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Navigating Common Issues Between Neighbors

In today's fast-paced world, the sense of community that once defined neighborhoods is fading. Borrowing a cup of sugar or hosting local gatherings feels like a relic of the past. Yet, neighbors remain integral to our daily lives, influencing us positively or negatively. Their impact, through support or conflict, shapes our quality of life.

In an ideal neighborhood, residents respect boundaries, offer help, and build friendships. However, disputes often arise over property boundaries, drainage, or fences. Understanding land ownership rights is key to resolving conflicts and fostering harmony.

This article explores common homeowner challenges and offers practical solutions.

Navigating Property Boundary Disputes

Property line disagreements are frequent. Legal descriptions in deeds, marked by surveyors, define boundaries. Issues arise when physical markers, like fences, don't match these descriptions. While legal action is an option, it's often costly and time-consuming. Neighbors can resolve disputes through verbal or written agreements. Formalizing agreements in writing and recording them ensures enforceability, even if the property changes hands.

Tackling Encroachments

Encroachments occur when structures, like fences or overhanging branches, extend onto another's property without permission. These can disrupt the neighbor's use of their land. Legal action may compel removal of the encroachment, but negotiation is often preferable. A swift resolution helps maintain good relations.

Understanding Property Use Rights and Limitations

Landowners can use their property freely, but local regulations and neighborly considerations impose limits. Nuisance claims arise when activities, such as excessive noise or odors, disturb others. Severe cases can lead to legal consequences. Zoning laws and deed restrictions further regulate property use, ensuring orderly development and preserving neighborhood character. Adhering to these rules helps avoid conflicts.

Water Drainage and Runoff Disputes

Drainage issues often spark tensions, especially when one property is elevated. Higher property owners may allow natural water flow but cannot increase or redirect it unnaturally. If runoff causes damage, affected neighbors may seek legal remedies. Proper landscaping, drainage systems, and open communication can prevent dispute.

Fence Placement and Shared Responsibilities

Fences are common but contentious. Livestock owners may be required to fence their animals. Otherwise, fence placement and type are up to the owner. Disputes arise over fence placement and cost-sharing. A fence on the property line may be shared by agreement, but a fence on one side belongs solely to that owner. Documenting agreements ensures clarity and enforceability.

Managing Overhanging Trees and Branches

Trees beautify properties but can also cause disputes. The tree's owner is responsible for damage caused by encroaching branches. Neighbors can trim branches up to their property line but must avoid damaging the tree or trespassing. Proactive tree maintenance helps prevent conflicts.

While neighbor disputes can be challenging, many issues can be resolved through communication and cooperation. Understanding your rights and responsibilities is essential to maintaining peace and avoiding costly legal battles.

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It is our pleasure to be a member of ABoR, WCREALTORS, HBA, and have been designated as an honorary member of the WCR Austin Chapter. We are equally proud to be a Major Investor in TREPAC (2019, 2020).

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Tailgate and Trucker Hats: Alice Merryman of Venture Partners R.E. and Sherri Berry of Chicago Title

The Power of ABoR Membership: A Guide to Your Exclusive Benefits

KENT REDDING
2024 PRESIDENT

REALTOR®
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As a member of the Austin Board of REALTORS®, you gain more than just industry resources—you unlock a suite of exclusive benefits designed to elevate your real estate practice, keep you informed, and protect your well-being. No matter where you are in your career, we've got a full range of benefit offerings, all crafted to support your success and personal growth. Keep reading to see how your \$175 ABoR membership pays for itself, and head to ABoR.com/Benefits to learn more.

FOREWARN – Your Safety, Our Priority

ABoR's newest member benefit, FOREWARN, is a game-changer in ensuring safety for real estate professionals. This powerful tool, available at no additional cost, allows members to verify identities and assess risks in real time, helping you feel more secure in client interactions. By enhancing safety measures, FOREWARN lets you focus on what matters—serving your clients with confidence.

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Austin Business Journal Digital Subscription – Local Business Insights

Your membership also includes a free digital subscription to the Austin Business Journal (valued at \$180). With access to every ABJ article, industry rankings, business leads, and breaking news alerts,

you'll be well-equipped to understand the dynamics of the Austin business community.

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Complete your continuing education (CE) requirements anytime, anywhere, with ABoR educational partner AceableAgent. This benefit provides access to 100% TREC-approved courses on any device, with 18 hours of CE credits included at no additional cost.

REALTOR® Store – Essential Supplies at Your Convenience

ABoR's online REALTOR® Store offers a range of

essential products, from signs and riders to other supplies.

