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Volume 15, Issue 8 • 8 pages

Wednesday, February 21, 2018 • 50 cents

Controversial Steiner Ranch tract set for 106 condos

Traffic, aesthetics issues for neighborhood association

By LESLEE BASSMAN
Four Points News

One of the last open tracts in Steiner Ranch, designated multiuse or MU-14, will be developed into a neighborhood of 106 detached condominium homes, individual homesites within a condominium regime, confirmed Danielle Tocco, communications vice president of Lennar Corporation. The 4801 N. Quinlan Park Rd. site is owned by CalAtlantic Homes which merged with Lennar Corporation Feb. 12. On that same date, CalAtlantic filed an extension to the project's existing site plan, city of Austin permit documents show.

Tocco did not provide information on the residential development's timeline but said "the project has started and we have broken ground."

"(The neighbor-



Mixed-Use No. 14, a roughly 80-acre tract on North Quinlan Park Road near the RM 620 entrance to Steiner Ranch, is being developed as a 106 homesite residential project. Leslee Bassman

hood will be) the last and final opportunity to own a home in Steiner Ranch," Tocco said in an email.

Local company Waterloo Development is overseeing the development of the project, including building out its

infrastructure—streets and utilities, Waterloo Development president Christopher Blackburn said.

Brian Thompto, chairman of the Steiner Ranch Neighborhood Association, said SRNA has reached out to CalAtlantic

to work with the company and Waterloo on the development.

"We are in the process of setting up some initial meetings with the home builder and the developer to make sure we put

MU14, 5

New Steiner community manager to leave, Community without director, manager

By LYNETTE HAALAND
Four Points News

After two and a half months, the new Steiner Ranch community manager resigned and is expected to leave her post sometime in March. This news comes on the heels of the community's executive director's recent resignation and the previous community manager's resignation.

Heather Hood reportedly gave notice on Feb. 9, former executive director Randy Schmaltz's resignation was effective Jan. 5, he was with the community nearly three years, and Mackal Taylor resigned in mid-December, after eight years with the community.

The Steiner Ranch Master Association Board of Directors hires the staff who runs Steiner Ranch.

Hood did not com-

ment but Clinton Brown, attorney with law firm Roberts Markel Weinberg Butler Hailey and general counsel for the Steiner Ranch Master Association, shared this statement from Hood: "She values the relationships she has made with association management and wishes the management team and board well on their future endeavors."

"It is very unfortunate that Heather is leaving. I understand how crucial it is to keep our HOA in good health in order to move forward with projects and day to day operations," said Erika Fletcher, vice president of the board.

"I can reassure the community that the board is working on interviewing and hiring replacements for the open positions. I am on

MANAGER, 5

300-units approved near 2222/City Park Rd. Council approves Champion tract deal

By JACK CRAVER
Austin Monitor

By a one-vote margin, City Council on Thursday gave its blessing to the controversial Champion development. By voting in favor of the amendment, Council is allowing a 300-unit residential development to go forward, to the chagrin of many nearby residents who have vehemently opposed the project, which they say threatens an environmentally sensitive area.

Mayor Steve Adler, along with Council members Greg Casar, Pio Renteria, Delia Garza, Jimmy Flannigan and Ellen Troclair, voted to approve an amendment to a 20-year-old settlement agreement involving a large tract of land in Northwest Austin.



The amendment was approved by Council in late 2016, but opponents of the project sued, arguing that the city had not properly notified the public of the Council vote. A judge agreed and struck down the vote, forcing Council to take up the matter again. Earlier this month, Council voted to postpone action on the matter.

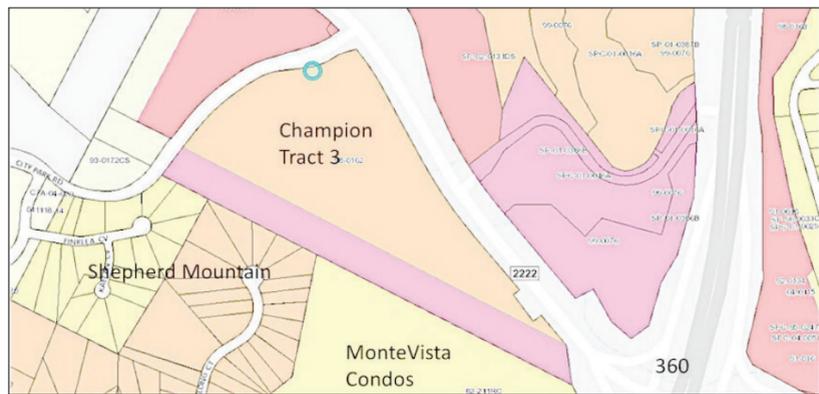
Ten percent of the units of the proposed development will be reserved for those at or below 80 percent of the median family income.

"I'm glad it's over," said Richard Suttle, the agent for the developer.

As soon as the zoning case came up, Adler asked for a motion to approve. Council Member Alison Alter, whose district includes the tract, instead said she would like to move to deny approval. Adler replied that that motion was out of order; Alter should just vote against the motion to approve, he said.

Later, Alter voiced her displeasure with the mayor's rejection of her motion. She asked the neighbors opposed to the project to recognize that she had done what she could to block its approval.

