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*Wimberley Valley*  
**NEWS & VIEWS**

Postal Patron



Volume 25 Issue 12 • Wimberley, Texas • November 2022

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## Hold on to your hats, ladies & gentlemen

Ready or not, here comes the most wonderful time of year. Walking into Home Depot the other day, my young son asked me, "Mama, when can we celebrate Christmas again?"

I told him that the holiday season is beginning and that Christmas was only 78 days away. A woman standing close by commented with a smile, "Well, that's scary."

It's true. For me, there are few things sweeter than the holiday season. As a mother and wife, however, the job of facilitating the fun, the decorations, the refreshments, and all the other beautiful components of the season is my responsibility.

One Thanksgiving, many years ago now, I can still remember soaking in the moment – post feast, family members relaxing, my mother and grandmothers tidying up – thinking Christmas is only a month away. The funny thing is, Christmas itself is special. All of the other festivities and even the decorations are just the cherry on an already delectable banana split. The running around and the planning is superfluous, really. "The play's the thing," as Shakespeare wrote.

So as you move through the colors and cooler weather this season, I hope you do it with joy and a sense of peace. This month's issue is teaming with ways to care for yourself and your community, and to be present in the moment. This extraordinary community has so much offer and a multitude of talented individuals to accompany you on this walk through the good life.

Happy November, y'all.

Warmly,




## WIMBERLEY VALLEY NEWS & VIEWS

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Cover  
Joey Johnson



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## • Community Calendar of Events •

- Every 2nd **Mon.** Wimberley Valley Art League meets at the Wimberley Community Center at 6:30-8:30pm. Visit [WimberleyArtLeague.org](http://WimberleyArtLeague.org) for information.
- Every 2nd **Mon.** Wimberley 4H meets during the school year at VFW Hall on 401 Jacobs Well Rd. Our next meeting is Monday, April 11, 7pm. 6:30pm Clover Kids Program. April community service: We will be collecting items for the Dell Children's Hospital family room.
- Every 3rd **Mon.** The Wimberley Area Parkinsons Association meets at the Chapel of The Hills Church, 14601 RR 12 in Wimberley from 9-11am. Caregivers, friends, and relatives are welcome. Guest speakers and general discussion. Parkinson's exercise program. Email Paul, [paulwilj99@gmail.com](mailto:paulwilj99@gmail.com).
- The Wimberley Chapter of Overeaters Anonymous meets every Monday at 7pm. This is a face-to-face only. Please call or text Aida at 512-787-8313 for the meeting location.
- **Mon. November 14**, Jacob's Well Chapter, National Society Daughters of the American Revolution, meets at the Emily Ann Theater in Wimberley at 9:40am, for chat time and 10am for our business meeting. Please email [jacobswellnsdar@gmail.com](mailto:jacobswellnsdar@gmail.com) for more.
- Every **Tues.** 6:30-8pm. Community Bible Study, An Interdenominational Bible Study. To register contact Karen Bryson at 512 644 8805 or [kb17@txstate.edu](mailto:kb17@txstate.edu).
- Every 3rd **Tues.** The Lions Club meets from 6pm-8pm at the Wimberley Community Center. Call 512-847-0207 for info.
- Every **Tues.** at noon, Rotary Club of Wimberley meets at the EMS Classroom on Twilight Trail. Carolyn Manning is our President, 512-558-1626, [director@wimberleylibrary.org](mailto:director@wimberleylibrary.org)
- Every 1st **Tue.** The Wimberley Community Center hosts free medical checks 9:30-10:30am. For more info call 512-847-2510.
- Every 1st **Wed.** 5:30-7pm, Wimberley Valley Arts and Cultural Alliance (WVACA) holds a mixer at Middleton Brewing. Opportunity for members and curious non-members to meet and mingle, share ideas, learn about upcoming events and get involved. It's always a lively good time with interesting people! Open to all. All are welcome. For more information visit [WimberleyArts.org](http://WimberleyArts.org)
- Every **Wed.** Join Wimberley Valley Chamber of Commerce for breakfast at the Wimberley Cafe for networking opportunities, 8-9am. Bring lots of business cards.
- Every 3rd **Wed.** Sept. thru May, 9:30am-12pm. The Hill Country Unit of the Herb Society of America meets at the Wimberley Presbyterian Church. Visitors are always welcome! Refreshments at 9:30am. Program starts at 10am. Visit [HillCountry-Herbs.org](http://HillCountry-Herbs.org) or email [valentine\\_lisa@msn.com](mailto:valentine_lisa@msn.com).
- Every 1st **Thur.** The Wimberley Alzheimer's Caregiver's Support Group meets at 1pm at the Presbyterian Church Library on FM 2325. Contact Linda Germain at 512-924-3661.
- Every 2nd **Thursday**, Hill Country Bead Society meets at 1pm at the Wimberley Community Center. All levels and types of beading and metal work. For more information, contact Marilyn Pierce at 512-722-3549.
- Every 2nd and 4th **Thur.** 7pm Wimberley Toastmasters Club meets at First Baptist Church Wimberley, 15951 Winters Mill Parkway, Wimberley. Toastmasters teaches public speaking and leadership. For more info contact Amy O'Neil at [amy@texiasllc.com](mailto:amy@texiasllc.com).
- Every 3rd **Thur.** Live concerts, best music in the Hill Country at Susanna's Kitchen Coffeehouse, 7:30pm; \$20-25 for adults, \$5 for children. Food, coffee, and soft drinks available. Corner of RR 12 & CR 1492 (Wimberley United Methodist Church.) [WimberleyUMC.org](http://WimberleyUMC.org) Proceeds benefit Barnabas Connection & Mother's Day Out scholarships. Performing **October 20:** Bob Livingston. **Thurs. November 17:** Terri Hendrix & Lloyd Maines
- Every **Fri.** Celebrate Freedom 6-8pm, pizza, 5:30pm Cypress Creek Church. 512-847-1222 or [CypressCreekChurch.com](http://CypressCreekChurch.com).
- Every **Fri.** Wimberley VFW Post 6441 hosts bingo nights. Doors open at 6:30pm with food concession. Earlybird games start at 7:00pm. Regular games start at 8pm. Visit [vfw6441.com/bingo](http://vfw6441.com/bingo)
- Every 2nd **Sat.** Wimberley's Second Saturday Gallery Trail. Visit ten galleries for art, food, and fun, 4-7pm. Email [Bent-TreeGallery@gmail.com](mailto:Bent-TreeGallery@gmail.com). Have a glass of wine and enjoy art after hours.
- 1st **Sat.** Wimberley Market Day, 7am-3pm, March thru December, rain or shine
- 1st **Sun.** of every month, Wimberley Coffee & Cars, 8am-11am, at Blanco Brew located at 14200 Ranch Road 12

