vegetables comes to a stop. Plant growth in food production depends on enzyme activity in the roots. Enzymes fail to function when the soil temperature is too hot. Nitrogen in the soil begins to gasify and escape from the root zone and go into the atmosphere. Nitrogen is a major plant nutrient used for the formation of amino acids and proteins. Without it, the plant cannot grow and make its fruit, vegetable matter, or seeds.

It is best to choose a mulch that is light in color and more insulating, like a coarse cedar mulch. At Geo Growers we have plenty of it! Come on by, we'll help you get what you need!

George Altgelt is the owner of Geo Growers, located on 290 and Bells Springs Road. Geo Growers has been in business since 1995 and sells bulk material as well as bagged gardening products and plants. George believes we need to be producing more of our own food and each one of us can contribute. His goal is to make that easy and effective.

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by *Diana Ozimek*

## Fear aggression

Many behavioral issues will be seen while your dog is still a puppy, this is the best time to address them before they are too engrained. Fear aggression can develop if a timid puppy isn't supported in the correct way. Look for early signs.

If your puppy is barking at a new person or dog and retreating, this may be a sign of fear. Watch their body language, is their tail tucked? Hackles up? Flashing teeth? Growling? Don't ignore what your puppy is telling you. Help support your puppy through the process of building confidence and trusting new situations.

First, teach your puppy a few easy commands they can do when they feel uncomfortable. Have your puppy on a leash when new guests arrive so you can help control the situation. If your puppy is not on leash and you can't help them cope, they will keep practicing the same behavior.

You will also need to guide strangers and guests on how to interact or not while you guide your puppy. A few main points: lead your puppy away to give them space so they can calm down and reward them for any calm behavior. If the puppy is interested in sniffing the person, instruct the person to ignore the puppy. Curiosity is good but it's not an invitation to reach out and pet. Use other opportunities to

build your puppy's confidence. Having them explore balance bones, agility tunnels, climb on logs, overcoming anything that makes them a little nervous will help. Don't push your puppy into a ton of meet and greets with strangers reaching for them, petting them, or getting in their faces. Don't punish the puppy for showing signs of fear or insecurity. Pushing your puppy instead of helping can lead to fear aggression. Dogs show warning signs and when the signs don't work, that is when it turns to a bite.

If you see any worrying signs with your puppy, call a professional ASAP. The longer a behavior is practiced the harder it is to overcome.

**Diana is the owner & lead trainer at Good Dog in the Making. She is excited to bring her puppy training expertise to her new community & help families raise confident, well-mannered dogs.**



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# The Benefits of Audiobooks with Children

by Casey Harrison, LDT, CSLDS, CALT-QIT

The topic of audiobooks comes up often. Audiobooks are an accommodation for those with dyslexia and one that I recommend to all my students. While an excellent tool for anyone, audiobooks provide additional benefits for those with dyslexia or other learning differences.

Audiobooks offer a bridge to higher-level texts than what the student is reading independently. We want students to continue reading over the summer and audiobooks provide many benefits.

1. Build background knowledge and grade-level content knowledge. Audiobooks provide access to grade-level content, with expected information for their age, grade level, and beyond. Students can gain confidence as they engage in conversations and activities.

2. Higher-level vocabulary is gained through audiobooks and becomes part of a student's knowledge base. Students develop new vocabulary, complex syntactic forms, and literate language forms. When students hear new words, they can connect that word's pronunciation to the written representation and meaning, increasing their ability to read that word later.

3. Increase comprehension. By listening to grade-level stories, students can access print beyond their current independent reading while improving decoding abilities. Audiobooks provide a bridge between independent word reading and understanding of the text. The cognitive load and workload during school can become overwhelming, impacting our reading. Audiobooks release that stress and allow mental workspace to think about the content of the text.

4. Allows students to enjoy books that are on par with their spoken language. Many dyslexic students have average to above-average receptive language skills. Audiobooks allow students access to grade-level and above books that are often better aligned with their language skills. In addition, students can choose books of interest – an essential part of learning to read for pleasure.

5. Human-voiced audiobooks provide models for fluent reading and are a much better use of instructional time than silent reading for students with dyslexia. Audiobooks help students keep up with reading assignments, especially as they move up the grades. Textbooks are often available in audiobook format and prove helpful for students of all ages. Students should follow along with their eyes on the text as they engage with the audiobook.