"I'm sorry that this journey has been so bi-



The City Council gave developers the approval allowing a 300-unit residential development to go forward, to the chagrin of many nearby residents who have vehemently opposed the project

zarre," she said, addressing the several dozen residents who showed up at Council to oppose the deal.

Alter also noted that there is another case involving another part of the Champion tract coming to Council in two weeks.

Suttle is also representing the owner on that case, who is seeking a zoning change to build a neighboring commercial project.

Mayor Pro Tem Kathie Tovo said that she had been "torn" on the case, recalling that she had voted

to approve the amendment when it came up in 2016. This time around, however, the Environmental Commission weighed in on the project, voting 7-2 that the amendment was not "neces-

CHAMPION, 3

Warrior basketball player makes first basket

Jack Mudlauff, a Laura W. Bush Elementary fourth grader with Down Syndrome, brought cheers from everyone after he made his first basket during a Neighborhood Sports basketball game on Feb. 10.

Video captured the moment when Jack, in his Warriors uniform, dribbled the basketball through the other players. He shot the ball up and it went through the hoop. The coaches, referees and all of the players

from both sides applauded Jack immediately.

"I've never seen anyone smile as big as Jack when he scored his basket," said Ethan Ha, teammate. "We all ran down the court and cheered for him. It was

a great moment!"

"It was epic," said Sara Srnckik, parent. "Teams on both sides went crazy and it was the best display of team sportsmanship seen in a long time."

KVUE interviewed

the team last week.

Coach Layne Srnckik also puts Jack's first basket into perspective.

"It's incredible to see the huge impact a simple layup can have on teammates, coaches referees and

fans," he said.

Ryder Atwood has good things to say about his teammate. "Jack is joyful and funny and has become a really good friend. We love him and he is so much fun to be around."



Warriors Neighborhood Sports basketball team: Ryan Miller, Brady Srnckik, Lawson Lombard, Ryder Atwood, Hudson Steinburg, Dylan Mooney, Jack Mudlauff, Andis Halfmann, Ethan Ha, Coach: Layne Srnckik. (Not pictured: Hanny Jarbough) Lynette Haaland compiled this story.



Laura W. Bush Elementary 4th grader Jack Mudlauff makes his first basket during a recent game.

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Harvey Players work on UIL production

By HARSHITA AVIRNENI
CLAIRE LAWRENCE
Vandegrift Voice

we must tell the story,' and I think that's the entire core of the show to me."

"It's a very eclectic play with a lot of things going on at once," senior Jack Rosenblatt said. "We've been doing a lot of research."

Theatre departments across Leander ISD participate in the UIL One-Act Play contest. Casts, consisting of 15 students, perform 40 minute shows in front of three judges, who decide which schools advance to the next round.

"You usually start at pre-zones and can then (advance) to district (then) state," Schneider said. "(Scoring) is just all based on (the judges') opinions." Along with the 15 students chosen to perform, Schneider has also chosen four extra students as alternates.

"Especially in this show, there are a lot of roles where students play several different characters. Alternates kind of just have to be ready to go at any moment for any role," Schneider said.

Many of the actors in the class have previously worked together on past projects. This familiarity makes it easier for them to perform on stage alongside each other.

Director Celeste Schneider has chosen "Archipelago" for the Vandegrift Theatre Harvey Players to perform at the University Interscholastic League competition.

"It's historical and based on true events," Schneider said. "I think it's cool when kids can actually learn about history and be in history. It's a valuable experience."

"Archipelago" is a dramatic play based on the Russian Gulags, the government agency in charge of the Soviet forced labor camp system. The play portrays the atrocities that took place toward the victims by using a range of satire and drama.

"Archipelago" to me is a story that is about why we tell stories, why we have to pass on stories, and the faith that those stories put in us and other people," said junior Grace Hedges. "There is a part at the end of the show, where it's 'we don't come for ourselves but for those who cannot make the journey, they have gone where they have not and



The Vandegrift Harvey Players perform "Archipelago" at district competition on March 20 at Westlake HS.

Cast and Crew

Nina, Grace Hedges
Young Girl #2, Macy Rex
Criminal, Examining Judge, Male Prisoner, Jake Painter
Female Prisoner, Rusama Islam
Female Prisoner, Lily Zielinski
Yezhov, Michael, Corbin King
Vyshinsky, Dima, Carlos Alvarez-Roth
Krylenko, Criminal, Sasha, 1st & 2nd Guard, Drunk Man #2, Mick Smith
Molotov, Valeri, Jack Rosenblatt
Yagoda, Andrei, Gararin, Francis Kim
Nursing Mother, Young Girl #1, Brittany Young

Stalin, Man At Train, Camp Manager, Greyson Weedman
Nadya, Madison Woodrom
Katya, Ashlyn Whiteside
Old Woman, Sixtine Ronchi

CREW

Jenna Hoover, Cleonagh Carey, Emma Alvarez-Roth, Lizzie Rice, Sydney Levine

ALTERNATES

Brian Dehne, Samantha Kellogg, Alex Fletcher, Gauri Belur

DIRECTORS

Celeste Schneider, John Conner, Jon Alonso

Local Girl Scout earns Silver Award



Tina Carter showing off the dolly she designed to help campers get their boats into the lake.