- Sunday, October 23, 11th Annual WAGala, The Waters Point on the Blanco River, \$125 per person.
- Every **Christmas Story Ever Told**, Nov 18-Dec 11  
The Wimberley Players, 450 Old Kyle Rd
- Saturday, December 3, 6pm The Bell House Wimberley Cooking Classes: Chef Stephanie Immel, Farm to Table \$150 per person
- Fall Festival, Bee Caves Riding Center, 15740 Hamilton Pool Road, a family-friendly fall festival.

- Saturday, November 12, 8:00am & Sunday, Nov. 13, 11:30am, The Woodcreek Men's Golf Association (WMGA) Club and Senior Championship tournament at the Double J Ranch Golf Club (formally Quicksand Golf Course).
- Sun, Nov 6, 8am-5pm, Ride to End ALZ Texas, Blue Hole Regional Park. Choose a route between 20-100 miles that will be fully-supported and enjoy the breathtaking views as you ride through the Texas hill country! Riders are required to fundraise or donate to ride with us in-person.

Have something to add to the Calendar of Events?

Email us at [info@WVNewsViews.com](mailto:info@WVNewsViews.com)

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## Continuing joy

by Tim Thompson



Many of you share with me the joy that comes with watching new life developing in its many ways. Even the flush of seed catalogs that follows the holiday seasons is a bit of a thrill for me. I can easily imagine pressing those seeds into the soft spring

soil and watching for them to break through the soil to begin their journey to leaves, stems, and branches, followed soon by flowers, pollen, and perhaps fruit. The myriad ways that life finds a way in the plant world are forever fascinating and endlessly inspirational.

When we bought our home, there was a badly diseased and weakened Live Oak in the back yard that had lost one side of its Y shaped trunk, probably in a storm. Rainwater collected in the open wound and had rotted the center of the tree almost to the ground. I couldn't bear the thought of letting it die in the next big storm, so I performed radical surgery on it, opening the rotting center with a shaped cut so it could drain, cleaning out the rotting wood, and removing insect and animal remains from the center of the tree. I thought it was a long shot at best, but it was worth trying to save.

Three decades later, the tree has fully healed over and thrived, living through a couple of historic tropical storms, droughts, floods, Texas summers, and several rare but memorable winter storms. I would never have thought back then that I would now be considering pruning it a bit to give more sun to our younger Bigtooth Maple.

Life never gives up finding new ways to surprise us, and we were delighted recently to welcome our second perfect grandson into the family. His mother, our daughter, was a first grader at Scudder Primary when we intervened to help the Live Oak survive and thrive for even more life affirming years.

I continue to be filled with gratitude and joy for the opportunity to watch and participate in Mother Nature's forays into joy. Life is indeed very, very good!

*Horticulturist Tim Thompson has managed the garden center at King Feed and Hardware for the past 25 years. They offer everything you need to have the garden of your dreams without stressing your budget. Pick up Tim's Tips, free one page sheets on how to carry out dozens of gardening projects available only at King Feed Nursery. Call Tim at 512 847 2618.*



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## Driving in Denmark

by Kern Deschner



Recently, we visited Rhonda's father in Denmark. He chose to live about as far away from Copenhagen Airport as one can live and still be in Denmark. Western Denmark is a network of tiny villages and an occasional town of maybe population 30,000. So, we had to rent a car and make a four hour drive across Denmark to their house in tiny Sparkaer.

Driving in Denmark is different than driving in the United States in a few subtle ways. They do drive on the correct side of the road. The road signs are easy to understand although they can have a humorous note. For example, the Danish word for *speed* or *passage* is *fart*, much to the delight of visiting 9-year-old boys, and occasionally adult men. So the middle passage between islands is the Middle-fart, the cruise control is the Fart Kontroller, and the speed cameras and speed cops are, well, you get the idea.

Anyways, the biggest difference of driving in Denmark is that the drivers are polite and almost no one speeds. The traffic cops aren't very busy because most people don't even drive the speed limit. I suppose it is the laid-back *hygge* lifestyle (which translates as *fun* but really has no English equivalent and means closer to *contentment* or being *chill*). You feel a little strange whizzing past people with your speed controller set right at the speed limit. And the drivers are very polite. They use their signals and move over

without argument. They stay out of the passing lane until they approach the next slower car. The roads are free of potholes. There are a lot of roundabouts, which takes some practice.