Austin Regional Clinic (ARC) Subscription – Telehealth Support

ABoR members can subscribe to ARC's online telehealth support service through NormanMD for \$108 per year (individual) or \$216 per year (family). This 24/7 telehealth service includes doctor consultations, visit summaries, and prescriptions at no additional cost. With \$0 copays and no need for appointments or insurance, accessing healthcare is now simpler than ever.

Your Key to Growth

ABoR benefits not only serve practical needs but also reinforce ABoR's long-term vision of creating an agile, supportive, and industry-leading association for Central Texas REALTORS®. By aligning with our strategic plan's (ABoR.com/StrategicPlans) core goals, ABoR ensures its members are equipped, empowered, and engaged as they navigate the dynamic real estate landscape. Visit ABoR.com/Benefits to start tapping into the benefits of your membership.



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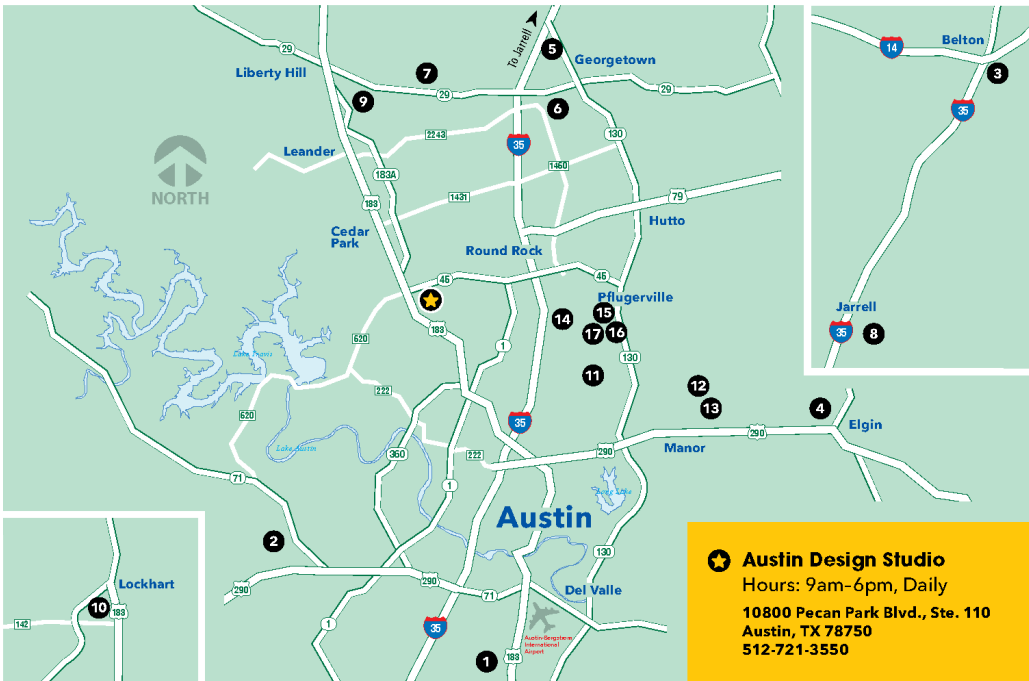
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- 6 Overlook Ranch**
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 - Near historic Georgetown Square
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737-637-5292

- 7 Retreat at San Gabriel**
From the low \$300s
- 1,271-2,897 sq. ft., 3-5 bdrms., 2-3.5 baths
 - Close to recreation at Lake Georgetown
- 1104 Cole Estates Dr., Georgetown, TX 78628
737-738-5778

Jarrell

- 8 Sonterra - Cool Water**
From the mid \$200s
- 1,042-2,897 sq. ft., 2-5 bdrms., 2-3.5 baths
 - Close to Jarrell ISD schools
- 85 Hematite Ln., Jarrell, TX 76537
512-598-0023

Leander

- 9 River Bluff**
From the high \$300s **Now Open**
- 1,491-3,474 sq. ft., 3-5 bdrms., 2-4 baths
 - Zoned for Liberty Hill ISD schools
- 1809 Garlock Rd., Leander, TX 78641
737-637-4224

Lockhart

- 10 Centerpoint Meadows**
From the mid \$200s **Last Chance**
- 1,271-2,968 sq. ft., 3-5 bdrms., 2-4.5 baths
 - Zoned for Lockhart ISD schools
- 303 Pitkin Dr., Lockhart, TX 78644
737-477-3030