6. Many students with learning differences become anxious when asked to read and discuss books. Audiobooks allow students to become immersed in the meaning of the text. They can have social conversations with peers about books read, empowering them to engage in literacy conversations or connect with references from books that occur in movies, songs, and other writing pieces.

Audiobooks are a great tool if you are looking for ways to support students in the classroom and beyond. To learn more, visit:

[WimberleyDyslexiaCenter.com](http://WimberleyDyslexiaCenter.com) and [TheDyslexiaClassroom.com](http://TheDyslexiaClassroom.com)

**Casey Harrison, founder of The Dyslexia Classroom® and Wimberley Dyslexia and Learning Center, is a Certified Academic Language Therapist (ALTA), Licensed Dyslexia Therapist (TX, ALTA), Certified Structured Literacy Dyslexia Specialist (IDA), and a Qualified Teacher with over 27 years of experience. She works with parents, teachers, and PK-12th grade students at her private practice, providing dyslexia therapy, literacy instruction, consultations, resources, and training. Casey also sits on the National Board at-large of the Academic Language Therapy Association. In addition to her private practice, she has a podcast, Together in Literacy, which focuses on dyslexia, literacy instruction, and the whole child. She is a national presenter and author of Teaching Beyond the Diagnosis - Empowering Students with Dyslexia Through the Science of Reading (release 2025). Casey's dedication to advocating for all students, especially those with dyslexia, and highlighting the connection between academics and the social-emotional well-being of students with learning differences is evident in her work. She resides in Wimberley, Texas, with her husband, their three daughters, and many animals in their little slice of the country.**



# NestHaven



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## THE PURCHASE POWER PROBLEM

By Cody Johnson



YOUR LOCAL HILL COUNTRY EXPERTS  
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Interest rates, buyer purchasing power, and home sales prices are intricately connected in the real estate market of Dripping Springs, TX. Understanding these relationships is crucial for both buyers and sellers navigating this dynamic environment.

**Interest Rates:** Interest rates directly impact mortgage costs. When rates are low, borrowing is cheaper, making monthly mortgage payments more affordable. Conversely, when rates rise, borrowing costs increase, leading to higher monthly payments.

**Buyer Purchasing Power:** This refers to the amount of home a buyer can afford based on their income, savings, and current interest rates. Lower interest rates enhance purchasing power, enabling buyers to afford more expensive homes or secure better terms for their loans. For instance, a buyer who qualifies for a \$560,000 loan at a 3.5% interest rate might only qualify for approximately \$380,000 if rates rise to 7%. This change in purchasing power can significantly affect market dynamics.

**Sales Price of Homes:** The sales prices in Dripping Springs are heavily influenced by the prevailing interest rates and buyer purchasing power. During periods of low interest rates, increased purchasing power often leads to higher demand, pushing up home prices. As seen during the pandemic, this effect was pronounced, with many homes selling above the asking price due to competitive bidding. However, as interest rates rise as they have over the last 12 months, purchasing power diminishes. This can slow down price growth or even lead to price reductions if sellers need to adjust to the reduced buying capacity of potential purchasers. Buyers become more selective, and sellers may need to lower prices or offer concessions to attract buyers.

In Dripping Springs, the interaction between these elements has created a market where price appreciation is tempered by the potential for rising interest rates. Buyers and sellers must stay informed about interest rate trends to make strategic decisions. Ultimately, maintaining a balance between interest rates, purchasing power, and home prices is key to sustaining a healthy real estate market in this desirable Texas locale.

*The article is written by Cody Johnson, who is an owner and co-founder of NestHaven Properties, a full service real estate company established in Dripping Springs in 2023. He has spent the last decade entrenched in all facets of the Real Estate industry; Capital Markets, Mortgage, Title Insurance, Brokerage and Technology. Call 512.327.7800 or 512.781.4499.*

## DS Chamber of Commerce Focus on Business



Independence Title has been Austin Business Journal's top title company for 19 years, and our Dripping Springs branch is a proud part of this community. With nearly two decades here, we're all about making real estate transactions smooth and stress-free, thanks to our dedicated teams and commitment to exceptional service.

Devon Morse is the branch manager at Independence Title in Dripping Springs, where she brings a blend of expertise and a personal touch to everything she does. With years of experience in the title industry, Devon knows the ins and outs of real estate transactions, making sure everything runs smoothly and clients get the best possible service.