But, we are Americans and we have a hard time staying under the speed limit, especially when that left lane is wide open. I was warned that speeding is not tolerated and there are speed cameras everywhere. I was advised to use the speed limiter, different from the cruise control we are accustomed to in the United States. It sets the maximum speed your car will go which should be right at the speed limit. It will not hold the car at that speed; you still have to use the pedal, but the car won't go any faster. If you set the speed limiter faster, well, there are those speed cameras. If you get three speeding tickets, you will lose your license, and you could get three of them in one day on a trip from Western Denmark to Copenhagen. So *hygge* – okay – or chill at the speed limit. You are still going faster than everyone else.

None of this has anything to do with alpacas, except to note that Danes understand cold weather and they were jubilant to receive alpaca socks and the incredible thick alpaca knit caps that Rhonda is making. They know that *hygge* can be helped by warm feet and heads.

*Rhonda and Kern Deschner are experienced alpaca ranchers raising alpacas through all kinds of Texas weather since 1997. Tierra Prometida Alpaca Ranch can be visited by calling Rhonda at 512 753 9962, or at [tierra@alpacausa.com](mailto:tierra@alpacausa.com).*



Wimberley Valley Friends,  
I am running for Wimberley ISD trustee, place 5.

First, a little about my background. I grew up here in Texas, just north of Austin. After getting my elementary education degree and teacher certification, I taught Head-start and Kindergarten through 3rd grade. My husband, Anthony, and I moved to Wimberley after we had our oldest child in 2014. We had our other two kids here in the Wimberley Valley. We lived on the Blanco River during the May flood of 2015 and we fell in love with the Wimberley community as we watched people come together and serve each other.

Our oldest started kindergarten in 2019 and I began attending Wimberley ISD school board meetings in 2018. I started attending meetings in 2018 because I wanted to stay informed about the decisions that the board was making for our children. The board has changed a lot since then but one thing remains, we still do not have anyone with an education background serving on the board. I believe that I have a unique perspective as a former educator and current parent to contribute to the board.

My love for our community is evident through how I spend my time. I currently serve as the vice chair on the City of Wimberley Transportation Advisory Board. I also volunteer with Barnabas Connection, have been a room mom in my kids' classrooms for the past three years, served as a member of the School Health Advisory Council (SHAC) (2020-2021) in our district, and serve in several roles at our church. I recognize the importance of service and how it supports and sustains our community.

My vision for our community and WISD is for us to work together to serve the students, teach-

## Working Together for Wimberley!

ers, and families in Wimberley. These are the 4 focus areas of my campaign:

- Unity and working together impact our youngest community members. I desire to work with our WISD community and continue to help foster student support and kindness so that it is a lasting foundation for students. It all starts with listening to each other, with empathy, and responding with kindness.
- Student safety is heavy on all of our minds and hearts right now. Part of student success is student safety. If students don't feel safe, learning cannot happen. Mental and physical health are very important for our Wimberley students.

- Teachers are one of our most important assets and need support and trust. Most days during the school year, kids spend more of their waking hours with their teachers than they do with their parents. Our teachers and staff are part of our family.

- Accessibility to district meetings, being inclusive to the voices of those who speak a language other than English, and prioritizing working parent's schedules are a few examples of ways in which we can enhance accessibility. We must continue to make Wimberley ISD welcoming for all, including those who may not look, speak, or believe like we do.

You can find out more information at [LindseyDeringer4WISD.com](http://LindseyDeringer4WISD.com) or email me at [lindseyderinger4wisd@gmail.com](mailto:lindseyderinger4wisd@gmail.com). You can also check out my Facebook page at [Facebook.com/LindseyDeringer4WISD/](https://www.facebook.com/LindseyDeringer4WISD/). I am happy to answer any questions that you may have through email, in person, or over the phone. Follow my Facebook page to learn about upcoming events like my meet and greet at Basecamp on October 22.

Sincerely,  
Lindsey Deringer

Working Together For Wimberley!

# Lindsey DERINGER

FOR

## WISD SCHOOL BOARD PL. 5

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# BELL HOUSE

WIMBERLEY



Interior Designer Tracy Levinson and her husband Bruce, a former wine and spirits rep, have transformed the old Wimberley Village Thrift Store into their new home, a haven for cooking classes, a special events center, and two lovely short-term rental units.

## COOK

Steps away from the historic downtown Wimberley these two passionate foodies are now bringing people together through the art of cuisine, Join Chef Stephanie Immel who will be offering a Farm-to-Table culinary experience on December 3rd. Her menu consists of: Breaking down a whole chicken with a liquid brining technique and aromatics that are roasted, pear chutney and local goat cheese, roasted sweet potato, and local carrots with a miso maple butter. If you were ever interested in brining, then this is the class for you. It is a Chef Stephanie specialty.

Seats for Chef Stephanie's class are still available.  
Sign up: [thebellhousewimberley.com/register](http://thebellhousewimberley.com/register)

## 2023 Cooking Season

Thursday, **May 11th**

Saturday, **May 13th**

Thursday, **December 7th**

Saturday, **December 9th**

Sign up: [thebellhousewimberley.com/register](http://thebellhousewimberley.com/register)

## Host & Stay

The Bell House is a one of a kind space. We are a private Texas Hill Country home uniquely designed for smaller gatherings. 40 people or less is our sweet spot. We also offer 2 short-term rental suites as well.