Manor

- 11 EastVillage - Classic Collection**
From the high \$300s
- 1,491-3,475 sq. ft., 3-5 bdrms., 2-3.5 baths
 - Zoned for Manor ISD schools

- EastVillage - Heritage Collection**
From the high \$300s
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- 13 Presidential Meadows** **Last Chance**
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Pflugerville

- 14 Village at Northtown**
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- 1,360-2,586 sq. ft., 3-5 bdrms., 2-3.5 baths
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- 14609 Jefferson Craig Ln., Pflugerville, TX 78660
737-327-4004

Round Rock

- 15 Salerno - Classic Collection**
From the high \$300s
- 1,675-3,474 sq. ft., 3-5 bdrms., 2-3.5 baths
 - Zoned for Hutto ISD schools
- 3711 Riardo Dr., Round Rock, TX 78665
737-327-4242

- 16 Salerno - Hallmark Collection**
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- 2,381-3,474 sq. ft., 3-6 bdrms., 2-4.5 baths
 - Convenient to major employers
- 3806 Riardo Dr., Round Rock, TX 78665
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- 17 Salerno - Heritage Collection**
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- 1,360-2,897 sq. ft., 3-5 bdrms., 2-3.5 baths
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Williamson County and Bastrop County Join Forces As Five Points Board of REALTORS

KIM DALE
2024 PRESIDENT

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In a move to strengthen, expand, and better serve real estate professionals and communities across Williamson and Bastrop counties, the Williamson County Association of REALTORS® and the Bastrop County Board of REALTORS® have officially merged. We're excited to introduce the newly formed Five Points Board of REALTORS®!

This merger unites two dynamic associations, combining resources and expertise under the Five Points Board of REALTORS® name. The name reflects the association's dedication to five foundational pillars: ethics, integrity, competence, fidelity, and education. These values drive our mission to promote REALTORS® throughout Central Texas, uphold the Code of Ethics and professional standards, and foster diverse, inclusive communities.

The Five Points Board of REALTORS® will focus on three primary commitments:

- To Advocate:** We are dedicated to advocating for our members and the real estate community. Our efforts will include protecting real property rights, increasing political awareness, and ensuring our members' voices are heard.
- To Connect:** We aim to bring together REALTORS®, affiliates, consumers, and others involved in real estate. By building a strong network, we'll strengthen professional relationships and create a more supportive, accessible environment for everyone in the industry.
- To Educate:** Education is a cornerstone of our mission. We will provide members with training and resources tailored to Central Texas's unique real estate landscape. Our goal is to equip members with the knowledge they need to serve clients with the

utmost competence.

The Five Points Board of REALTORS® will now serve as a unified voice for REALTORS® in both counties, empowering members with enhanced resources, professional development opportunities, and a stronger presence in the community. This merger strengthens our ability to advocate for policies that protect property rights and positively impact housing and development across Central Texas.

Members can look forward to expanded educational programs, additional networking events, and new member

benefits. We're also better positioned to support our communities through initiatives that promote ethical practices and professional standards.

As we embark on this new journey, the Five Points Board of REALTORS® is proud to serve as a trusted partner in one of Texas's most dynamic real estate regions. With a renewed commitment to growth, advocacy, and excellence, we're dedicated to creating a brighter future for our members and the communities they serve.

Here's to a successful future for the Five Points Board of REALTORS®!

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The biggest night of the year is back! Join us for the 2024 Installation and Awards Banquet as we celebrate new beginnings and honor outstanding achievements. Witness the torch passing as we recognize our leaders' dedication and commitment to our association.

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Home Builders Association of Greater Austin (HBA) 2024 Golf Classic: Chief Executive Officer Taylor Jackson and Director of Membership Engagement Stephanie Evans, both of HBA.

Champions of Real Estate

Champions School of Real Estate Career Fair: Lisa Waltke and Laura Almazan, both of Four 22 Realty Group

Happy Thanksgiving

Thank you for choosing our services. Serving you was our pleasure and looking forward to doing so in the near future.

