



CIRCLE C RANCH

NEWSLETTER

Volume 2, Number 9

September 2005

www.circlecranch.info

President's Letter

Dear Neighbors,

When you read this school will be back in session. I'd like to start off by thanking the Education Committee for their efforts on our behalf. The most critical issues for education are related to **new school construction**. Read Marian Walsh's article on the **AISD boundary changes** for elementary schools in Southwest and South Austin, especially if you have school age (or younger) children. The Education Committee hosted a presentation by AISD staff and Robert Schneider on the topics of new school construction and boundary changes. Almost 50 people attended that meeting—an impressive number for a mid-August evening.

At our request, ABC and New Screen Entertainment screened (twice) the full 6 episodes of the as-yet-unbroadcast TV show **Welcome to the Neighborhood** for the exclusive benefit of Circle C residents. Steve Urban arranged these events for us. I understand that 315 Circle C residents attended. I've had a chance to review the comment cards from the TV show and they are very interesting. There are 66 comment cards that express strong opinions about the show, and 55 of them express strong support for the merit and production of the TV show. Of course that means that 11 comment cards expressed strong dissatisfaction... I believe that the show will be aired in some fashion but we have no information on when or how that may happen. I suspect this will not be the last time I mention the show in this newsletter. Unfortunately I've not yet seen the show so I cannot comment directly on its content.

Please read Ed Scrogg's article on progress on the amenities project. He has some good news to report.

The **office tract between Kiker and the CDC** has been sold by Gary Bradley's trustee with approval of the Federal Bankruptcy Court. The land was sold for a reported \$625,000 to Grason Communities, Ltd. We don't yet know what plans Grason Communities have for that land.

There has been an unusual amount of **vandalism** in and around Circle C recently. CCHOA continues to offer a reward of \$1,000 for information leading to the arrest and conviction of those responsible. We are also working with APD and Officer Fred Rodriguez (our Community Policing Officer) to document these incidents. We hope that a complete record of the incidents will increase the priority of APD patrols within Circle C. If you know of an incident whether it is a broken trash barrel or paint dumped on the street or broken signs, please report them directly to APD by dialing 311.

We urge people to form **Neighborhood Watches** in their areas to discourage crime and vandalism. We already have one Neighborhood Watch established in Circle C West. Be aware that open garage doors and unlocked cars are attractive targets for theft.

Several neighbors have suggested that the installation of bat habitats in the Prop 2 land west of Circle C would reduce the flying insects in our area. They are working with the City of Austin on this project. This is a creative idea that I really like. Who says all the bats have to live downtown?

We have several **committees** actively working on projects. I'd like to especially thank the members of the **Amenities Committee**, the **Education Committee**, the **Events Committee** and the **Ad Hoc Electronic Voting Committee** for their work on our behalf. I missed the Back to School Party, unfortunately, but I hear it was a lot of fun, especially for the kids.

One of the primary reasons for existence of the Circle C Homeowners Association is the **enforcement of deed restrictions**. Essentially the deed restrictions exist so that we can enjoy living in a neighborhood that is **at least** as nice as the neighborhood was when we each first moved in. I can distinctly recall the way Circle C looked on the first evening that my wife and I drove in to look at homes in 1993 – and it was very impressive. I imagine that most of you have similar memories of your first impression of the 'hood. Please keep that in mind if you receive a deed restriction notice from the CCHOA office.

You may have noticed that the removal of the red-tipped photinia from Escarpment has revealed some fencing that is in **severe need of repair**. We are working on that now, starting with the area between the Swim Center and Redmond Road. We will be in contact with the owners of the properties that back up to Escarpment to request replacement of the fences as necessary.

Sincerely,
Your Neighbor,
Quentin Fennessy

Earn \$1,000! See Page 9

IMPORTANT NUMBERS

HOA Mgmt Officeinfo@circlecranch.info or 288-8663
Financial Office..... 451-9901
Newsletter Publisher
Peel, Inc. Sales Office.512-989-8905
Adv./Kelly Peel ..advertising@PEELinc.com, 512-989-8905
Circle C Amenities
Circle C Café.....288-6058
Circle C Tennis Club.....Circle_CTennis@msn.com, 301-8685
Golf Course at Circle C Ranch288-4297

2005 Board of Directors

Quentin Fennessy.....President
Steve Urban..... Vice President
AE Martin Secretary
Mike Price Treasurer
Ed ScruggsDevelopment Officer
Matt Cano..... Director
Carolyn Merritt Director
Contact Information..... Email: directors@circlecranch.info



Residential Cleaning

Cleaning Tip # 17

A word about our competition, Merry Maids:

- . They charge by the hour.
- . 1 hour of work will cost you = **\$86.60**
- . 2 hours of work will cost you = **\$173.00**
- . They charge **\$21.65** per 15 min of extra work
- . Our average price to clean a whole house, regardless of the time = \$90 Call us.

Call or email us at:

1-866-850-4103

admin@mayfairventures.com

Mention this ad and receive 50% off first service

"Consistently Circle C's Choice for Cleaning"

Insured and Bonded for your protection

Board Meeting Summary for August 2005

We held the August BOD meeting at the Wildflower Center Library, for the second month in a row. We really appreciate this no-cost favor provided to CCHOA by the Wildflower Center. We also heard an in-depth presentation by Steve Bartlett, former CCHOA director on the status of the amenities fund. YMCA management presented a report on swim center management and answered questions from the board. One of our neighbors, Rich Phillips, is running for the Texas House seat that Terry Keel currently occupies. Rich introduced himself to the board and offered to answer questions on his candidacy.