Contact: [Tracy@thebellhousewimberley.com](mailto:Tracy@thebellhousewimberley.com) or 817-776-3045. [thebellhousewimberley.com](http://thebellhousewimberley.com)

# BH

## Using fluid movement

by Sarah Geenberg



I now consider Sharrin Michael my karate and yoga teacher even though she is a therapist who alleviates pain naturally through hands-on cranial sacral work, Rolfing, and a variety of other techniques and observations she has gathered over her lifetime. She is now my teacher because she teaches people how to move fluidly. The way she says it, she teaches people to use their fluid body.

The way I understand it, *the fluid body* is the movement that goes on within us. We are like a creek, and when parts of us get dammed, problems arise. Toxins gather there. There might be areas that dry up and don't get needed nutrients.

The undamming can be very simple. But a lot of us have gotten bodywork done that does not *stick*. That is because the dams re-occur. And that happens because of habits and patterns we use every day that bring us back to where we were.

For me, the dams can re-occur for a variety of reasons. Some are simple movement patterns I use – how I stand up, for example. It is simple to adjust the act of standing to also relax tension in the spine. Other dams re-occur because of emotional patterns that then translate to physical patterns. Sharrin knew when I first met her that I was not somebody who talked back ever. She knew because she felt a tightness in my neck that I created because I held back. I argued that it was better to keep my mouth shut – another pattern.

But the combo of her physically releasing my neck, me seeing the physical toll, and the willingness to change have created a lot of ease in my life.

I have invited Sharrin Michael to do a workshop (she says “play-shop”) in our school, so people can experience and expand their fluid movement. I am very pleased she is willing to do so. It will be on Sunday, October 24 from 10am-2pm and will cost only \$125. Call Sharrin at 808-557-9304 for more info or to register.

*Sarah Geenberg is the owner of Wimberley Karate and Yoga Studio, near Blue Hole, and OnlineSeniorsYoga.com. The yoga, Tai Chi, and karate classes are building again. Classes are offered indoors, outdoors, and online. Feel free to come check us out.*

### Wimberley Karate and Yoga Studio



**Sarah Geenberg**  
**(512) 971-8528**

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## Stress and inflammatory skin conditions

by Karen Laine, Para-Medical Aesthetician



Have you found that skin conditions such as acne, rosacea, psoriasis or eczema flare prior to a big event, following traumatic life circumstances or other stressful times? Inflammatory skin disorders are exacerbated by the body's inability to deal with the physiological response of stress and the *fight or flight* response. The

body reacts to stressors, whether physical, mental or emotional, in basically the same manner. The body isn't capable of recognizing the type of stress it's up against.

When the stress system is triggered, it produces many physical changes. It reacts by cutting off circulation to the digestive tract and diverts blood flow to the large muscles in order to fight or flee. During times of stress, the gut is unable to process and absorb nutrients properly nor expel waste through normal channels, thus inflammation occurs. Additionally, blood pressure, heart rate and muscle tension increase with the release of stress chemicals, some of which are physically damaging to your body. The most sensitive cells make up the *hypothalamus*, a part of the brain controlling all your hormone activity and immune system. Over time the hypothalamus struggles to manage things properly leading to adrenal burnout, thyroid problems, weight and mood problems and many types of chronic illnesses.

The key to managing these skin conditions and the well-being

of your entire body, is to deal with these reactions through both diet and stress management.

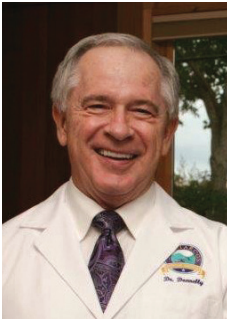
- Reduce or eliminate inflammatory foods. Tran-fats, dairy and grain foods are known to aggravate the digestive system and contribute to many health issues.
- Get sleep. This is your body's repair and restore time. Employ natural supplements such as *melatonin* for help with sleep. Avoid stimulating behavior before bedtime, i.e. TV, computers, etc. Lower the lights.
- Find support and talk about it. Enlist the aid of a counselor or therapist. Seek natural methods and supplements for stress, depression and anxiety.
- Employ relaxation techniques. Try deep breathing, yoga, visualization, biofeedback, journaling or meditation.
- Get some exercise. Helps eliminate stress induced chemicals and toxins from your body through sweat and improved circulation and release of *feel good* chemicals called *endorphins* in your brain. Shower with lukewarm water soon after to remove irritants from skin.
- Do something you enjoy. Try sports, reading, hobbies, a change of pace to distract your mind.

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



# Developing good oral hygiene habits at home

by Robert Donnelly, DDS



In addition to visiting the dentist for regular checkups and cleanings at least twice a year, it's important to maintain good oral health care at home. Brushing and flossing your teeth properly, as well as using mouth rinse, minimize your risk of tooth decay and gum disease.

In order to effectively remove cavity-causing bacteria, you should brush your teeth for two minutes twice a day. Hold your tooth brush at a 45-degree angle to your teeth and brush in a circular or elliptical motion, pressing just firmly enough to reach between your teeth. Brushing too hard or using a sawing motion could cause your gums to recede and damage your teeth. Start brushing at the gumline and work your way down onto the teeth, brushing a couple of teeth at a time until you cover your entire mouth. Make sure to brush the outside and inside of your teeth, the chewing surfaces and between teeth, as well as your tongue. Always make sure to use a soft-bristled brush because hard bristles can damage your teeth and gums. Old toothbrushes with worn and frayed bristles are ineffective and may harbor harmful bacteria. Make sure to change your toothbrush every three to four months or after an illness.

When it comes to choosing the best toothpaste for you, it's im-

portant to think about your unique oral health needs. Some toothpastes aim to alleviate pain associated with sensitive teeth or to control plaque and tartar, and even remove stains and whiten teeth. If you are not sure of the best kind of toothpaste for you, I can always help you to determine which is right for you.

Flossing is just as important as brushing your teeth. Flossing removes plaque and debris between your teeth, polishes the surfaces of the teeth, helps control bad breath and reduces your risk of gum disease. Floss for two or three minutes at least once a day, using an up-and-down motion and making sure to floss below the gumline. Mouthwash you can use to help freshen breath and prevent tooth decay. Research shows that using a germ-killing mouthwash in addition to brushing your teeth can reduce plaque and gingivitis more than brushing alone.

*If you or someone you know are interested in learning more about maintaining oral hygiene, Dr. Donnelly is here to help you. You can contact San Marcos Gentle Dental by calling 512-396-5225 where we will be happy to get you scheduled. Come see why Dr. Donnelly was voted a Texas Super Dentist by Texas Monthly Magazine and Best Dentist in Hays County!*

# Creating grit, one step at a time

by Leslie Tourish, LPC



The writer, Albert Camus, wrote, "In the depth of winter, I finally learned that there was in me an invincible summer." Humans tend to be a tough lot. Not that we haven't all felt that sinking feeling when it appears nothing we do will get us out of this failure, that catastrophe, or the loss of a loved friend or family member.

A friend shared this with me:

"A man found a cocoon of a butterfly. One day a small opening appeared, he sat and watched the butterfly for several hours as it struggled to force its body through that little hole. Then it seemed to stop making any progress.

It appeared as if it had gotten as far as it could and it could go no further. So, the man decided to help the butterfly, and he took a pair of scissors and snipped off the remaining bit of the cocoon. The butterfly then emerged easily. But it had a swollen body and small, shriveled wings.

The man continued to watch the butterfly because he expected that at any moment the wings would enlarge and expand to be able to support the body, which would contract in time.

Neither happened. In fact, the butterfly spent the rest of its life crawling around with a swollen body and shriveled wings. It never was able to fly. What the man in his kindness and haste did not understand was that the restricting cocoon and the struggle required

for the butterfly to get through the tiny opening were nature's way of forcing fluid from the body of the butterfly into its wings so that it would be ready for flight once it achieved its freedom from the cocoon.

Sometimes struggles are exactly what we need in our life. If life allowed us to go through our life without any obstacles, it would cripple us. We would not be as strong as what we could have been. We could never fly."

We all need help once in a while. However, if we're not allowed to suffer what life throws at us, then we're not driven to find new solutions. So much of our character is forged from the emotional fires of endurance and recalibration.

When I was a journalist, I interviewed a World War II veteran who had survived the Bataan Death March. As a POW his days were filled with exhaustion, starvation, extreme cold, and the threat of death at any moment. Fifty years later he said once he had discovered his ability to choose sheer grit for survival, much of his fear and despair vanished. He became confident in who he was and what he was capable of. He said, "I finally lost my fear of hell by walking through a hell on earth and coming out the other side. After that, nothing seemed impossible."

*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)*

## What buyers should know about short-term rentals

by Alice Gumbert Lebkuecher



Check local rules and regulations. Read local zoning rules, municipal ordinances, and restrictive covenants concerning STRs. Many local governments require certain conditions be met and may require a permit.

Not every property will be profitable. Consider location, amenities, and appeal

before purchasing a short-term rental. Also, determine if the area has an oversupply of existing STRs, making it harder to rent out yours.

Inconsiderate guests can create issues. Disruptive behavior by tenants can lead to complaints and possible revocation of your right to rent your property on a short-term basis. Clearly communicate noise, parking, and other rules, and deal with any problems swiftly. Some owners require a large security deposit to discourage rowdy tenant behavior.

Be aware of taxes. Know that only your primary residence is eligible for certain property-tax protections, such as a homestead exemption and the 10% appraisal-value cap.

Focus on durability and efficiency. Furnishing a short-term rental is not like outfitting your own residence. Use furniture and fixtures that can withstand rough treatment. Consider installing Wi-Fi thermostats and smart lighting.

Is it safe and secure? Pay careful attention to the safety and security measures of your STR. Be aware that local governments and restrictive covenants may have additional requirements for short-term rental properties, including inspection requirements.

The loan process works differently. Many lenders will not finance short-term rentals or have different requirements to approve a loan. It's important to inform the lender up front that the property will be utilized as an STR.

Are you covered? A regular homeowners policy may not cover you for the risks associated with a short-term rental. Speak with an insurance professional to determine if you have the coverage you want.

Give guests what they expect. Skimping on expected items could disappoint people and lead to critical reviews. If your property does have obvious limitations, be up front about it.

Get the highest return with a five star experience. Income from your short-term rental is tied to how often you rent it out and how much you charge – those factors depend in large part on good reviews. You'll get top marks by keeping your property clean, maintained, and respond quickly to requests.

