

## Cheap Ways to Update your Home for the Market

"We grow accustomed to our space, and we stop seeing it," says Melissa Birdsong, vice president of trend, design, and brand for Lowe's, the home improvement giant. "People tend to become blind to their own things."

### 1. Move it.

Simply rearranging the furniture can re-energize a room. Add and remove furniture, lamps, rugs, and accessories from other parts of the house to create a whole new look. Mirrors are particularly useful when it comes to updating a room.

### 2. Plant it.

Houseplants are a generally undervalued design component that can add texture, warmth, and color to any room. Just drop plants in their store containers into decorative planters.

### 3. Paint it.

Paint is one of the easiest and most cost-effective ways to make a substantial change. Use dramatic colors in powder rooms and dining rooms, and more neutral colors in living spaces. When selecting colors, "be sure to ask, 'What am I trying to do? How do I want this to feel?'"

### 4. Organize it.

Clutter just happens, so tidy it up! Use a variety of organizing tools to make a space feel polished while maintaining utility. Hooks and shelves inside the door give people a place to hang coats and keys, while canvas bins or natural baskets help contain magazines and mail.

### 5. Replace it.

Cabinet handles, switch plates, and other small pieces of housing hardware can update a home for just a few dollars a piece. Scan each room and see what looks outdated. Fresh towels and a new toilet seat go a long way toward making a bathroom feel clean and new."

### 6. Light it.

Lighting can have a major impact on a home's look and feel. Whether a room seems dark or too bright and harsh, try "layering" the lighting by adding accent pendants and lamps. Make sure they have independent controls, so that you can turn them on and off at will. Dimmers are also great to have in living and dining areas to set the mood.

### 7. Clean it.

Turn a critical eye to the flooring to make sure it's up to snuff. Scrub grout and seal natural stone. Rub out scratches and nicks on wood floors with scratch cover.

Information from Realtor Magazine, Maggie Sieger

# BLACKHAWK HOA NEWS

- **Thursday, March 19** Babysitting Certification Course @ Clay Madsen Recreation Center in Round Rock from 9am - 3:30pm. Cost is \$40. Learn how to handle an emergency situation, rescue breathing, holding & feeding infants & age appropriate activities for kids. For ages 11-16 & bring a sack lunch.
- **Saturday, March 28** City Wide Spring Clean Up Day on Railroad Ave. across from Brookhollow Elementary. Bring bulk trash items, tires, batteries, old paint, oil & others.
- **Sunday, April 5** HOA Easter Egg Hunt @ Kennemer Drive Greenbelt from 2pm-4pm. Check inside for more details.
- **Saturday, April 11** Round Rock Easter Egg Hunt @ Old Settlers Park. 9am 0-4 yrs, 9:30 5-7 yrs, 10am 0-4 yrs, 10:30 8-12 yrs. Please arrive 30 min. early to get in line for your age group. No Pets Please.
- **Saturday, May 30** "Save the Date" for Fairways of Blackhawk Spring Picnic @ the Clubhouse.



# What's Happening in Our Area?

Dates 01/18/09 to 03/12/2009

Fairways of  
Blackhawk      Meadows &  
Park Blkhwk

Number of Sales	1	7
Average List Price(of sold)	\$255,000	\$176,057
List Price per Square Foot(of sold)	\$94.80	\$74.53
Active Listings (resale homes on mkt)	10	28
New Listings (last 30 days)	1	12
Average Days on Market (Sold)	12	77
Pending Sales	3	10

MLS data from 03/12/2009

## Current Active Properties in Fairways

Address	Bd	FB	SqFt	\$/SF	List Price	CDOM
19617 Diablo	4	2.5	2801	67.80	189,900	186
19216 Luedtke Ln	4	2	2078	92.40	192,000	72
2305 Dunes Dr	4	3	2987	75.29	224,900	303
2612 Amen Corner Rd	4	2	2091	109.52	229,000	193
19216 Ventana Ct	3	3	3050	75.08	229,000	237
2725 Amen Corner Rd	4	2.5	3453	79.63	274,950	208
19500 Sea Island Dr	3	2	2831	102.08	289,000	97
2708 Butler National	4	3	2446	81.72	199,900	36
19217 Ventana	4	3	3053	67.15	205,000	28
19413 Villamoura	4	3	2761	100.22	276,699	207

MLS data from 03/12/2009

Properties listed by various participants in the MLS



Heather Gaddes

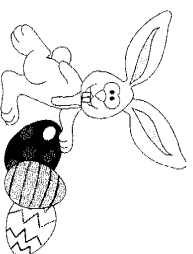
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## HOA News



**Easter Egg Hunt will be April 5th from 2pm -4pm on Kennemer Drive. Park at Clubhouse or along Kennemer and Dunes Drive. There will be an Egg Hunt, Easter Bunny, Petting Zoo, Prizes, Refreshments and Games for Older Kids.**

All participants must bring 12 filled eggs that are taped closed. Drop off eggs to Molly @ 19317 Kennemer Drive no later than April 1st. PLEASE NO CHOCOLATE

We need volunteers for the day of the event. If you can help, please call Cindy @ 251-0520.



The new pool renovation is nearing completion. Improvements include a toddler wading pool, an expanded deck, new arbors, higher perimeter fence and an electronic card access key. More information on the distribution on the keys will be forth coming.

Looking for a Pool Committee to revise pool guidelines. Contact Georgia Torok at [georgia@txtorok.com](mailto:georgia@txtorok.com)

Board approved, pending annual budget review, a Pool Monitor from 11am - 7pm beginning Memorial Day through the summer and Labor Day weekend.

### Things to Come

- ✓ The Annual Homeowners Meeting will be April 16 at 7pm at the Golf Club.
- ✓ Board position coming up--Look for nomination page to accompany the budget when sent out.
- ✓ New website coming soon: [www.fobhoa.org](http://www.fobhoa.org)

Doug Plas and the Association are currently trying to collect emails from families to alert them of get-togethers in the neighborhood. Please email Doug at [dplas@pamcotx.com](mailto:dplas@pamcotx.com).