



September 2025

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Hello Everyone,

Today marks one of my favorite days of the year— the Twenty-first night of September! Every year, this date puts a smile on my face thanks to one of my all-time favorite songs by Earth, Wind & Fire. You know the one: *“Do you remember...”* (I bet you're singing it already.)

There's just something magical about that tune — it's joyful, nostalgic, and impossible not to dance to. So do yourself a favor today: play “September,” turn it up loud, sing like no one's listening, and dance like no one's watching. Trust me, it'll brighten your day — and maybe someone else's, too.

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

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# NATIONAL DAY

CALENDAR

**Monday September 22nd**  
National White Chocolate Day



**Tuesday September 23rd**  
National Guacamole Day

**Wednesday September 24th**  
National Cherries Jubilee Day



**Thursday September 25th**  
National Daughters Day

**Friday September 26th**  
National Pancake Day



**Saturday September 27th**  
National Chocolate Milk Day

**Sunday September 28th**  
National Strawberry Cream Pie Day





**Whiskey Meyers**  
**Thursday, Sept, 25<sup>th</sup> - 6pm**  
 Moody Amphitheater



**Eli Young Band**  
**Saturday, Sept, 27<sup>th</sup> - 6pm**  
 Haute Spot, Cedar Park

**Suede**  
**Friday, Sept 26th - 7pm**  
 Fieldhouse, Leander



**2025 GTX FILM FESTIVAL**  
**Saturday, Sep 27 • 10:00 AM**  
 Georgetown • Doug Smith Performance Center

**Tri- County Mental Health**  
**Pickleball Round- Up**  
**Tuesday, Sept 23<sup>rd</sup> - 3:00 PM**  
 Crossover, Leander







## TEX-MEX BREAKFAST SLIDERS



### INSTRUCTIONS

#### Step 1

Heat oven to 350°F.

#### Step 2

Slice Hawaiian rolls in half, but do not separate the rolls; place bottom halves in ungreased 13x9-inch (3-quart) baking dish. Set aside.

#### Step 3

Spray 8-inch skillet with cooking spray. In medium bowl, beat eggs and milk with whisk until well combined. Scramble egg mixture in skillet over medium heat until nearly set. Stir in green chiles. Set aside.

#### Step 4

In another 8-inch skillet, cook chorizo over medium-high heat, stirring frequently, until cook through.

#### Step 5

Spoon scrambled eggs onto Hawaiian rolls. Top with cooked chorizo. Place cheese evenly over tops of sandwiches. Top sandwiches with top halves of rolls.

#### Step 6

In small bowl, stir together melted butter and taco seasoning mix. Spoon over sandwiches. Cover tightly with foil. Bake 20 minutes.

### INGREDIENTS

**1 PACKAGE (12 OZ) KINGS HAWAIIAN™  
ORIGINAL ROLLS (12 ROLLS)**

**6 EGGS**

**1/4 CUP MILK**

**1 CAN (4 OZ) OLD EL PASO™ CHOPPED  
GREEN CHILES**

**1 LB. CHORIZO SAUSAGE**

**5 SLICES PEPPER JACK CHEESE**

**1/4 CUP MELTED BUTTER**

**1 TEASPOON FROM 1 CONTAINER (6.25 OZ)**

**OLD EL PASO™ ORIGINAL TACO  
SEASONING MIX**





## Best Karaoke Bar

### **Canary Roost – North Austin**

Braker & Parmer area

A classic dive bar with nightly karaoke, pool tables, and darts. Laid-back and local favorite.

### **The Common Interest – North Shoal Creek**

Burnet Road

Features a public karaoke stage and private rooms. Great for group outings or solo stage stars.

### **Austin Karaoke – Highland / North Lamar**

Airport Blvd

Private karaoke rooms open late (2–4 AM), ideal for parties or low-key jam sessions.

### **Hi Tunes Karaoke – Crestview / Anderson Lane**

North Austin

BYOB, wireless mics, and relaxed vibes. Great for small groups looking for a casual night.

### **TopSpin – Cedar Park**

North Suburb

Karaoke and wings? Say less. Popular Cedar Park sports bar with regular karaoke nights.

### **Red Rooster's – Pflugerville**

Pflugerville

A fun suburban bar with lively karaoke nights, drink specials, and good vibes.



Welcome to the newest addition to our newsletter—Coaches' Corner—a dedicated space just for you! This page is designed to highlight the incredible work of local coaches and teams. Share your latest team news, achievements, upcoming camps, and any events or updates that could benefit our community. Coaches, we'd love to feature your stories! Please email me with your updates, announcements, or celebrations so we can spotlight them in upcoming issues.

## NEWS



**Week Three Recipient  
Offensive Lineman  
Award is Brock Bungo from  
Cedar Park**



## FOOTBALL SCHEDULE FOR THIS WEEK

Leander @ Georgetown  
Bowie @ Lake Travis (Thursday)  
Elgin @ Pflugerville (Thursday)  
Vandegrift @ Vista Ridge  
Killeen Chaparral @ Cedar Park (Thursday)

## VOLLEYBALL SCHEDULE FOR THIS WEEK

Cedar Park @ Leander Tuesday  
Vandegrift @ Vista Ridge Tuesday  
Westwood @ Manor Tuesday

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# Why You Should Always Use a Realtor When Visiting Model Homes in Austin

**In Austin's booming real estate market, new construction homes are popping up all over — from Leander and Cedar Park to Pflugerville, Hutto, and beyond. Model homes are often the first stop for buyers exploring these new communities. But here's something many don't realize: walking into a model home without your Realtor can seriously affect your home-buying experience — and your bottom line.**

## **Builder Reps Work for the Builder — Not You**

That friendly face greeting you in the model home? They're a builder's sales representative, and their job is to look out for the builder's best interests. They're knowledgeable, yes — but they're not there to advocate for you.

A Realtor, on the other hand, represents your interests, helps you navigate builder contracts, and ensures you're not overpaying or missing critical details in the fine print.

## **It Doesn't Cost You Anything Extra**

Many buyers think they can save money by going it alone. But here's the truth: builder commissions are pre-negotiated and built into the cost of the home. If you don't bring your own agent, the builder keeps that commission — it doesn't reduce the price. So, you're essentially paying for representation — whether you use it or not.

## **You Must Register Your Agent at First Visit**

In most cases, builders require your Realtor to be with you on your very first visit (or registered in advance), or they won't allow the agent to assist you in the process. This is a key reason to never visit a model home without first contacting your agent.

Pro tip: If you're just browsing, let your agent know — they can still register you ahead of time to protect your representation.





### Contracts and Upgrades Can Be Tricky

Builder contracts aren't standard Texas real estate contracts — they favor the builder heavily. A good Realtor can help you:

- Review upgrade options and avoid overpaying
- Recommend third-party inspections during construction
- Keep your contract deadlines and closing timeline on track

They're your advocate from dirt to keys

### Local Realtors Know the Builders

In Austin and its fast-growing suburbs, experienced Realtors often have relationships with builders and know which ones have better reputations, build quality, or current incentives. That inside knowledge can save you time and money — and help you avoid potential headaches.

### The Bottom Line

Model homes are beautiful, persuasive, and tempting — but they're also a business. Before you start touring, **call your Realtor or bring them with you.** It doesn't cost you anything extra, and it ensures you have a knowledgeable advocate in your corner during one of the biggest purchases you'll ever make.



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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