Local Four Point resident and Girl Scout Cadette, Tina Carter, has earned her Silver Award from the organization. Carter worked with Camp Kachina to help improve their sailing program, including building a dolly that would help campers take their boats to the water. After going sailing numerous times with the camp and with her troop, Troop 350, Carter saw how difficult it was taking boats to the water. This involved her reverse engineering designs from online but adapting them to the difficult and rocky terrain of the area. The second highest award the group can offer and the highest award a Cadette can earn, girls wishing to be granted the Silver Award must complete a set of badges and complete the community based project of their choosing.



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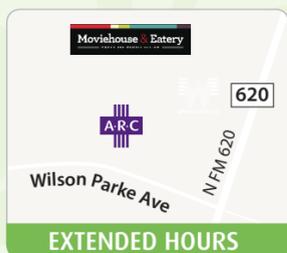
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PHOTOGRAPHY

CHAMPION, FROM 1



(L-R) Scott Crosby from River Place, Marisa Barreda Lipscher and Linda Bailey from Lake Austin Collective, Council Member Alison Alter, Carol Lee from Lake Austin Collective, and Linda Salomon from Westminster Glen at City Council meeting last week.

sarily environmentally superior” to the entitlements included in the original settlement.

Council Member Leslie Pool passionately denounced the amendment and said that the threat of a lawsuit from the developer would not change her vote. If there is going to be a legal battle, said Pool, “I’m going to be on the side fighting with the neighbors and against the developers.”

Carol Lee, a longtime activist and resident of the area, accused Adler of “belittling” the work done by the Environmental Commission and said that other Council members had made up their minds to support the zoning change, regardless of the facts.

Lee also pushed back on the idea that the case had to be voted on again due only to a technicality. Property owners had not received information about a number of key environmental waivers and variances, she said.

“Citizens deserve to be informed of what actions you are considering taking,” said Lee.

The Lake Austin Collective, a group of neighbors opposed to the project, issued a statement which included these main points: “For over three decades, the owners of the Champion tracts have used high-priced lobbyists to get special favors and backroom deals to maximize their entitlements on these properties. The current proposal for Champion Tract 3 is another one of these deals. The egregious environmental waivers that it introduces is detrimental to endangered species habitat... and the scale and location of the development puts residents at risk for traffic accidents on an already dangerous road. We are frustrated with the process that has been used. If the proper procedures had been followed, we do not believe we would be in the situation we are in today.”

None of those supporting the amendment spoke in favor. After the roll call vote, Pool repeatedly shook her head in disappointment.

Alter told the Austin Monitor that there might be litigation from the neighbors challenging the zoning.

The Lake Austin Collective released a statement claiming that the group has been in talks with another property owner who is willing to buy the tract and put on it a far smaller development: 120,000 square feet compared to 300,000 square feet.

Of course, it’s far from clear whether the current owner of the tract, 2222 Cap Texas LCC, is interested in selling to another developer.

Austin Monitor, an online, nonpartisan, 501(c)3 nonprofit publication that covers local government and politics in and around Austin.

World Class Property completes 3M purchase



By LYNETTE HAALAND
Four Points News

World Class Property Co. completed the purchase of 3M’s 1.3-million-square-foot campus in Four Points. The 156-acre site at 6801 River Place Blvd. sold for an undisclosed sum.

“We are excited to bring our vision, energy and creativity to the redevelopment of the 3M Austin Center campus. This unique property allows us the opportunity to create a one-of-a-kind destination in a phenomenal location in Austin,” said Nate Paul, president and CEO of World Class, in a written statement according to the Austin American-Statesman.

3M will continue to occupy the site until 2019 but World Class plans to immediately market space to new tenants, Paul said. The campus can be expanded to over 3 million square feet through future development, reports say.

The move affects hundreds of 3M employees who both live and work in Four Points. Local 3M employees include engineers, and research and development, marketing, and supply chain positions.

Some 800 local, 3M employees will be moving from the Four Points campus to a new building off Parmer Lane in Northeast Austin by April 2019. 3M is constructing a 272,000-square-foot building in the Tech Ridge area of Northeast Austin.

The 115-year-old innovation company based in Minnesota has many products including Post It notes and Scotch Guard to cell phone parts, fiber optics and touch screen hardware.

In 1988, 3M employees started to fill the Four Points campus. Its current 11 buildings equal 1.2 million-square-feet of space including offices, laboratories, an innovation center, and an on-site co-

generation utility plant that powers the 3M campus.

The main building complex is the largest contiguous office building in Austin, Paul said. The site also has nature trails and walking paths.

The Four Points campus had an assessed value of more than \$80 million, according to the Travis Central Appraisal District.

Austin-based World Class Property is a privately held real estate investment and development company. Reports say that the company has purchased other notable properties including the former Spaghetti Warehouse, the downtown IHOP, Katz’s Deli and La Zona Rosa, as well as the former Cypress Semiconductor land in Round Rock. The company also owns a site at Trinity Street and East Cesar Chavez streets downtown, across from the Austin Convention Center.