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Tailgate and Trucker Hats: **Adrienne Hernandez** of Chicago Title



Capital Title Haunted Happy Hour: **Victoria Feather, Kristy Santelia and Terry Jackson**, all of Capital Title



Austin Real Estate YPN Halloween Happy Hour: **Lori Goto** of Encore Real Estate and **Patricia Perez**



When the Owner is Dead CE Class with **Priority Settlement Group of Texas**



The Alliance HallowQueen: **2025 Board of Directors**



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*The 4.49% (6.572% APR) interest rate incentive is based on a 2-1 buydown of a conventional fixed-rate loan and is valid on firm, non-contingent, owner-occupied home purchase agreements accepted by Drees Homes between November 1-30, 2024, that close with First Equity Mortgage by December 31, 2024. The 2-1 buydown program may not be combined with other financing incentives. With the advertised rate, borrower payments for the first year will be based on an interest rate of 2% below the current market rate. The second year's payments will be based on an interest rate 1% below the current market rate. In years 3-30, payments will be based on the original locked-in rate. For example, in the first year, borrower payments will be based on a 4.49% interest rate (6.572% APR Annual Percentage Rate, or APR), second year 5.49% interest rate (6.572% APR), then 6.49% interest rate (6.572% APR) for the remaining 28 years. The APR does not consider any other loan specific finance charges you may be required to pay. Example shows a 30-year conventional loan for an owner-occupied home with a sales price of \$500,000, loan amount of \$400,000, 760 credit score and 20% down payment. Loan products are subject to standard qualifications and credit approval. Government and adjustable-rate mortgages are not eligible for this program. The 2-1 buydown option is available on Jumbo loans but at a different interest rate. Rates, terms and conditions are subject to change or withdrawal without notice.

Women’s Council of REALTORS® Austin Gears Up for an Empowering 2025

TANYA CHAPPELL
2024-2025 PRESIDENT

REALTOR®
Pacesetter Properties



Aloha from Hawaii!

As we near the end of 2024, the Women’s Council of REALTORS® Austin is reflecting on an extraordinary year of growth, collaboration, and community impact. But we’re not slowing down! With 2025 just around the corner, we’re gearing up for even more exciting opportunities, starting with our high-energy board orientation in Galveston.

Strategic Planning for a Stellar 2025

Our recent planning weekend was an inspiring blend of strategic growth, collaboration, and camaraderie. Together, we laid the groundwork for an ambitious and impactful year ahead. The weekend was not only about setting goals but also about fostering the connections and community spirit that make the Women’s Council of REALTORS® such a powerful force.

Celebrating Leadership and Unity

A highlight of our year was joining Texas REALTORS® to celebrate the installation of Cindi Yokum as the 2025 Texas State President. This gala event underscored the unity, strength, and shared vision within our organization. The support of Texas REALTORS® continues to be a cornerstone of our success, providing invaluable resources that empower our members at every level.

Through this partnership, Women’s Council members benefit from transformative education, leadership development, and unparalleled networking opportunities. Together, we’re building a stronger real estate community, equipped to face challenges and seize opportunities in the ever-evolving market.

Making a Difference Through Community Impact

Our commitment to community service was exemplified during our recent Purse Bingo event, held in partnership with Table of Grace Foster Care. This event raised \$500 to support children in need, highlighting the heart and dedication of our members. Moments like these remind us of the profound impact we can have when we come together for a common cause.

Looking Ahead: National Conference in Boston

Next on our agenda is the National Conference in Boston. Our team is eager to bring back cutting-edge tools, educational insights, and innovative strategies to share with our network. This conference is an invaluable opportunity to learn from industry leaders, connect with peers from across the country, and gather fresh ideas to enhance our local offerings.

Final Event of the Year: Vision for 2025

Mark your calendars for our final event of 2024: Picture Your Path: Business Planning, Headshots, and Vision

Board Extravaganza on Dec. 18. This event is designed to help our members set their vision for the year ahead. It’s an opportunity to focus on personal and professional growth while connecting with peers in a supportive and empowering environment.

Join Us on This Journey

With the Women’s Council of REALTORS® Austin, you’ll find unmatched support, growth, and community. Our mission is to empower every member to reach new heights, whether through leadership opportunities, educational resources, or community involvement.

Now is the perfect time to get involved! Whether you’re looking to enhance your career, expand your network, or give back to the community, we’re here to support you every step of the way. Reach out to learn more about how you can participate or share your ideas as we continue to elevate our offerings and create new opportunities for success.

Here’s to a bright and impactful 2025 with the Women’s Council of REALTORS® Austin!



Priority Settlement Group at The Range:
Janene Salomon of Realty Texas, Angelica Leon James of Priority Settlement Group and Kirk Moore of Realty Texas

As we approach this season of gratitude, we want to take a moment to express our heartfelt thanks to you. We are grateful to partner with you in providing peace of mind through home warranties. We appreciate your trust in us to protect your clients' homes, and we look forward to continuing our partnership in the future.
Wishing you and your loved ones a wonderful Thanksgiving filled with warmth, joy, and plenty of delicious food!