Consult an attorney for legal advice and documentation. If you are not using a listing platform like Airbnb or Vrbo, it is best to hire an attorney to prepare the necessary paperwork and advise on other matters. Realtors are prohibited from providing legal opinions or advice. *Source – TAR*

*Alice Gumbert Lebkuecher is a sales agent with Keller Williams Realty, Partners in Real Estate, in Wimberley. She works with both buyers and sellers in Wimberley and surrounding areas. To contact her, call her cell at 713 253 1311 or by email at AliceinWimberley@gmail.com.*

## Smelly water?

by Randy Lawrence



One major water quality issue shared by many of us is water which emits a rotten egg odor caused by hydrogen sulfide gas. This problem is unique to homes whose water source is a private well, as municipal and community water supplies are required to treat the water at the source. In the past, getting rid of rotten egg odor has been inconvenient and expensive, but recent advances have made eliminating it a much easier task to accomplish.

One common method of treating well water for hydrogen sulfide was to inject chlorine directly into the water as it is pumped from the ground. These chlorine systems can often be maintenance intensive and prone to breakdown. It is also difficult to maintain a consistent level of chlorine without constant monitoring. Additionally the homeowner is responsible for proper dilution rates so as to avoid exposure to high levels of this caustic chemical.

Another way of removing odor is to use a well water storage tank, allowing the release of the gases. This is an effective way to remove the gas without harmful chemicals, but it typically requires a large amount of space, as well as a separate pump to repressurize the water. Unfortunately, storing water in a tank sub-

jects it to possible bacterial contamination from outside sources. Ultraviolet disinfection and filtration are usually recommended when water is stored in a holding tank. There are benefits to this type of system, but the need for extra equipment can be cost prohibitive for many.

Many people aren't aware that reliable, user-friendly equipment has been developed which will aerate and filter your water inside a sealed, pressurized tank. This tank takes up very little space and can be used alone or as pre-treatment for a water softener. The result is water that is completely free of hydrogen sulfide, iron and any sediment that may come from your well, without the need for chemicals or maintenance by the homeowner. Contact your favorite licensed water treatment specialist to discuss details on how to make your water smell better!

*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 27 years of experience he has serviced Wimberley and surrounding areas for over a decade.*

# Tips for success with patio trees in containers

by Steven Austin



Containerized trees can add points of interest to patios, decks, small yards, and balconies. Thought should be given to species selection, the pot, potting soil, and how the tree will be maintained. If they are well maintained, they can provide enjoyment for decades.

**The tree...** Choose a small maturing tree or a shrub species. Dwarf citrus varieties can perform well while providing flowers, fruit, and attractive foliage. Cactus and many shrubs can also do well in containers.

**The soil...** It needs to drain well but also retain adequate soil moisture. For pots that will not be moved very often, a mixture of sand, soil, and organic matter works well. For lighter pots, commercial potting mix can be used. With lighter soil mixes, the plant may need to be protected from being blown over in high wind.

**The environment...** Pots may need to be shaded during the summer as high soil temperatures can kill roots. Soil can also be cooled with irrigation water. During hot windy weather, irrigation may need to be increased. A soil moisture sensor can guide irrigation decisions.

Plants that will stay in containers for decades need regular pruning to maintain their size. Root pruning is also beneficial to maintain plant size.

Soil nutrient and pH levels should be monitored and deficien-

cies treated when detected. Slow release fertilizers such as Bartlett BOOST or Bartlett BOOST Granular can provide nutrients while not promoting excessive top growth.

*A Wimberley resident, Steven Austin is a member of the Texas Chapter of the International Society of Arboriculture and is an ISA Board Certified Master Arborist and ISA Tree Worker/Climber Specialist. His expertise includes integrated pest management of trees and shrubs and state-of-the-art organic treatments. He holds a commercial pesticide license with the Texas Department of Agriculture and is Texas Oak Wilt Certified by the Texas Forest Service. Steven is an Arborist Representative for Bartlett Tree Experts. Call 512 392 1089 or toll-free at 800 443 8733.*

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# Attitude of gratitude

by AJ Harwood



Celebrate the season of thanks and giving by openly expressing your appreciation for others! Research has shown that regularly practicing gratitude lowers levels of stress and anxiety.

Here are some ways to get started:

- Write it down.
- Send a handwritten note of thanks.

Keep it short yet specific.

- Post a photo of you and another person on social media along with a heartfelt caption.
- Text a meaningful quote with the message *This reminded me of you!*
- Give someone a Fill in the Love book. These fill-in-the-blank books make uniquely personalized gifts.
- Say it out loud.
- Use prompts like *I am so grateful for, I always think about how you, or I am inspired by your.*
- Ask someone how they're doing and ask follow-up questions.
- A simple *thank you* can go a long way, especially if it's for something that someone does for you regularly – it's probably been a while since you said it!

If you are wondering what your home would look like on the market, give me a call! I would be honored to complete a comparative market analysis (CMA) to see what homes in your neighborhood are selling for right now – you might be surprised! At the end of the day, real estate is local, and I'm here to walk you through with the best information so you can make the best choices and how it applies to you in the Wimberley and Texas Hill Country area. If you're thinking of selling your home, call me today! Experience matters – especially in a changing market!

*This information is designed to provide a brief overview of the subject matter covered and is offered for general educational and informational purposes only. Used with permission by the Buffini & Company.*

Allison "AJ" Harwood, JD, MBA, GRI, is the Broker/Owner of RE/MAX REAL PROPERTIES. When Experience matters...Call "AJ" Today! Your Hill Country Luxury Property Expert. Member: Institute for LUXURY HOME MARKETING. He is Wimberley's "Peak Producer" offering Professional Representation for both Buyers and Sellers in Real Estate Transactions. He may be contacted at 512.847."SOLD" 7653 or at AJ@REMAX.net or drop by our office location at 160 South River in the South River Business Park, Wimberley, Texas 78676.

