



December 2025

Hello Everyone!

Hope you're stepping into the week with a little spark of excitement. There's something energizing about a fresh start — new ideas, new chances, and all the room in the world to surprise yourself. Lean into what feels good and let that momentum carry you.

“Good things are coming — keep believing.”

Wishing you a bright, inspired week filled with wins big and small.

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

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NATIONAL DAY

CALENDAR

Monday December 8th
National Brownie Day



Tuesday December 9th
National Christmas Card Day



Wednesday December 10th
National Lager Day



Thursday December 11th
National Stretching Day

Friday December 12th
National Poinsettia Day



Saturday December 13th
National Cocoa Day

Sunday December 14th
National Bouillabaisse Day





Austin Trail of Lights
December 10th - 23rd
 Zilker Park



A Verry Merry Tejano Christmas
Friday, December 12th - 5pm
 108 S Front St, Kyle

A Prairie Home Companion Christmas at Austin City Limits
Thursday, December 11th - 7:30pm
 Live at The Moody Theater



Armadillo Christmas Bazaar
December 13th - 21st
 Palmer Events Center

HOLIDAY IN THE PARK AND CRAFT FAIR
Saturday, December 13th - 12pm
 Cat Hollow Park, Round Rock





HOLIDAY SUGAR COOKIE CUPS



INGREDIENTS

1 POUCH (17.5 OZ) BETTY CROCKER™ SUGAR COOKIE MIX BUTTER AND EGG CALLED FOR ON COOKIE MIX POUCH FOR DROP COOKIES
1/4 CUP PLUS 2 TEASPOONS RED, GREEN AND WHITE CANDY SPRINKLES
1 TUB (16 OZ) BETTY CROCKER™ RICH & CREAMY VANILLA FROSTING
1 1/2 TEASPOONS BETTY CROCKER™ RED GEL FOOD COLOR

INSTRUCTIONS

Step 1

Heat oven to 375°F. Spray 36 mini muffin cups with cooking spray.

Step 2

In large bowl, mix cookie mix, softened butter and egg with spoon until soft dough forms. Stir in 1/4 cup candy sprinkles. Shape into 36 (1 1/4-inch) balls. Place in mini muffin cups. Press indentation in center of each with end of wooden spoon.

Step 3

Bake 8 to 10 minutes or until light golden brown. Immediately repeat indentation into center of each cookie with end of clean wooden spoon to make 1-inch opening, cleaning off end with paper towel when needed. Cool in pan 20 minutes. Loosen edges with small knife if needed. Remove to cooling rack. Cool completely, at least 30 minutes.

Step 4

In small bowl, place half of the frosting. Tint red with food color. Place large piping bag fitted with medium star tip on its side. Using large icing spatula, spoon remaining vanilla frosting so it covers half of the length of side of piping bag. Carefully spoon red tinted frosting on top. Insert tip into indentation in each cookie cup. Squeeze bag to fill opening, and pipe about 2 heaping teaspoons per cookie cup. Sprinkle with remaining 2 teaspoons sprinkles. Store loosely covered at room temperature.



Best Christmas Lights

Austin Neighborhoods:

37th Street Lights (W 37th St.) – A quirky Austin tradition with creative DIY light sculptures and whimsical displays. Best enjoyed on foot.

Hyde Park – Historic Victorian homes with classic white-light decorations, giving the neighborhood a timeless, cozy holiday feel.

Pemberton Heights – Big, colorful displays, some synchronized to music; a mix of vibrant and classic holiday decor.

Old Enfield – Quiet, charming neighborhood with soft white lights; perfect for a peaceful evening stroll.

Clarksville Historic District – Historic cottages decorated with multicolor lights; walkable and cozy for a festive outing.

North Austin / Suburbs:

The Light Park – Round Rock (Dell Diamond, 3400 E Palm Valley Blvd) – Drive-through light show with synchronized music; great for families or a cozy ride.

Downtown Round Rock (Main Street & surrounding areas) – Festive lights throughout downtown; stroll, shop, or grab a bite while enjoying the holiday ambiance.

Chinati Court – Cedar Park – Neighborhood with all-out light displays; ideal for a local evening drive to see festive homes.

Rancho Sienna – Saturina Drive, Georgetown – Suburban neighborhood with beautifully decorated homes; great for exploring beyond Round Rock but staying local.



Real Estate

Leasing Made Easy in Austin

Whether you're renting your first apartment, moving to a new neighborhood, or leasing a property as an investor, navigating leases can feel overwhelming. The good news is, you don't have to go through it alone. With experience in the Austin market, I can guide you every step of the way to make leasing a smooth, stress-free process.

Why Local Expertise Matters

Austin is a dynamic city, with neighborhoods that each have their own vibe, rental rates, and lease norms. From downtown lofts to family-friendly homes in Round Rock or Cedar Park, knowing the market can save you time, money, and frustration. I can help you understand which areas match your lifestyle, your budget, and your long-term goals.

How I Can Help Tenants

For renters, leases aren't just about the monthly payment—they involve understanding terms, fees, and responsibilities. I help tenants by:

- Explaining lease clauses in plain language so you know exactly what you're signing.
- Advising on fair rental rates and what to negotiate.
- Coordinating inspections, move-in details, and paperwork to make your transition smooth.
- Providing tips on local utilities, HOA rules, and neighborhood amenities.



How I Can Help Property Owners

For property owners, leases are about protecting your investment and attracting quality tenants. I support owners by:

- **Drafting or reviewing lease agreements to ensure compliance with Texas and Austin laws.**
- **Marketing properties effectively to reach qualified tenants quickly.**
- **Screening potential tenants to minimize risk and ensure a reliable rental experience.**
- **Offering guidance on renewals, rent increases, and lease term adjustments.**

Peace of Mind from Start to Finish

A lease is more than just a document—it's a commitment. I make sure both tenants and property owners feel confident and informed throughout the process. From first viewing to signed agreement, my goal is to make leasing in Austin simple, efficient, and stress-free.

If you're thinking about renting, leasing, or managing a property in the Austin area, I can help you navigate the process with clarity and confidence. Reach out, and let's make your next lease a smooth experience.

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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