Submitted by Quentin Fennessy

CCHOA Announcements

How To Start A Neighborhood Watch

Submitted by Denise Nordstrom, CCHOA Manager

Participation in a neighborhood watch program can help reduce crime in your area. To be eligible for a neighborhood watch sign, it is preferred that fifty percent of your neighborhood or block must attend one to three meetings where helpful information on personal and property crimes is shared. Tips include how to reduce your chances of being attacked. Contact the Austin Police Department at 974-4736 for more information.

Recycling Bin at Kiker

Submitted by Denise Nordstrom, CCHOA Manager

As some of you may know, Kiker has a recycling bin for cardboard and paper located in their parking lot that we recommended homeowners use. Kiker would prefer for us NOT to use this recycling bin as it is for their school recycling program. However, the Association has ordered the same size and style bin to be placed in the Swim Center Parking Lot. This bin will be for cardboard and paper products. For a complete list of acceptable items, please go to www.balconesresources.com. If you have questions, please contact the management office at 288-8663.

Volunteers Needed

for Special Events Committee

Submitted by Special Events Committee

The Special Events Committee is looking for a few volunteers to join the committee and help with the planning of CCHOA sponsored events. If you are interested, please contact the CCHOA office at 288-8663 or via email at info@circlecranch.info. If you would like to help out, but cannot commit to joining the committee, they still need your help to run the events. If you would like to help for a specific event, please contact the CCHOA office.

Classified Ads

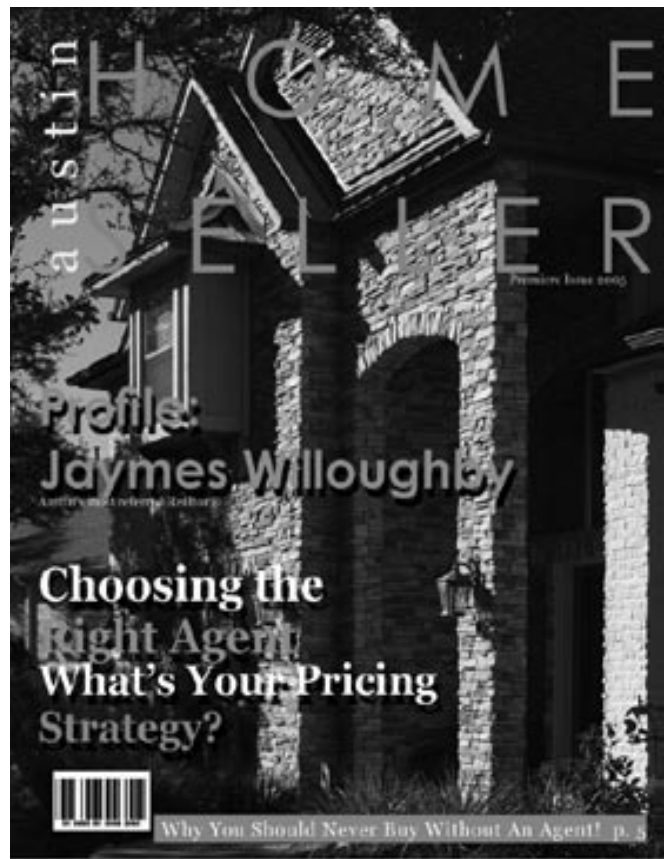
Personal classifieds (one time sell items, such as a used bike...) run at no charge to Circle C Ranch residents, limit 30 words, please e-mail to info@circlecranch.info.

Business classifieds (offering a service or product line for profit) are \$45, limit 40 words, please contact our sales office @ 512-989-8905 or advertising@PEELinc.com.

Don't Sell Your Home
without getting your
FREE copy of
The
Austin HOME SELLER!

*In this issue, we'll tell you:
How to find the right agent
Why staged homes sell faster and for more money
And why YOU should never buy without an agent!*

Get your **FREE**
Subscription at:
www.ahsmagazine.com
1-800-617-8227 ext. 8555
email us at:
info@ahsmagazine.com



(512) 347-9599
www.metroaustinhomes.com



“We aren't just neighborhood specialists,
we're YOUR neighbors!”

**WE BRING MORE BUYERS TO CIRCLE C THAN
ANY OTHER REAL ESTATE TEAM!**

Due to smaller inventories available in Circle C, we have an abundance of buyers
ready to look at YOUR home!

If you are thinking about a move, give us a call.

Ask us about our guaranteed sales program!

Austin's Most Referred Realtor, Since 1984

CCHOA Announcements *Continued*

Free Guided Hikes Continue In Slaughter Creek Water Protection Land

Submitted by AE Martin, CCHOA Secretary

Monthly guided hikes are continuing on the Slaughter Creek Tract of the city's Water Quality Protection Land, which is located adjacent to Circle C. Volunteer organizations, including the Circle C Homeowners Association, are working with the city to gain public access to this property and to develop hiking, biking, and equestrian trails. Several Circle C residents have been trained as docents and are participating in opening this property, which will become a valued recreational attraction in our neighborhood.

The focus of the hikes is to learn about "9000 Years of Water for Hill Country Residents" and will be offered on the first Saturday of every month. Participants will enjoy a gentle 1/2-mile interpretive hike that uniquely blends the human history and natural resources of this property in telling the story of why these lands are protected and how they are managed today.

Hikes are limited to 20 individuals and pre-registration is required by midnight on the Thursday before the day of the hike. Participants under 18 must be accompanied by an adult. