

HOOK, LINE & SINKER

Totally Hooked Real Estate Team Newsletter

July 2018



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News From Gwendolyn

Well, it looks as if the time has come to move the "Totally Hooked Newsletter" from snail mail to a digital version. I'm hoping that you all find it is as interesting to read and a whole bunch more colorful. Please feel free to drop me a line anytime you have a comment or question about the new version. Hope your summer's been carefree and fun and you have been able to stay cool! And as always, we love working with your referrals (family, friends, and/or acquaintances).

We will always be **TOTALLY HOOKED – 100 PERCENT – NOTHING LESS!**

Gwendolyn

NEED SOME CURB APPEAL ON A BUDGET?

Here's a great way to add curb appeal and not break the bank! Start with building a **BERM**. A berm is simply a mound of *gently* sloping dirt. Plant some pretty flowers and bushes and wahlah!, you have a great way to bring lots of **color** to your front yard.

Keep in mind, most berms should be no more than 2 feet high because of the space required to properly build one. They need 4-6 feet of width for every foot of height. For example, for a 2-foot high berm, you would need at least 8 feet of width. So, if you have less room, you will need to lower the berm.

What kind of plants should I use?

Glad you asked! Here are some popular choices but remember, it's ultimately your choice and how much you want to spend.

- Flowering bushes, such as azaleas
- Evergreens, such as blue spruce
- Perennials, such as periwinkle
- Tall, swaying prairie grasses
- Lots of mulch to keep weeds away



How much will all this beautiful color cost me?

Usually less than \$300, depending on how big you make it, how much soil you need to buy to reach your desired height and what plants you choose.

TIP: Save on Soil, it costs a whole lot less in bulk — \$20 / cubic yard vs. almost \$70 for the same amount in bags from a big-box store. Even with a delivery fee, you may come out ahead.

FIND THE HOOKS

Search the picture below to find our logo hook. See how long it takes you and your family or friends to find all 10!



Unscramble the words below. Hint: See photo above!

1. RENOROSIHC

2. SIRULEQR

3. OCHTIRS

4. ENOMYK

5. AFGERFI

6. NEPLHTAE

7. IGLLOAR

8. SAEKN

9. WATGROH

10. BTAIRB

JUNGLE ANIMAL
WORD SCRAMBLE

Click on Photo For More Pictures and Information!



207 2nd Ave., Smithville, TX

3 Bed / 1 Bath / 1369 SF / \$140,000



339 Bird Dog Bend, Bastrop, TX

3 Bed / 2.5 Bath / 2146 SF / \$207,499



704 Gresham St., Smithville, TX

3 Bed / 2.5 Bath / 2285 / \$205,000



381 Friendship Cemetery Rd., Paige, TX

±189.57 Acres / \$1,752,250



TBD5 Friendship Cemetery Rd., Paige, TX

±84.5 Acres / \$718,250



TBD4 Friendship Cemetery Rd., Paige, TX

±68.0 Acres / \$578,000



TBD3 Friendship Cemetery Rd., Paige, TX

±14.0 Acres / \$168,000



TBD2 Friendship Cemetery Rd., Paige, TX

±12.0 Acres / \$144,000



184 Lee Road, Bastrop, TX

±50.037 Acres / \$480,000



TBD1 Friendship Cemetery
Rd., Paige, TX
±12.0 Acres / \$144,000



808 Craddock Ct.,
Smithville, TX
3 Bed / 2.5 Bath
1674 SF / \$237,500

The Long View

A Luxurious Home On a Majestic Property
Copeland Hill Road, Smithville, Texas



- ±122 acres of rolling terrain, pristine woods, three stocked ponds and coastal grass pasture.
- Luxury custom built ±3,687 square foot home with ±1700 square foot of covered porches.
- Stacked rock and cedar exterior with a large rock custom fire-place. 2-1/2 car garage with full bathroom.
- Premium landscaping, slow-moving water feature terminating at a big patio with a long view.
- 3/2 ±1530sf Guest House perfect for entertaining family, friends or housing on-site caregivers/maintenance.
- Large cedar barn, a workshop, two run-in sheds, and a pavilion ready to host a picnic.
- Located in Bastrop County, 45 miles from Austin and 17 miles from Bastrop.



About Gwendolyn ...



As a lot of you know, there was once a time when I never imagined I would enjoy fishing. But sometimes we need to adapt in order to achieve the lifestyle we desire. While my two boys were growing up, they began fishing with their dad on a regular basis. The three of them were avid anglers, with me often left on the outside looking in. One day, I took a good hard look at the situation and made a decision. "I realized that if I wanted to spend that quality time with my husband and my boys, I needed to be willing to do the things they enjoy." True to my nature, I not only learned how to fish, but also pored myself into the sport with all my effort. I quickly developed a passion for fishing and put together a women's fishing team with three other people. The name of that group – The Totally Hooked Team – was not just a clever fishing pun, it was also a fitting reflection of how I approach everything in life.