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Austin Real Pros Property Management Merges with Hendricks Real Estate, Enhances Services

After 25 years of serving our landlords, we are happy to announce that the Austin Real Pros Property Management division is merging with Hendricks Real Estate to bring you a more robust and responsive property management platform. This strategic partnership is designed to elevate your experience by integrating the personalized service you've come to expect from our team with the cutting-edge resources and technologies that Hendricks offers.

With this merger, you can look forward to a seamless transition that enhances our platform's stability and expands your access to new tools and services. Your trusted representatives, Kerry Glass (Kay) and Laura Cedillo, will continue to oversee your properties with the same dedication. As we incorporate Hendricks' state-of-the-art systems, you'll experience a more streamlined and efficient management process. Tim Hendricks, broker/owner, is also available as an additional resource for support.

The merger promises valuable improvements, including:

- Advanced technology for enhanced connectivity and efficiency across all platforms.
- Expanded support for property management, including faster maintenance, issue resolution, and tenant relations.
- Upgraded accounting and portal capabilities for both landlords and tenants, ensuring transparent and easy access to your financial details.

We're here to answer any questions you may have, and we'll keep you informed about the transition timeline. For now, there's nothing for you to do—your current property management agreements remain unchanged. We will simply ask for written acknowledgment to transfer your agreement to Hendricks Real Estate.

We greatly value your continued trust and support, and we are confident this merger will bring added stability and value to your investment portfolio, all strengthened by the resources of Hendricks Real Estate.

Understanding T-47 Affidavit, New T-47.1 Form

Recent updates from the Texas Department of Insurance (TDI) have introduced key changes to the T-47 affidavit, a vital document in real estate transactions. The revised T-47 now allows for a single declarant and features minor language adjustments for clarity. This updated version is available on the Texas REALTORS® website and will soon be offered through authorized forms vendors.

TDI has also introduced the T-47.1 Residential Real Property Declaration in Lieu of Affidavit, published on November 1. This form allows sellers to affirm the accuracy of their information without notarization. While the T-47.1 is available on TDI's website, the current One to Four Family Residential Contract (TXR 1601, TREC 20-16) still requires the T-47 affidavit for survey purposes.

- T-47 Affidavit, [click here](#)
- T-47 .1 Form, [click here](#)



David Weekley Homes Headwaters Grand Opening: **Jeff Apra** of David Weekley Homes and **Joe Stewart** of Joe R Stewart REALTORS

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THE JUNCTION PAVILION AND WATERING HOLE POOL COMPLEX IS NOW OPEN!

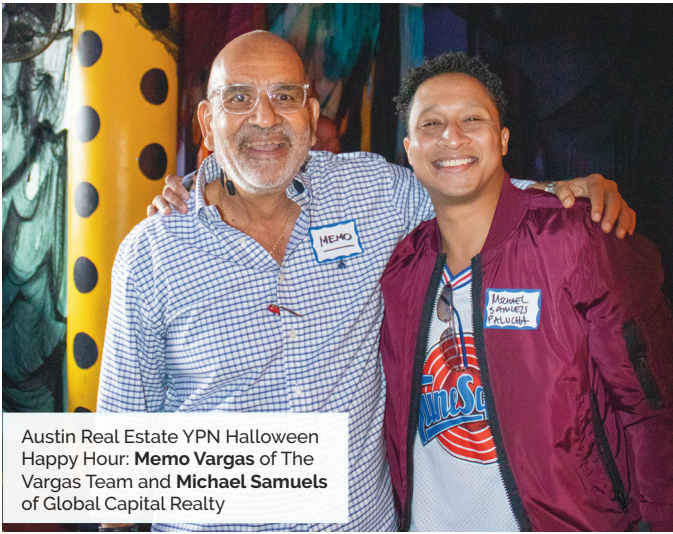
STOP BY AND TAKE A TOUR TODAY Welcome to Lariat, the master-planned community for those in pursuit of a good, quality, meaningful life. And The Junction Amenity Pavilion is now open! Whether it's pond fishing, staying cool in our resort-style pool, getting competitive on one of our planned sport courts—or playing Frisbee with the dog on one of our many green spaces coming soon, Lariat will be sure to keep you and your family entertained, fit, and connected for years to come.