Devon's management style is all about collaboration and support. She creates a work environment where her team can thrive, always encouraging them to learn and grow. Her clients appreciate her for being approachable and thorough, ensuring they feel comfortable and well-informed throughout their transactions. It's no wonder Independence Title is a trusted name in the Dripping Springs area with Devon at the helm.

But it's not just about work for Devon. She's also an active member of the Dripping Springs community. You'll often find her participating in local events and supporting community projects. Devon believes in giving back and staying connected to the place she calls home.

With her professional skills and community spirit, Devon Morse is a valued leader at Independence Title. She's the kind of person who makes a real difference, both in her work and in her community.

## Pre-plumbing requires pre-planning

When building or remodeling a home, there are plenty of details to keep track of. One item that is often overlooked is preparing your home for the installation of water treatment equipment. This pre-plumbing is referred to as a *softener loop*. As a side note to our wonderful local builders, if you don't already include a softener loop in every home you build, you should consider doing this. Even if you don't install a softener, the individual purchasing the home may want one, and completing it during construction will make a huge difference in the ease of system installation and overall cost.

The purpose for a loop is to separate the inside water from that used outside for irrigation, so that only the water entering the house is treated. In most cases, a loop will be located in a garage, closet, or mechanical room. There will be a water line exiting the wall, then turning 180 degrees before re-entering the wall. This will provide the inlet and outlet lines for the softener or filter. There should also be a drain which will handle the water discharged during a regeneration cycle. If there is a concern about this water entering the septic tank, a French drain, or gravel pit, could be an alternative. If your water treatment equipment is to be installed in a well enclosure, the house should be fed by two lines. One for treated water and the other for untreated irrigation water. A 110 volt electrical outlet should be placed near the loop in order to power the water treatment equipment. A standard GFCI outlet will suffice, but a

four-way outlet will ensure that you have additional plug space for heat lamps, or for additional equipment. It is also a good idea to have this outlet on a dedicated circuit.

Planning ahead for a water treatment system can save you a great deal of money and frustration when you do decide to treat your incoming water. A licensed water treatment specialist can work with your builder to make certain that all of these components come together smoothly.

**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 25 years of experience he has serviced Wimberley and surrounding areas for over 20 years.**



by Randy Lawrence

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## Loving where you live

Some people living in a great community can be a little like a jealous husband who keeps his wife from wearing makeup and dressing pretty so that no one else notices her beauty. Sometimes when you live in a wonderful town you want people to stop coming once you have settled in. You can love a town but still help it flourish as it grows.

Dripping Springs is a wonderful community but even the best towns have growing pains and some residents have a hard time adjusting to infrastructure needs.

A good example is the recent TXDOT meeting at Ranch Park where future plans for a Highway 290 expansion were unveiled. Everyone knew this project was coming, that it is severely needed, and Highway 290 is one of the most dangerous stretches of road in the state. Some of the representatives of TXDOT were verbally pummeled like marauders coming over the wall.

TXDOT has shown an openness to working with locals to find ways to lessen the negative impacts on the road expansion but make no mistake, the expansion is coming. TXDOT has a mandate to improve our highways to meet demand and to make our roads as safe as possible.

It's time for residents to look at this as a positive step even though it will bring some temporary pain. Going to a meeting and calmly explaining your concerns can go a long way to getting what you want. Tensions can be high, but calm and measured will go much further than yelling and screaming and you won't end up on TikTok looking like an idiot.



by Steve Mallett

The local community has many opportunities for making a difference. The City of Dripping Springs has dozens of positions open to community members that will help determine the direction of the city as it grows. The number of volunteer opportunities that exist locally are overwhelming.

Loving your community doesn't mean that you obstruct and shout down anyone who wants to improve it. It means getting involved, learning the issues and calmly offering solutions. Your input can help determine something as simple as what type of landscaping is allowed in a public space or as complicated as how a major highway might be constructed 10 years in the future. People who you disagree with are not bad people. They have a different point of view.

What happens in Washington may not really touch day to day lives, but what happens locally affects us all. Whenever something is happening locally, get involved and ask yourself every step of the way; "Am I being Anti-Development, or am I being Pro-Community?"