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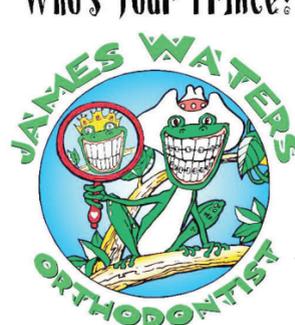
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Letter to the Editor

Roadway plans: Harm

Dear Editor,

Thank for your story on the hardships being faced by local businesses because of roadway plans. This is a sad commentary on the incompetence of elected and appointed officials at all levels of our government who neglected, if not abetted, this crisis for years while allowing development to occur beyond the capacity of infrastructure to handle it. Real lives and real jobs are being adversely affected unnecessarily. Keep this in mind as the next election approaches.

Kent Douglass
River Place

Facebook Comments

Jannine Mason Farnum

I really feel for this guy, however has TxDot and he tried to figure out a way this could work for all? Widening his exit entrance so semi could take easier turn out and in? Moving median tad or altering it for semi but hindering for car.

Wade Bozeman

Since the business has been there from 1967, I'd say the business has to be taken into account. We all showed up after the fact.

Chamber hosts Summer Camp Fair

The West Austin Chamber of Commerce is hosting its second annual Summer Camp Fair on Monday, March 5 from 4 - 8 p.m.

This free, family-friendly event will be held at Austin Baptist Church, 7016 Ribelin Ranch Road, and will feature booths and information from area summer camps and programming for children preschool age through high school.

Additional activities will include face painting, balloon twisting, games and activities, art projects,

Lego building, free chair massages and more. Austin Baptist Church's indoor play area will be open for children to enjoy and food will be available for purchase. Raffle prizes and giveaways will also be available.

This year's event is being presented by YMCA Camp Twin Lakes.

Registration and sponsorships for interested businesses and organizations are available. Contact the chamber with any questions at www.westaustinchamber.org/summercamp-fair.

LISD grieves for Florida victims, Continues to focus on security



DAN TROXELL
LISD Superintendent

We are deeply saddened by the events that took place last week at Marjory Stoneman Douglas High School in Parkland, Fla. We are mourning with the nation over the tragic loss of innocent lives, and we extend our deepest sympathies to the victims, their families and friends.

Such terrible acts of violence remind us of the importance of reviewing our practices and policies to ensure student safety. Know that your child's safety is our top priority at all times. LISD campuses regularly practice drills for numerous situations so that staff are prepared to lead our students to safety during a real emergency.

LISD partners with multiple law enforcement agencies to support all schools and has in place threat assessment protocols that are activated anytime a threat is reported. We encourage families and students to share any information about a threat of harm to self or others via our anonymous alert system or by notifying a school

staff member, principal or counselor. The more information LISD is given, the quicker and more thorough the investigation.

As superintendent of LISD, I go to work each day believing that it is a blessing for us to be able to teach your child. Our top priority is always the safety and security of our students, and we are committed to continuing every effort to ensure your child is safe while he or she is in our care.

My heart breaks for those impacted by this horrible tragedy. There are no words to express our grief. Please remember the Parkland community in your thoughts and prayers.

Blood pressure: There's a new normal



By SEAN COUGHLIN
Family Medicine Doctor

Think your blood pressure is normal? Think again.

Startling news broke just before the holidays that could literally increase your blood pressure to dangerous levels.

- Updated blood pressure guidelines from the American Heart Association and American College of Cardiology sets "normal" blood pressure at under 120 systolic/80 diastolic - reducing the safe reading from under 140/90.

- At the next level, now called "elevated" without a hypertension diagnosis (it used to be "prehypertension"), the range is between 120 and 129 and the lower number must be less than 80.
- Between 130/80 and 139/89 - formerly in the safe range - is now considered Stage 1 high blood pressure.
- Stage 2 high blood pressure is set now at 140/90.

Don't let the numbers confuse or worry you. Medical organizations are still evaluating how to interpret the guidelines. Bottom line, if your readings are of concern, your physician will tell you. And, if you are identified with elevated blood pressure, before medications are even considered, expect to be encouraged to make lifestyle changes, such as eating better, being more active, losing weight and limiting your alcohol intake. That's a recipe we all should follow!

Why is this important?

Over many years, mountains of research link high blood pressure to cardiovascular disease, kidney disease and kidney failure. If your top blood pressure number is 20 points

above normal or your lower number is 10 points too high, you face possibly doubling your risk of dying from a heart attack, heart failure, stroke or aortic aneurysm - not to mention the risk of surviving but then living with a resulting disability and medical issues.

Under old guidelines, about a third of the U.S. population was considered to have high blood pressure. Now, close to half (46 percent) could be at risk, depending on associated factors (such as family history of diabetes, heart disease or stroke and other existing ailments).

Good news for patients:

Less emphasis on taking high blood pressure medications,

More on eating, drinking, exercising and generally living smarter. The new guidelines promote individualized treatment.

Also, all this promotes increased and open communication and shared decision-making with your doctor. That alone could help lower your blood pressure.

Sean J. Coughlin, MD, practices internal medicine at Austin Regional Clinic - Wilson Parke, in the Trails at 620 shopping center.

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SpotCrime: sheriff's, police reports

Recent Travis County Sheriff's Office and Austin Police Department SpotCrime reports in the Four Points area include a case of driving while intoxicated, collisions and assault.

02/08/2018 11:20 AM
76XX FM 620
FORGERY

02/09/2018 08:22 AM
132XX MANSFIELD DR
BURGLARY/HOUSE

02/10/2018 06:40 AM
49XX N QUINLAN PARK
INJURY ACCIDENT

02/10/2018 09:17 AM
127XX CLOUD MOUNTAIN
CROSSING
CRIMINAL MISCHIEF

02/11/2018 07:40 PM
73XX FM 620
THEFT

02/12/2018 09:32 AM
108XX FM 2222

MANAGER, FROM 1
the search committee to find an interim executive director and community manager. I have had approximately a dozen interviews and think we are getting very close to finding some good replacements," Fletcher said.

Naren Chilukuri, SRMA board president, adds that the board, which hires and directs the community staffers, is working on filling the open positions.

"Erika and I have been conducting interviews with multiple candidates over the last three weeks and we are getting close to a solution," Chilukuri said.

Homeowner services and operations are continuing including events and programs, common areas landscape maintenance,

BURGLARY
02/13/2018 02:12 PM
45XX STEINER RANCH
HARASSMENT

02/13/2018 04:08 PM
65XX FM 620
INJURY ACCIDENT

02/14/2018 11:48 AM
136XX BULLICK HOLLOW
POSS MARIJUANA

02/14/2018 12:20 AM
76XX FM 620
TERRORISTIC THREAT

02/14/2018 04:47 PM
32XX INDIGO WATERS DR
POED

02/15/2018 05:54 AM
76XX FM 620
RECOVERED VEHICLE

02/15/2018 06:26 AM
48XX N FM 620
COLLISION

02/15/2018 10:20 AM
121XX BULLICK HOLLOW

trash/recycling services, pools maintained by high capacity filters and CPOs, parks/courts/community centers maintained, assessments/revenues are being collected and bills are being paid, Chilukuri stated.

"Despite staff changes, all the above services and operations are continuing as they are not dependent on one person but collective organizational effort of staff, dedicated board of directors and homeowner led committees," Chilukuri said. "Thanks to all of them for their dedicated service to our Steiner Ranch community."

Steiner Ranch, as an aggregate community, has more than 4,000 homes, some 16,000 residents and

LOW
COLLISION DWI

02/15/2018 01:48 PM
70XX COMANCHE TRL
POSS C/S NARC

02/15/2018 09:57 PM
60XX FM 620
POSS MARIJUANA

02/15/2018 01:10 PM
119XX PORTOFINO
FRAUD

02/16/2018 12:38 AM
66XX N FM 620 RD
INJURY ACCIDENT

02/17/2018 09:02 AM
46XX FM 620
COLLISION

02/17/2018 09:37 PM
37XX PORTOFINO CT
ASSAULT W/INJURY

Madison Pharis compiled this report with a large portion of the data gathered by SpotCrime at www.spotcrime.com.

a combined \$4.6 million annual operating budget. The community is serviced through SRMA staff, tools, process procedures and service providers, Chilukuri said.

Background

Not long after the SRMA board was elected last April, the HOA board has become generally divided on several potential management shift ideas. The board is down to six members after Craig Smyser resigned from the board after the Sept. 14 town hall meeting, the first of three.

Chilukuri, Amy Colton and Rekha Garapati have been advocating for changes in the HOA management structure and have been exploring ideas for a third party management structure since the summer. They say this could lead to cost savings and efficiencies.

Fletcher, Robby Roberts and Dave Doman had been advocating to slow down the process to consider outside management and to review and refine the current structure. They want to table any major management structure decisions until the next election of board members in April.

The board is to give staffing updates at the next board meeting next week on Feb. 27.

MU14, FROM 1

the biggest picture issues we are already aware of on the table and start a dialogue," Thompto said.

"We'll engage the community as this moves forward, as we get some initial feedback from them and as we learn more," Thompto said.

He cited aesthetics on the development site—tree cover, landscaping, vegetative placement—and traffic flow in the project area as the two main issues the group seeks to discuss with CalAtlantic. He said aesthetics will factor into the neighborhood by shielding the project site from street view as well as offering these new residents privacy.

The development's driveway will be located across from Randalls' access point on North Quinlan Park Road, with a right turn in and right turn out only, Thompto said.

The issue is that due to the topography of North Quinlan Park Road. "The line of sight is poor so the (shopping center) does not allow even a left turn out of Randalls even though people do it anyway," he said.

William Farrell said he anticipates the project will be zoned to Steiner Ranch Elementary (School), forcing residents to travel up RM 620, down to Steiner Ranch Boulevard and then circle back into Steiner Ranch to get to school in the morning hours. Currently, the same route would be needed to access Canyon Ridge Middle School, he said.

"It's this big loop," Farrell said of the route. "Or are we going to be seeing u-turns at that (RM 620 at North Quinlan Park) light in the mornings for school?"

Thompto said traffic flow has always been a concern for Steiner Ranch residents.

"The issue is there have been so many eyes on (MU-14) because people have known that we have been looking at this, trying to put fields in there for a long time," SRNA director William Farrell said. "And, now that construction has started, we get questions from people who knew we were working on it. We just want to make sure we can work with the developer to alleviate any concerns people have

out here."