RTX ★ RANDOLPH TEXAS DEVELOPMENT

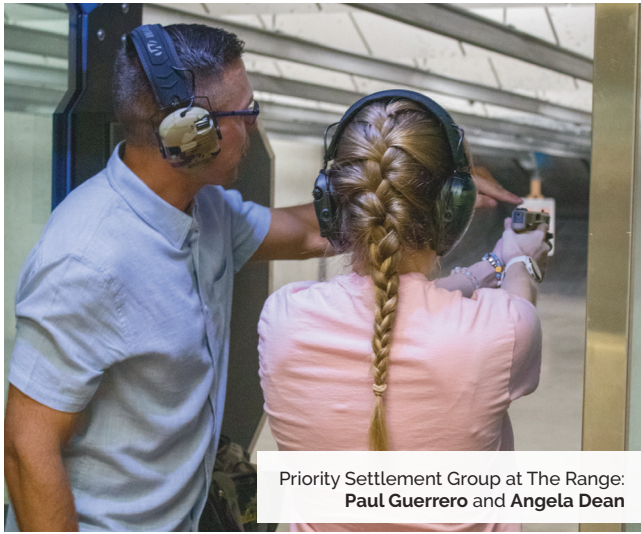
- Short Drive to Georgetown, Leander, Cedar Park
- Planned Trail System
- Sports Courts in Future Phases
- Dock & Fishing Pond
- The Watering Hole Pool Complex and Splash Pad
- The Junction Pavilion
- Future Dog Park



WCREALTORS Blingo Bingo: Stephanie Marek, Aaron Lee and Cheryl Scully, all of Austin Title



Austin Real Estate YPN Halloween Happy Hour: Memo Vargas of The Vargas Team and Michael Samuels of Global Capital Realty




Priority Settlement Group at The Range: Paul Guerrero and Angela Dean



WCREALTORS Annual Business Meeting: Sonia Guardado of Magnolia Realty and Mary Miner of LPT Realty



David Weekley Homes Headwaters Grand Opening: Andrea Von Quintus and Jeff Apra, both of David Weekley Homes



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IN NOVEMBER





*Offer based on accepted contract starting 10/23/2024. Offer subject to change without notice. Terms and conditions apply. **Market rate subject to change at anytime. See sales manager for details. ***First United Bank (NMLS #400029) is a licensed lender in Oklahoma and Texas. The content in this advertisement is for informational purposes only. This is not an offer for extension of credit or commitment to lend. All loans subject to program guidelines and final underwriting approval. Not all applicants qualify. Information and pricing are subject to change at any time and without notice. Actual rates may vary based on market condition.



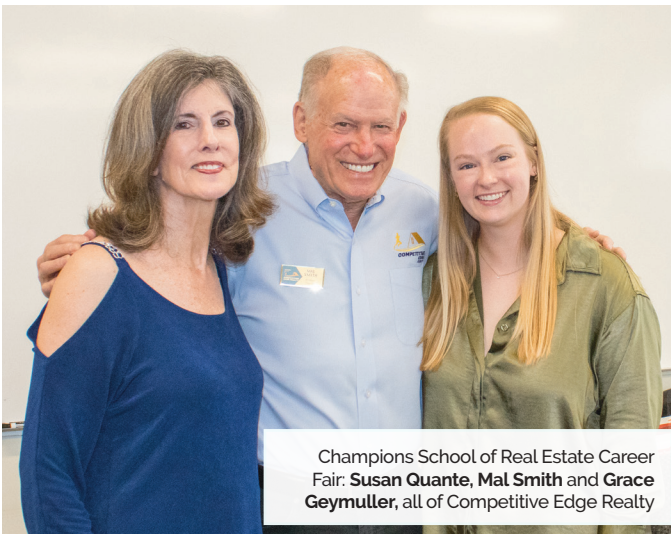
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Geymuller**, all of Competitive Edge Realty



The Alliance HallowQueen: **Ashley Moore** of
Stewart Title, **Marq Haverty** of Keller Williams
Realty and President **Patricia Perez**



Realty Texas Trunk or Treat:
The Go 4 Gold Team



Women's Council Redefining
Success: **2025 Board of Directors**



CHICAGO TITLE

Grateful for Our Clients, Honored to Serve Our Community

This holiday season, we're filled with gratitude for our clients and the trust they place in us. Our Cedar Park team is proud to serve you with the dedication and expertise you've come to rely on.