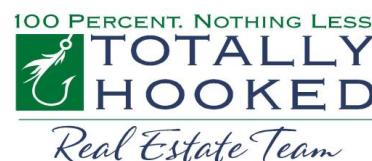
Anyone who knows me could have guessed how that story would turn out. You see, I am the type of person who commits myself wholeheartedly to anything I do. While in high school, it was practicing singing for hours on end in preparation for singing the National Anthem at the Homecoming football game, the biggest stage all year. While raising her two boys, there was no question what was my first priority. But where this driven approach is most apparent is likely in my career as a leading Bastrop County real estate professional. When I earned my real estate license in 2001, I approached the business just how I do anything in life – with total commitment. My knack for protecting peoples' best interests quickly led to building strong relationships with my clients, and that's why so many people consider me the only person they'd trust with their important investments.

- Past President of the Bastrop County Board of REALTORS
- Past Secretary of the Bastrop County Board of REALTORS
- Past Director of the Bastrop County Board of REALTORS
- Director – Texas Association of REALTORS
- Past President of the Smithville Chamber of Commerce
- Past Director of the Smithville Chamber of Commerce
- Secretary of the Smithville Chamber of Commerce
- Member of the Smithville Economic Development Committee
- Member of the Smithville Chamber of Commerce Education Committee
- Past Secretary of the Smithville Noon Lions Club
- Past Treasurer of the Smithville Noon Lions Club
- Director – Smithville Noon Lions Club
- Member of the Smithville Noon Lions Club Scholarship Committee

Not unlike fishing, when I began working in real estate, I developed a strong passion for the profession in no time. I ultimately decided to convey that passion by adopting the same name for my business as I did for my fishing team. Today, I lead The Totally Hooked Real Estate Team, an apt description for a group of professionals whose passion for helping others defines how they do business. When you work with me and my team toward the sale or purchase of a home, I begin by listening carefully to your goals. I then adopt your goals as my own and do everything in my power to help achieve them. It's obvious this approach has been successful. Not only do I have a throng of raving fans, but I was also named Bastrop County REALTOR of the Year in 2007, 2010 and 2014. Despite the competitive nature of the industry, I enjoy serving as a mentor to other agents and helping improve the quality of service across the board.

If you are considering a move in Bastrop County, or the surrounding counties, don't take your choice of real estate professional lightly. Instead, turn to the real estate experts who are dedicated to helping their clients make the most of their real estate opportunities. With me, Gwendolyn Watkins, and my Totally Hooked Real Estate Team, you'll receive 100 PERCENT. NOTHING LESS. Call us today to schedule a private consultation.

"I've always been a very goal-oriented person, and I don't accept failure. I believe in committing myself completely to everything I do, and when things don't go according to plan, I keep trying until I figure it out and succeed."



- Member – Bastrop Chamber of Commerce
- Member – National Association of REALTORS
- Member – Austin MLS, Houston MLS, San Antonio MLS
- Member – Real Estate Buyers Agent Council of the National Association of Realtors
- ABR – Accredited Buyers Representative
- SRES – Senior Real Estate Specialist
- GRI – Graduate of the Real Estate Institute
- MRP – Military Relocation Professional
- e-PRO – Technology
- SRS – Seller Residential Specialist
- Associate Broker - License



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Jarrett's Jabber

For most of my adult life I have been involved in Emergency Services. I currently work full time as a Paramedic Captain for Fayette County EMS. I also serve my community as a volunteer Fire Fighter and Medical First Responder. Although I absolutely love being a Paramedic and Fire Fighter, I could not be more excited about my journey with the Totally Hooked Real Estate Team! I was born and raised in Giddings, TX. Rural Texas is my home! I am married to my high school sweetheart, Stephanie, and we love to travel in our spare time. I also enjoy hunting, fishing, and BBQ'n with friends.

As a Paramedic and Fire Fighter I know the importance of the phrase "the client comes first." I will continue that thinking into real estate. As your REALTOR®, I want to help you find your forever home!



Ingredients

8 pork chops

1 (18 ounce) bottle barbecue sauce

Slow Cooker BBQ Pork Chops

Folks, it doesn't get any easier than this!! This is a no fuss slow cooker recipe that produces a very tender and flavorful pork chop.

Put it on to cook, then go enjoy the family!

You can spice this up some by adding yellow onions, brown sugar, Worcestershire sauce or any spices you desire. Also, you can substitute Chicken Breasts for the pork chops!

Directions

1. Spread a thin layer of barbecue sauce on the bottom of a slow cooker. Alternately layer pork chops with barbecue sauce, pouring the remainder of the bottle over the top of the final layer of chops.
2. Cook on HIGH setting for 3 to 4 hours, or all day on LOW setting.

Prep Time 2 minutes

Cook Time 4 hours

Ready In 4 hours 2 minutes

For Easy Cleanup (*I highly recommend this!*)

- Try using a liner in your slow cooker for easier cleanup.