Historical background

Originally, in 2013, the property was slated for 150 duplex units situated within 75 buildings, Thompto said. The community put pressure on developer and owner Taylor Morrison to vacate the residential project, he said.

"We delineated to (Taylor Morrison staffers) some of the downfalls of building on this property and some of the concerns and highlighted them," Thompto said. "We indicated that an alternative could be to add value to the community by giving (Steiner Ranch residents) a chance to own it."

In January 2015, the SRNA board had an agreement in place with the tract's new owner MU-14 Investments to allow Travis County Water Control and Improvement District 17—the water and wastewater provider for Steiner Ranch—to hold a bond election and raise the \$6.5 million needed to convert the tract into a recreational community site or park, Thompto said. As a water district, WCID 17 had the authority to provide recreational facilities to its constituents, he said.

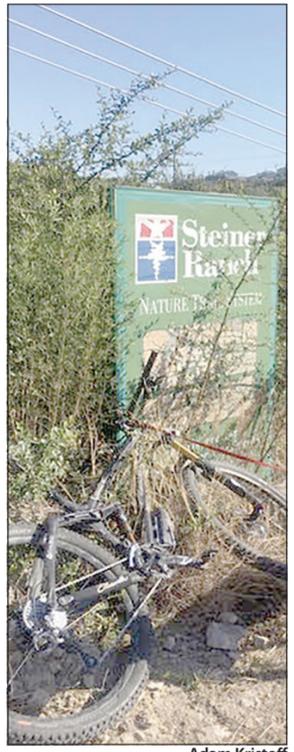
Taylor Morrison divested its stake in the property, paving the way for the community to have the option to purchase the land given WCID 17's funding scenario, Thompto said. The project could have included three ballfields and a community center, he said.

"We were petitioning (WCID 17), on behalf of the Steiner Ranch defined area, to buy (the MU-14 tract) and tax us," Thompto said. "For our area, it was a huge deal, a huge deal to get (recreational facilities). We had the developer and had the opportunity to put it under contract. We just needed financing."

SRNA sent out a survey to Steiner Ranch residents regarding the proposal and the response was overwhelmingly in favor of the project, Farrell said.

"That's why we were fighting hard because we saw it as an asset for the community," Farrell said. "MU-14 is the front door to the community. It could provide the last impervious cover credits that the community would need to build any future improvements."

Impervious cover credits may be used to balance out other construction within an area. By leaving the tract open as a recreational use and void



Adam Kristoff

of buildings, the property could offset development constructed elsewhere in Steiner Ranch.

However, in June 2015, WCID 17 chose not to pursue the bond proposal, citing its need to represent the entire district and not solely one neighborhood as well as being hesitant to expand its purview into adding recreational amenities, Thompto said.

In late summer of 2015, SRNA notified MU-14 Investments that the group wanted to pursue alternative financing options for the tract and requested the Steiner Ranch Homeowners Association, one of two controlling HOAs in Steiner Ranch, pursue the purchase, he said.

"The HOA controller even did a cursory look into it and looked into the bylaws and said, 'basically, it is possible for the HOA to approve this,'" Thompto said. "The proposal remained on hold due to Taylor Morrison's controlling interest in the HOA at the time."

During the first six months of 2017, SRNA recommended to one Steiner Ranch HOA—the Steiner Ranch Master Association—that both of its HOAs "fully explore the feasibility of doing a community purchase of the tract financed through the HOAs," he said. In January 2018, the SRMA agreed with SRNA to move forward jointly on exploring this option, he said.

But in the meantime, CalAtlantic agreed with MU-14 Investments that it could develop detached condominium homes on the tract and received a site plan change request from the original duplex plan.

"(The proposed recreational site) was a nice idea whose time has now passed," Thompto said. "We missed the window. If we were going to do any of this stuff, the HOA would have had to have acted in the first half of last year. That window expired."

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FFA attends Greater Leander Project Show Auction



By HARSHITA AVIRNENI
CLAIRE LAWRENCE
Vandegrift Voice

Six FFA students participated in the Greater Leander Project Show Auction after months and months of working with their livestock.

"We had eight students who entered livestock or projects and six made the sale," FFA sponsor Magan Escamilla said. "The top 35 percent of all the livestock entries and project entries are the ones that make the sale."

FFA students like junior Camille Barkhuizen and sophomore Michael Maher enjoy

working with animals and are glad there is an opportunity to do projects like this.

When students first get their animals they have to go through bonding and trust exercises to insure they can perform at stock shows together. They often travel to Cedar Park, where the barn is located, to train for events and take care of their livestock.

"I personally put in a lot of effort into working with my animals, whether that be going out to work with them or grooming them and making sure they look nice," Barkhuizen said. She bonds with her animals to make sure they can trust her in a show

ring, "and that I can make sure they stay calm while being around other show animals is important."

At the Greater Leander event on Jan. 20, students went up in front of a group of community supporters and buyers that bid on their projects. There were 119 sale slots for all of Leander ISD. Cattle, pigs, lambs and goats were all exhibited at the show. In previous stock shows, their animals placed at a high enough level to be able to move on and have community members bid on their animals.

Contrary to what many think, the students aren't actually selling their

animals. The biddings support the students in their efforts for agriculture education and FFA. The people who bid range from company sponsors to friends and family.