Tammy Morrow
Business Development
Tammy.Morrow@ctt.com



Sherri Berry
Escrow Officer
Sherri.Berry@ctt.com



Terra Clayborn
Escrow Officer
Terra.Clayborn@ctt.com



Adrianne Hernandez
Escrow Officer
Adrianne.Hernandez@ctt.com

CEDAR PARK BRANCH - 512-690-9490 OFFICE / 512-548-7779 FAX
1335 E. WHITESTONE BLVD. STE. Z-100, CEDAR PARK, TX 78613

Strengthening Bonds: Five Heartfelt Ways to Reconnect with Clients This Fall

SONIA GUARDADO
2024 TEXAS PRESIDENT

REALTOR®
Magnolia Realty



In real estate, relationships are the foundation of everything we do. But here's the thing: Just as a home needs upkeep, your relationships with clients need tending, too. The fourth quarter of 2024 is the perfect time to reconnect meaningfully with your database, ensuring solid and long-lasting connections.

The fall and holiday seasons are naturally reflective times. People are thinking about what they've accomplished this year and what their goals are for the next. That's where you come in. By reaching out thoughtfully, you can remind your clients that you're not just there when they need a house—you're there to support them through every season of life. Here are five unique ways to do just that.

Tailored Market Updates: Everyone loves a market update, but here's the trick—it must feel personal. Austin is such a dynamic city, and no two neighborhoods are alike. So, rather than sending a generic email with general stats, take the time to tailor updates

for different clients. Perhaps you have clients in South Austin who are curious about how much their home has appreciated or a family in East Austin wondering if it's the right time to move. Providing specific data about their neighborhood and offering insights that matter to them shows you care about their unique situation. Plus, you're giving them valuable information that helps them make informed decisions about their future. It's more than just numbers; it's a way to show you're invested in their journey.

Personalized Video Messages: In today's fast-paced world, nothing says "I'm thinking about you" quite like a personal message. But we're all so busy, and face-to-face meetings aren't always possible. That's where personalized video messages come in. Take a few minutes to record a short, personal video text for some of your key clients. It could be as simple as, "Hey Sarah, I was driving by your neighborhood the other day and thought of you. Hope you and the family are doing well! Let me know if you need anything." It doesn't have to be long, but the personal touch of seeing your face and hearing your voice will make a lasting impact.

Small Client Appreciation Events: Fall is the perfect time to host small, intimate client appreciation events; they don't need to be fancy or over the top. A cozy coffee gathering, a backyard barbecue, or even a small group hike through local trails can be the perfect way to connect in a laid-back setting. The key is to make your clients feel appreciated without overwhelming them. Keep it personal, simple, and heartfelt. These small events allow you to deepen those relationships naturally and meaningfully

while reminding clients that you value them beyond the transaction.

End-of-Year Strategy Sessions: As the year wraps up, many people think about what's next. This is an excellent opportunity to offer your clients an end-of-year real estate strategy session. It's not a sales pitch but a check-in to see where they are and how you can help them plan for the future. You can discuss their real estate goals, whether they're considering upgrading, downsizing, or investing. Offering your time to help them strategize for 2025 shows you're there to support them long-term and positions you as someone who cares about their success, not just the next deal.

Holiday Gratitude Campaign: There's something special about the holidays that makes people pause and reflect. This is the perfect time to send personalized, handwritten thank-you notes to your clients. Yes, handwritten! A thoughtful, handwritten note can make all the difference in a world full of emails and texts. Take a moment to express gratitude for their trust and business over the past year. A simple "thank you" can go a long way in making clients feel appreciated and remembered. It's a small gesture, but it leaves a big impact, especially when it comes from the heart.

Real estate isn't just about houses; it's about people. By finding unique and personal ways to connect with your database, you're doing more than just keeping in touch—you're building lasting relationships. So, take this season as an opportunity to reach out, reconnect, and remind your clients that you're there for them—now and in the years to come.



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Realty Texas Georgetown Grand Re-Opening: **Lauren Ormsbee** and **Christina Roberto**, both of Realty Texas



Champions School of Real Estate Career Fair: **Alex Gilmore** and **Brett Ponds**, both of Pauly Presley Realty



Austin Title – The Grove Open House
'submitted by Austin Title'



WCREALTORS Blingo Bingo: **Alisha Austin** of Homes in Heels Realty and **Jana Maloney** of eXp Realty



Austin Real Estate YPN Halloween Happy Hour: **Alex Schnell** of eXp Realty, **Haley Nichols** of The Nav Agency and **Katelyn Randazzo** of eXp Realty