**Steve has been selling real estate in DS & Austin since 2003. His team can help with all of your real estate needs. Residential, commercial, farm and ranch. Co-Host of the Mallett and Michelle on Dripping Springs Podcast.**

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## Litigation: We share the roads – safely



by Roland Brown

A couple of recent interactions remind me of a topic that I revisit ever so often. Today, that topic is sharing the road with cyclists, particularly my chosen mode of two-wheeled transportation, bicycles. I recently settled a case for a young man who was hit by a motorist as he was traveling through an intersection on a green light after dark. The motorist, who was looking at her hand-held cell phone, failed to observe the well-lit oncoming cyclist and turned into him throwing him over the hood of her car. Fortunately, aside from the lingering fears left by the incident, my client has recovered well and resumed his regular riding. Then just the other day, I was driving and passed a cyclist on a road with only a minimal shoulder. He was as far to the right as he could get, was wearing a helmet and riding as safely as conditions allowed, but I thought of the times that some small object or road defect, invisible to a motorist, has caused me to swerve or temporarily lose control of my bike. I slowed and moved as far to the left as I could knowing that something similar could happen to him even as I was passing him.

These experiences, which carry similarities to interactions with motorcycles, serve as reminders to bicyclists, motorcyclists, and motorists that the potential for serious or fatal injury is ever

present as cars, trucks, motorcycles, and bicycles legally share our roadways. Some cyclists are guilty of inexcusable behavior, but most are just enjoying the beauty of

the outdoors and trying to comply with the rules of the road. To my cyclist friends, I say, keep in mind that even under optimal conditions you are easily lost in the blind spots of vehicles, the glare of the sun, the gray of a rainy afternoon, or the clutter of roadside signs, trees, and other things. Wear the bright colors, use good lighting, clip on a rear-view mirror, and remember that if the wind is in your face, you will not hear that car coming up behind you as quickly as when the wind is coming from behind you. For motorists, the signs that say “look twice for cyclists” and “hang up and drive” are good rules to remember. Respect and attention are critical as we share the roads here in Texas.

**Attorney Roland Brown handles exclusively personal injury claims. Roland, who offices in Wimberley, has been voted HAYS COUNTY’S BEST PERSONAL INJURY ATTORNEY for 2020, 2021, and 2023 in annual polls of Hays County attorneys. For more information call 512 847 2500.**



by Pat M. Woodman

## Do you have a business succession strategy?

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

If you own a business, you’ve always got plenty to think about: sales, marketing, employees, competition, industry trends, consumer preferences, etc. It’s easy to get so caught up in your work that you might not take time to think about retirement. But if and when that day arrives, you’ll want to be prepared – which means you need a business succession plan.

And you will have to put considerable thought and effort in selecting such a plan, because you’ve got several choices. You could keep the business in your family. You could offer it to an employee or an outsider. You could design a plan that will take effect while you’re alive or after you’ve passed away. Your decision should be based on several factors, including your family situation, the nature of your business, and your overall financial position (including the composition of your investment portfolio), but, you may want to know about some popular succession strategies, including:

- Giving the business away. You can leave your business to your children, but if you transfer it during your lifetime, you may be able to obtain some valuable benefits. For example, by relinquishing control gradually, you can be reassured that your children will be able to manage the business on their own. This strategy may also offer tax benefits. You can give your business away outright, but you may want to consider using a trust or family limited partnership, both of which may allow you to control the business for as long as you want, while still receiving a

regular income stream.

- Selling the business outright. You can always sell your business outright whenever you like; right now, when you retire or some time in between. Of course, any sale brings tax considerations.

Using a buy-sell arrangement to transfer the business: Instead of simply selling the business in a traditional transaction, you could employ a buy-sell agreement. With this arrangement, you can generally determine when, to whom, and at what price you can sell it. If you would like to keep the business in your family, you may be able to fund the buy-sell agreement with life insurance, so family members could use the death benefit to buy your ownership stake.

- Buying a private annuity. You can transfer the business to family members, or someone else, who will then make payments to you for the rest of your life, or, possibly, for your lifetime and that of a second person’s. In addition to potentially providing you with a lifetime income stream, it can remove assets from your estate without triggering gift or estate taxes.

These and other techniques can be complex. Before deciding what is best for you, you’ll want to consult with your tax, legal and financial advisors. By taking your time and getting the professional help you need, you can make a successful succession choice.

**Pat M. Woodman, Edward Jones Financial Advisor specializes in helping individual investors and business owners reach their financial goals. He can be reached at 512-894-0665.**

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