

WEEKLY NOTES

APRIL 5TH, 2026

Presented by
LD Williams
Schaible Realty

April 2026

Hello Everyone!

I hope everyone had a wonderful holiday filled with fun, laughter, and maybe even finding all the Easter eggs. More importantly, I hope you were able to spend meaningful time with family and friends, enjoying the moments that matter most.

Amid the celebrations, I hope you were also able to reflect on the true meaning of Easter—the resurrection of our Lord and Savior, Jesus Christ. It is the foundation of our faith and a powerful reminder of the hope, redemption, and new life we have because of Him.

Have a wonderful week, stay safe, and I look forward to connecting with you soon!

LD

NATIONAL DAY

CALENDAR

Monday April 6th

National Caramel Popcorn Day



Tuesday April 7th

National Beer Day

Wednesday April 8th

National Empanada Day



Thursday April 9th

National Unicorn Day

Friday April 10th

National Siblings Day



Saturday April 11th

National Barbershop Quartet Day

Sunday April 12th

National Grilled Cheese Sandwich Day





George Strait
Thursday, April 9th - 7:30
Moody Center



Gary Allan
Friday, April 10th - 6pm
Round Rock Amphitheater

Sundown Concert Series
Recurring Weekly on Tuesday
Pfluger Street Pedestrian Bridge



Family Fun Fest
Saturday, April 11th - 10am
The Domain





CHEESY SAUSAGE AND PENNE CASSEROLE



INGREDIENTS

- **3 CUPS UNCOOKED PENNE PASTA (ABOUT 10 OUNCES)**
- **1/4 CUP BUTTER OR MARGARINE**
- **1/3 CUP GOLD MEDAL™ ALL-PURPOSE FLOUR**
- **1/2 TEASPOON SALT**
- **1/2 TEASPOON ITALIAN SEASONING**
- **1/4 TEASPOON PEPPER**
- **2 CLOVES GARLIC, FINELY CHOPPED**
- **3 CUPS MILK**
- **2 CUPS SHREDDED ITALIAN-STYLE CHEESE BLEND (8 OUNCES)**
- **1/2 CUP GRATED PARMESAN CHEESE**
- **8 OUNCES SMOKED SAUSAGE, SLICED**
- **1/4 TEASPOON ITALIAN SEASONING**

INSTRUCTIONS

Step 1

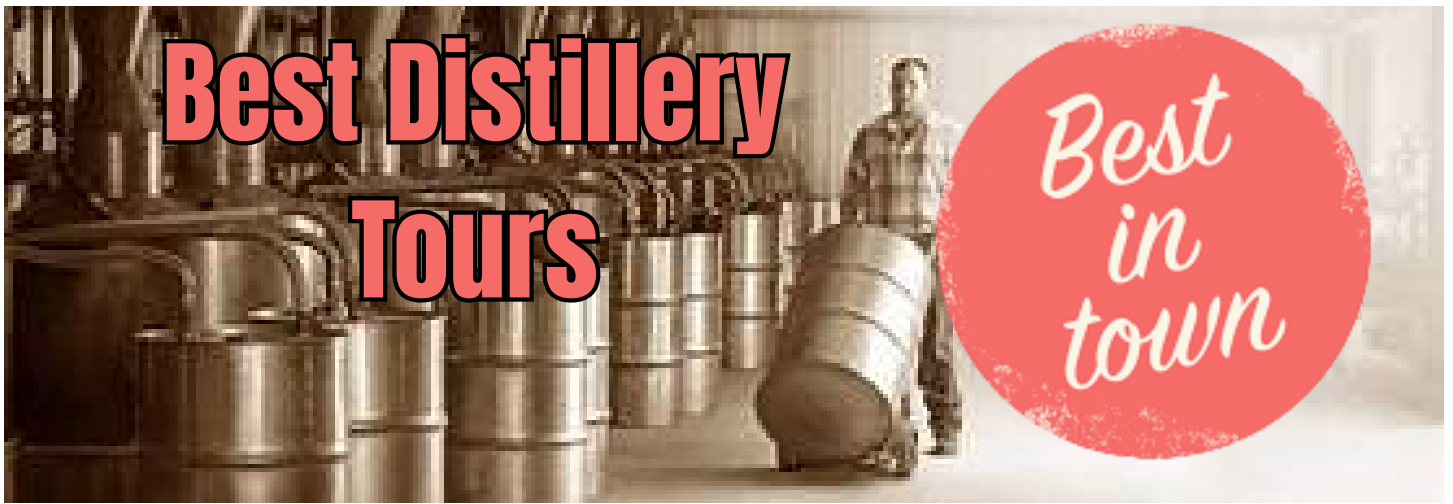
Heat oven to 350°. Cook and drain pasta as directed on package.