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Friday

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NEW 2-HOUR CE ELECTIVE

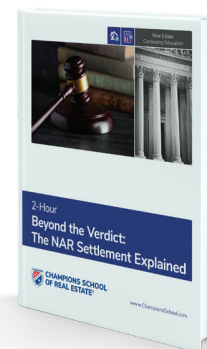
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Nov 17	Sun	2 PM - 4 PM
Dec 10	Tue	7 PM - 9 PM
Dec 13	Thu	3 PM - 5 PM
Dec 15	Sun	2 PM - 4 PM



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WCREALTORS Blingo Bingo: Kyle Taylor of Choice Home Warranty



Tailgate and Trucker Hats: Tammy Morrow of Chicago Title, Katie Hanner and Shanan Shephard, both of Thrive Realty



Austin Real Estate YPN Halloween Happy Hour



Halloween Happy Hour with Stewart Title - Steck



Home Builders Association of Greater Austin (HBA) 2024 Golf Classic: Darla Ekrut and Shannon Bertrand, both of The Hollows at Lake Travis

Models Open Daily!

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Capital Title Haunted Happy Hour
*submitted by Capital Title



Priority Settlement Group at The Range: Rick Maggitt of LPT Realty



WCREALTORS Annual Business Meeting: 2025 Board of Directors



SouthStar Bank Georgetown 6th Anniversary Party: The SouthStar Bank Team



Realty Texas Georgetown Grand Re-Opening: Marley Ketchum and Devona Groneck, both of Capital Title



We're Excited To Welcome
Pamela Beauchamp
To Our Hartland Plaza Office



PAMELA BEAUCHAMP, AVP/ESCROW OFFICER
Pamela.Beauchamp@austintitle.com / 512-329-0777 Direct

As a seasoned Residential Escrow Officer, Pamela brings years of expertise in facilitating smooth and secure real estate transactions. With a keen eye for detail and a commitment to exceptional customer service, she ensures that all parties involved in the escrow process are well-informed and supported every step of the way. She prides herself on fostering trust and ultimately delivering a seamless experience for buyers, sellers, agents, and lenders alike.

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Austin Title – The Grove Open House
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Realty Texas Georgetown Grand Re-Opening: **Leisa Ormsbee** and **Jack Stapleton**, both of Realty Texas



WCREALTORS Annual Business Meeting: **Mary Miner**, **Alisha Austin**, **Julie Jones** and **Sonia Guardado**



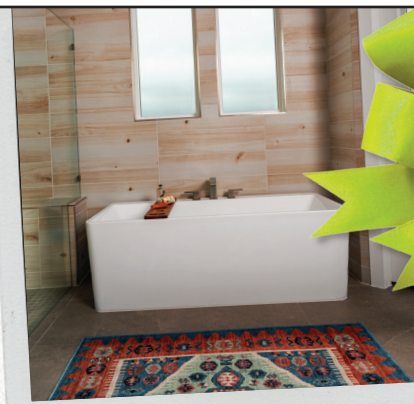
SouthStar Bank Georgetown 6th Anniversary Party: **Jessica Garza** of SouthStar Bank, **Jacque Smith** of Independence Title and **Shirley Sears** of SouthStar Bank



Halloween Happy Hour with Stewart Title – Steck: **Ashley Moore** of Stewart Title and **Dave Kapur** of All City Real Estate



WCREALTORS Blingo Bingo



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Your clients don't want to shop for homes during the holidays — they want to be in their new home for the holidays! And Santa Rita Ranch builders are ready to make that happen, with dozens of homes in a range of price points ready now. Take a peek at what we're calling our holiday gift guide to see what's available that might be right for your client — and make sure to look at the limited-time builder incentives that will make buying a home easier.

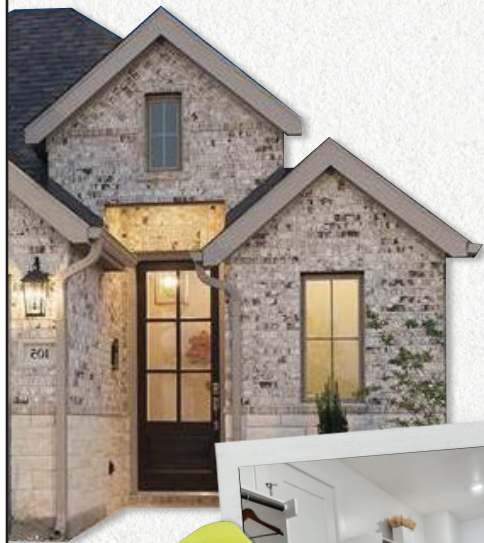
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