"It's good to see those kids supported," Escamilla said.

The money bidden on the projects can go towards scholarships for the students.

"When I made sale last year it was an incredible surprise. It's a great feeling to be honored at this level. It's a great opportunity," Maher said.

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FFA at Cibolo Creek Invitational meet

By NATALIE BRINK
Vandegrift Voice

At the Cibolo Creek Invitational, the Vandegrift FFA floriculture team won first place, the entomology team came in second place and the veterinary science team came in sixth place.

"I knew coming out of the contest that we had all done really well," senior and floriculture team member Ashley Burton said.

The floriculture team had to rank flowers on their appearance and longevity in addition to identifying them.

"It's really a big team effort that we all have to partake in," junior and entomology team member James Autry said.

"I'm really proud



of us," Burton said. "We went to state last year, so we're trying to go to state again and be state champs."

The entomology team has ranked among the top five teams in the last two competitions they attended. Members of the entomology team had to identify 25 different bugs and insects,

state their order and metamorphoses and whether they are beneficial or not.

"Mr. Lemmons, putting support into us and saying that we'll do well, gave us the hope to do well, and we all did," Autry said.

Members of the veterinary science team had to identify animal breeds,

organs, parasites and veterinary instruments. Last year, the team placed second at state.

"We actually have the chance to not only go to state, but win state," said Madeleine Rawlings, sophomore and veterinary science team member.

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VHS wrestling wins district, region for 3rd straight year

Vandegrift won the 13-6A district wrestling tournament on Feb. 8 - 9 by outpacing the 12-team field, finishing more than 100 team points ahead of second place Leander. The Vipers have won the district championship in each of head coach Paul Muck's three years at Vandegrift.

Out of 14 weight classes, VHS had 11 district finalists and six district champions. All 14 Viper wrestlers placed in the top 4 in the district:

1st place: Remy

Jacobs (Fr., 106 lbs.), Noah Gochberg (Fr., 113 lbs.), Luke Sloan (So., 126 lbs.), Grant Riddle (Sr., 152 lbs.), Dawson Taylor (Jr., 160 lbs.), and Dakota Kleffner (Sr., 170 lbs.)

2nd place: Charlie Trujillo (So., 120 lbs.), Cole Waters (Sr., 145 lbs.), Kendall Holmes (Sr., 182 lbs.), Jon Jording (Sr., 195 lbs.), and Matt Sanders (Jr., 220 lbs.)

4th place: Ted Waugh (Fr., 132 lbs.), Justin Orlando (Fr., 138 lbs.), and Jaylen Gray (Sr., 285 lbs.)

All 14 Vandegrift

wrestlers advanced to the regional tournament Feb. 16 - 17 in San Antonio, with a school-record 13 regional qualifiers and one alternate. Luke Sloan was voted the Most Outstanding Wrestler of the tournament by the district coaches. Sloan had 2 first-period pins and beat the 11th state ranked wrestler in the finals.

VHS continued its dominance at the regional tournament. Vandegrift won its third consecutive regional championship, overpowering the 48 others teams from

Central and South Texas, and finishing with 60 percent more points than the second place team.

VHS qualified five wrestlers and one alternate for the state tournament in Houston on Feb. 23-24—regional champions, Gochberg, Riddle, and Kleffner; second place finishers, Jacobs and Sloan; and fifth place finisher, Sanders. Coach Muck was voted Regional Coach of the Year by the other regional coaches.

Chris Taylor submitted this report.



Remy Jacobs (Fr., 106 lbs., ranked 15th in the state) photo by Jim Kleffner

Boys basketball in playoffs

By SCOTT W. COLEMAN
Four Points News



Vandegrift varsity basketball players on Senior Night during their game vs. Hays.

Jim Parker Photography

The Vandegrift boys basketball regular season ended with a close loss on the road at Lake Travis, with Greg Brown scoring 30 to lead the Vipers in a 68-64 loss to the Cavaliers last Tuesday.

Justin Florence added 13 and Justin Moore scored 10 points for the Vipers.

The boys basketball playoffs started earlier this week with Vandegrift facing off against San Antonio Johnson at Dripping Springs High School on Tuesday night.

The Vipers finished third in the District 25-6A standings, matching up against the District 26-6A runner-up Jaguars.

Girls finish basketball season

By ZACH SMITH
Hill Country News

Vandegrift's season came to an end with a 58-57 loss to San Antonio Johnson last week on Feb. 12.

Vandegrift led by four at the end of the first quarter and Johnson had a two-point lead at halftime. The Lady Jaguars went on a run in the third quarter to

extend their lead to seven points. Vandegrift rallied to take the lead, which went back and forth for the rest of the game.

Jen Moore scored 20 points for Vandegrift. Kaya Pehrson added 14 points, Jane Stevens scored nine and Bee Gonzales finished with seven points.

San Antonio Johnson was led by Texas

commit Deja Kelly with 45 points.

"I was proud of the way our kids fought all the way to the end," Vandegrift head coach Jonathan Jones said. "It was kind of heart-breaking for us because we found some ways to score. We had a chance all the way to the last possession and I can't ask for anything more than that."

Four seniors finished off their high school careers on Monday: Gonzales, Stevens, Gemma Richmond and Madie Royer.

Jones said the thing that stood out most about that class was their focus.