Step 2

While pasta is cooking, melt butter in 3-quart saucepan over low heat. Stir in flour, salt, 1/2 tea-spoon Italian seasoning, the pepper and garlic. Cook over medium-low heat, stirring constantly, until mixture is smooth and bubbly; remove from heat. Stir in milk. Heat to boiling over medium-high heat, stirring constantly. Boil and stir 1 minute; remove from heat. Stir in Italian cheese blend and 1/4 cup of the Parmesan cheese until melted.

Step 3

Gently stir pasta and sausage into cheese sauce. Pour into ungreased 3-quart casserole. Sprinkle with remaining 1/4 cup Parmesan cheese and 1/4 teaspoon Italian seasoning. Bake uncovered about 30 minutes or until bubbly.



Best Distillery Tours

Still Austin Whiskey Co.

440 E St Elmo Rd, Bldg F, Austin, TX 78745

A true “grain-to-glass” distillery in South Austin, offering guided tours that walk guests through the entire whiskey-making process—from raw ingredients to bottling—followed by tastings and craft cocktails in their modern tasting room.

Dripping Springs Distilling

5330 Bell Springs Rd, Dripping Springs, TX 78620

Located in the Texas Hill Country, this award-winning distillery offers tours highlighting small-batch vodka, gin, and bourbon production, including their unique copper still process and spring water filtration, with tastings included.

Desert Door Distillery

211 Darden Hill Rd, Driftwood, TX 78619

A one-of-a-kind distillery specializing in Texas sotol, Desert Door offers immersive tours explaining this wild-harvested spirit, along with guided tastings in a beautiful Hill Country setting with a relaxed outdoor lounge.

Deep Eddy Vodka Distillery

150 Precision Dr, Buda, TX 78610

Home to one of Texas’ most recognizable vodka brands, this distillery offers tours focused on their real-fruit infusion process and large-scale production, often paired with tastings of their popular flavored vodkas.

One Shot Distillery and Brewery

31610 Ranch Rd 12, Dripping Springs, TX 78620

This veteran-owned distillery combines craft spirits and beer, with tours and tastings that showcase Texas-grown ingredients, plus a laid-back biergarten atmosphere and frequent live music on weekends.

Community News

New agreement allows Round Rock, ESD 2 to share fire response resources

Round Rock officials have entered into an interlocal agreement with Travis County Emergency Services District No. 2 to coordinate fire response services across jurisdictions.

The Round Rock City Council approved the agreement during its March 26 meeting.

What you need to know: The agreement creates a two-way automatic aid system between the Round Rock Fire Department and ESD 2, which operates the Pflugerville Fire Department.

Under the arrangement, fire units from either agency can be dispatched automatically to structure fires and other emergencies in designated coverage areas—regardless of city boundaries.

Round Rock ISD board approves improvement plans for certain campuses

Round Rock ISD will allocate resources at some campuses to support instruction and student performance, based on accountability performance and with the backing of grant funding.

What you need to know: Trustees approved improvement plans for:

- Anderson Mill Elementary School
- Callison Elementary School
- Joe Lee Johnson Elementary School
- Bluebonnet Elementary School
- Wells Branch Elementary School
- Deerpark Middle School

These plans emphasize instructional improvements and curriculum adjustments to help teachers improve the performance of their students. This will come in the form of support for instructors, professional development and ongoing progress monitoring, administrators said.

Did you know? The district received a "B" rating overall in 2025, with about 80% of all campuses earning a rating of "B" or higher.

Round Rock ISD mulls 2027-28 academic calendar with October break

When Round Rock ISD posed its annual calendar survey to community members, it proposed the option of a weeklong break in October or an earlier start to the 2027-28 school year.

District administrators said in a March 26 meeting that survey responses led them to create an entirely different calendar option.

What you need to know: District administrators provided an update to the board, showing the results of this survey and how they informed the calendar option that will be presented to the board for approval in April.

The details: RRISD Chief of Access and Opportunity Karen Gray said the district explored the possibility of a fall break after receiving suggestions from community members.

Gray shared that community members expressed concerns about child care challenges for both calendar options—A and B—that had either a fall break or an early start.



Real Estate

What You Need to Know Before Buying Your First Home

Buying your first home is one of the most exciting milestones in life—but it can also feel overwhelming if you don't know what to expect.

The process involves more than just finding a house you like; it requires planning, financial preparation, and the right guidance. The good news is that with a little knowledge upfront, you can move forward with confidence and avoid many common first-time buyer mistakes.

One of the most important starting points is understanding your budget. It's not just about what a lender says you can afford—it's about what you're truly comfortable paying each month. Your mortgage payment is only part of the picture. You'll also need to factor in property taxes, homeowners insurance, maintenance, repairs, and utilities. These additional costs can add up quickly, so it's important to build a realistic monthly budget. Getting pre-approved for a loan early in the process will not only give you a clear price range, but it will also strengthen your position when you're ready to make an offer.

In addition to your budget, you'll want to plan for upfront costs. Many first-time buyers are surprised by expenses like the down payment, closing costs, inspections, and moving expenses. While there are loan programs that can help reduce some of these costs, it's important to be financially prepared so there are no surprises along the way.

It's also important to think beyond your current situation and consider your long-term plans. Ask yourself how long you plan to stay in the home and whether your needs may change over time. Are you expecting a growing family? Do you anticipate a job change or relocation? Buying a home is a long-term investment, and choosing one that can adapt to your future can save you time, money, and stress down the road.

Location is another key factor that should never be overlooked. While features of a home can be updated or changed, the location cannot. Take time to evaluate commute times, proximity to work, school districts, and nearby amenities like shopping, dining, and parks. You'll also want to get a feel for the neighborhood at different times of day. The right location can significantly impact both your daily life and the long-term value of your investment.

Another critical step in the process is understanding the condition of the home. A professional inspection is essential and can reveal issues that may not be visible during a showing. From the roof and foundation to plumbing and electrical systems, inspections provide valuable insight into what you're really buying. This is also your opportunity to negotiate repairs, request concessions, or even walk away if major concerns arise.

Equally important is having the right team by your side. A knowledgeable real estate professional can guide you through every step of the process—from searching for homes and scheduling showings to writing offers and negotiating terms. They can help you understand the market, avoid costly mistakes, and ensure that you're making informed decisions. Surrounding yourself with a trusted lender, inspector, and title company will also help keep everything running smoothly.

As you begin touring homes, it's helpful to separate your "must-haves" from your "nice-to-haves." No home is perfect, especially for a first purchase. Staying flexible and focusing on your top priorities will help you make a confident decision when the right opportunity comes along.

Finally, patience is key. The right home may not appear right away, and that's perfectly normal. It's easy to feel pressure in a competitive market, but rushing into a decision can lead to regret. Stay focused on your goals, trust the process, and remember that the right home is worth the wait.

Buying your first home is a big step, but it's also an incredibly rewarding one. With preparation, realistic expectations, and the right support system, you can turn what feels like a complicated process into a smooth and successful experience. And in the end, you're not just buying a house—you're creating a place to call home.

Want more information on the local market?

Whether you are buying, selling, or just daydreaming about a new home. I can help you make an informed decision.

Call or text **512-619-4870** or go to <https://calendly.com/ld-schaiblerealty> to schedule a one-on-one video Appointment.

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