## Are you putting off estate planning? by Scott G. Hackett, CFP®



You might think that those who are rich and famous would be well prepared, yet plenty of celebrities have died without adequate estate plans.

*Prince* Rogers Nelson died in 2016. He was 57 years old, still making incredible music and entertaining millions of worldwide fans. The first filing in

the Probate Court for Carver County, Minnesota was by a woman claiming to be his sister, asking the court to appoint a special administrator because no will or other testamentary documents were filed. Since Prince died without a will, the distribution of his over \$150 million estate was determined by state law. In this case, the judge was tasked with culling through hundreds of court filings from prospective heirs, creditors, and other *interested parties*. The proceeding was open and subject to public scrutiny.

Michael Jackson died in June 2009 with an estate worth an estimated \$600 million. Jackson had prepared an estate plan that included a trust. However, he failed to fund the trust with assets prior to his death – a common misstep when including a trust as part of an estate plan. While a properly created and funded trust generally avoids probate, an unfunded trust typically requires probate. In Jackson's case, trust beneficiaries had to make numerous filings with the probate court in order to have the judge transfer assets

to the trust. This process added significant costs and delays, and made this private matter open to the public.

Creating a plan is important. It's equally important to review it periodically to be sure everything is up-to-date. Not doing so could result in problems like those that befell the estate of actor Heath Ledger. Although Ledger had prepared a will years before his death, several changes in his life transpired after the will was written, including his relationship with actress Michelle Williams and the birth of their daughter Matilda Rose. The will left nothing to Michelle or Matilda Rose. Ledger's family later gave the money to his daughter, but not without some family disharmony.



### 2 out of 3

Americans still don't have a will despite the COVID-19 pandemic

### 56%

of Americans said that having a will or a living trust is very or somewhat important

### 40%

of Americans cite procrastination as the main reason they don't have a will

*Source: 2022 Wills and Estate Planning Study, Caring.com*

*Scott G. Hackett, CFP® is the president of the Hackett Financial Group LLC (HFG), a fee-only registered investment advisor. Contact Scott at 512-847-0630.*

## Updating estate documents by Carrie Campbell



Many of the standardized forms created by the State of Texas and used for estate planning purposes, such as a Medical Power of Attorney, ask for an agent's address and telephone number. The purpose of this information is to correctly identify the named agent; therefore, it is not necessary to update the forms every time someone moves. The old information can still be used to identify

the agent, if necessary to settle any confusion.

If planned well, a will should include successor heirs, executors, and potentially trustees (if a trust is included in the will.) If a divorce occurs after a will has been executed, then the ex-spouse is treated in probate as if he or she predeceased the testator (the person signing the will) and the heir and executor next in line will take the inheritance and responsibility of administering the probate estate. Therefore, it is not necessary to update a will when someone dies or divorces so long as alternates are in place.

Updating estate documents become important when there are life changes that cause you to want or need different individuals to hold key roles as you age and/or at your death. A common example is that of young parents who protect their children by naming guardians and terms of inheritance. The young parents often look to their own parents or siblings to look after their young ones. But once the children become adults with established families and ca-

reers, it is natural and appropriate to amend estate planning documents to include those children as potential executors, agents, and trustees instead of aging parents.

Moreover, as people navigate different chapters in their lives, their abilities to take on the care of a loved one alters. Those who were once the best choice to make financial decisions for you should you become disabled, may no longer enjoy good health; or the person you wanted to make your health care decisions has moved out of the country. In such circumstances, then you should request a review of your estate planning documents with a qualified attorney.

*Carrie Campbell has lived and practiced law in Wimberley since 1997. She is the managing partner of Mounger & Campbell law firm. Carrie is an active member of the Rotary Club of Wimberley and president of the Wimberley Village Library Foundation. She proudly has three wonderful daughters and two lively grandsons.*



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# Litigation: What is the question again? by Roland Brown



Alisha is listening to the presiding juror read the court's charge before the jury begins its deliberations. She wonders how the court decided to ask the specific questions that are in the charge. The process of creating the charge is a critical component of a trial. Although referred to as "the court's" charge, in reality, the jury questions are usually crafted by

the lawyers.

Depending upon the complexity of the case, the questions may be fairly routine or they may be the result of extensive research by the attorneys and discussions with the court. The court may accept some or all of the proposed questions as submitted by the attorneys or may accept some as proposed and modify others. The court might even add one or more questions on its own. In addition to the questions the jury must answer, the charge will also include some general instructions about answering the questions and, often, some specific instructions related to one or more of the questions submitted.

How do the lawyers determine what questions to propose? Generally, questions come from three sources. One source is pattern jury charge books. In Texas, these books are put together by a committee of lawyers who adapt them from the language of statutes and appellate decisions, updating them annually to reflect changes in the law. A second source is appellate cases themselves.

A lawyer may find that an appellate court has specifically approved a question or instruction from a unique jury charge previously given by a trial court or the lawyer may find language in the opinion that suggests other appropriate questions.

Finally, the lawyer may simply devise questions which have not previously been submitted but which appear to permit the jury to make the necessary findings on each element of the claim. When lawyers disagree on what should go into the charge, the court conducts a charge conference and considers the varying proposals and then chooses the questions the court will include in the charge. It is those questions that Alisha hears read and which she and the other jurors will answer based upon the evidence presented during the trial.