He added Richmond and Royer worked themselves into significant roles off the bench, while Gonzales and Stevens helped lead on the court.

Vandegrift has made it to the playoffs two

of the three years Jones has been in charge, and the team is set up to continue that trend going forward. The team's toughness is getting better and better, and that just comes with experience, he said.

VHS soccer recap

Vandegrift's girls soccer team continued its fierce battle for supremacy in District 25-6A last week, holding on for a pair of ties against Lake Travis and Westlake.

The Lady Vipers (4-1-2) traveled to Lake Travis on a wet and foggy Tuesday, struggling to find a rhythm and weren't able to control the game against a more aggressive and more organized Lady Cavaliers team.

The Lady Cavs scored in the first minute but Vandegrift responded a minute later with an unexpected long shot from a defender that bounced off the wet turf and slipped through the hands of the Lake Travis goalkeeper.

After an early second-half score by Lake Tra-

vis, the Lady Vipers started to make penetrating passes and dribbles in the attacking third of the field that caused several corner kicks, one of which resulted in a half volley shot that the Cavalier goalie tipped over the goalpost.

As the clock ticked down to the final two minutes and what appeared to be a second district loss, the Lady Vipers tested the Cavalier goalkeeper's wet weather handling skills one more time by taking a long distance shot that on a normal night might have been caught but, because of the wet conditions, the shot was dropped by the Lake Travis goalie, tying the game at 2-2.

Traveling to Westlake on Friday, the score was the same in a 2-2 tie. After

last week's action, Vandegrift, Vista Ridge, Westlake and Lake Travis' girls soccer teams all have four district wins. Hays and Leander have just one 25-6A victory on their records and face extremely long odds of making the postseason.

The Vandegrift boys soccer team fell to 2-5 in district play after falling to both Lake Travis and Westlake last week. The Cavaliers finished last week at 5-1-1 and in the lead in the 25-6A standings. Westlake (4-1-2) and Vista Ridge (5-2) are all in position to make the postseason. Lehman (3-4), Leander (2-4) and the Vipers will battle for the remaining playoff spot over the coming three weeks.



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VHS swimmers wrap successful season at state

Photos by Debbie Livingston, Sara Srnck

Fourteen Vandegrift swimmers competed in the state meet over the weekend at the Lee and Joe Jamail Swim Center at the University of Texas.

State qualifiers were Kevin Hammer, Andrew Pickard, Sarman, McArthur, Shannon Bagnal, Julianna Birlin, Julia York, Julia Roberto, Addie Orris, Jasmine Bui, Sydney Srnck, Mia Thompson, Mason Wong and Tailyn Schaufelberger.

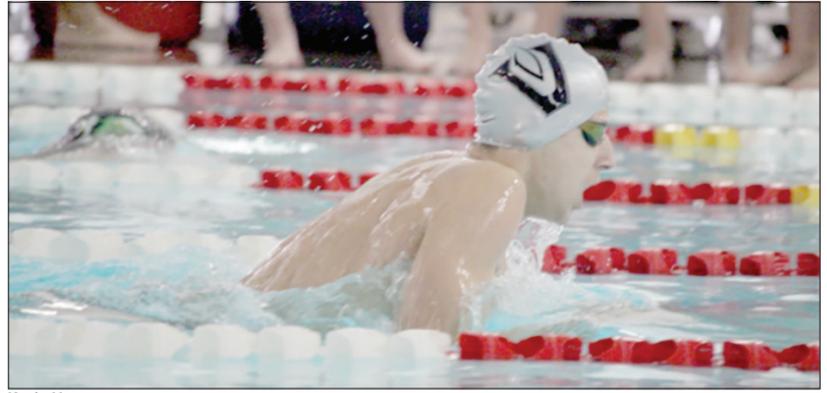
The Viper swimmers had some great races at the 6A state swim meet Feb. 16-17, said Genevieve Walsh, VHS swim head coach. "Most swimmers placed the same or higher than they were seeded going into the meet."

Three Viper relays and five individual swimmers qualified for finals on Saturday.

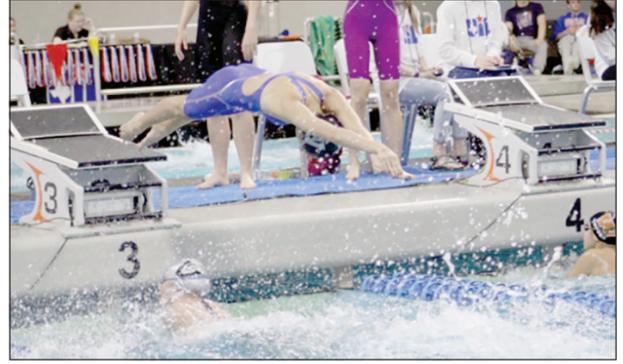
The boys 200 freestyle relay (Andrew Pickard, Jared McArthur, Daniel Sarman, Kevin Hammer) finished 4th overall, Kevin Hammer was 6th in the 50 freestyle and Shannon Bagnal was 8th in the 100 backstroke.

The Viper boys team ended up 14th overall, girls was 22nd out of more than 50 schools.

"This completes a very successful season for the Vipers swimmers," Walsh said.



Kevin Hammer



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