*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 and for 2021 in annual polls of Hays County attorneys. For more information call 512 847 2500.*



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## All bark and no bite

by Tracy Sheffield, RVT



There is a joke that starts with two dogs looking at each other. One says to the other, “I used to have my own blog, but I decided to go back to pointless, excessive barking.”

There is research being done on why dogs bark, what it means, and who is supposed to understand what it means. There are different barks

for different circumstances. The bark for a visitor arriving will sound different than the bark when a snake has been found. Barking in these situations is normal and appropriate. However, if the barking at a visitor continues long after the immediate arrival, it can become quite the annoyance. These are the types of situations where doing something about the barking becomes important.

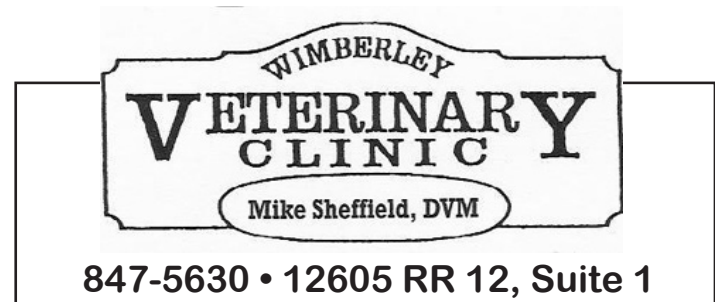
First and foremost, any anti-bark device you purchase from an old issue of SkyMall is unlikely to solve your problem. If you want the barking to lessen, behavior changes will help address the issue of barking.

How do you change behavior? One of the more effective methods of behavior training is called *clicker training*. It is a powerful tool for training desirable behaviors and it works on dogs, cats, horses, guinea pigs, rabbits, rats, and more. Yes, you can train your guinea pig and your rabbit to do things using clicker training. Perhaps most amazingly, you can use clicker training so your cat will happily jump into their cat carrier.

Back to the issue of barking. You need to determine if the barking is part of a larger pattern of behavior perhaps based in fear, aggression, separation anxiety, or even boredom. Once the behaviors that create the barking are identified, there are ways to use clicker training to replace the undesirable behavior with a more acceptable behavior.

Talk with your veterinarian about introducing clicker training to your dog to help with this issue. Your veterinarian can help you identify behavior patterns that can be improved with clicker training. Clicker training for your dog, or for any of your pets, can make life with your pet more fun for both you and your pet.

*Tracy Sheffield, RVT works with her husband, Dr. Mike Sheffield, at Wimberley Veterinary Clinic. Wimberley Veterinary Clinic sees all kinds of animals, dogs, cats, horses, birds, pocket pets, reptiles and other exotic animals. Make your boarding reservations online at WimberleyVetClinic.com or call us at 512 847 5630.*



## Holidays are coming: Got manners?

by Diana Ozimek



Do you cringe at the thought of hosting a party or holiday get together at your house? Is it because your dog doesn't have the best manners?

The leash is your best friend. If your dog is overexcited to greet guests, jumping and barking, here are some things to start practicing before your party. Send a friend or family member outside to knock on your door. Have a leash ready or already on your dog. When you open the door, walk away with your dog on leash. Have a treat pouch attached and ready. Once you have your dog away from your guest ask for something simple like a sit or just reward for standing with paws on the floor. This will take repetition, send your helper back outside and repeat several times until your dog starts to respond to the pattern. The first few times might feel like you are dragging your dog away from the door but keep practicing and it will get easier. Set up several times to practice before your event. Most dogs will calm down and do well after the initial excitement, if yours doesn't, add this next step.

Sit for attention. Most dogs jump and want to seek attention in an excited way. This simple tethering exercise will teach your dog to invite pets by sitting. Have your dog on leash and have a friend approach, if your dog jumps up simply have the other person back away. When your dog's paws are on the floor, they can come back

in to pet again. Repeat this back and forth until the dog keeps their paws on the floor or offers a sit for petting. The person holding the leash acts as a wall, you are only holding them so they cannot follow the person and continue to jump. This exercise lets the dog figure out their actions have consequences. When they can work through this and learn how to get the reaction they want – petting – they will offer the correct behavior on their own to earn it. It's a great way to help your dog have a deeper understanding of their actions compared to giving a command over and over.

*Diana Ozimek is the owner and lead trainer at Good Dog in the Making. She is excited to bring her puppy training expertise to her new community and help families raise a confident, well-mannered dog. GoodDogintheMaking.com, 773 899 1960.*



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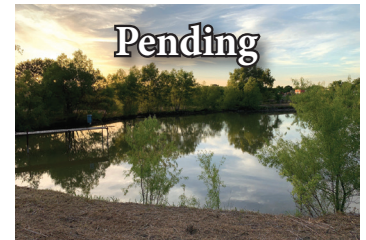
118 Camino De Robles MLS 6375624  
\$1,075,000 3/2, pool, barn, view. Ag  
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501 Rancho Grande Dr MLS3482009 Home  
tucked away on 2.6 acres. Studio, green-  
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376 Shady Bluff Dr MLS 1890891  
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5216 FM 725 NB MLS 4424931 Home to be  
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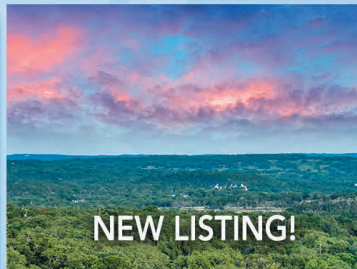
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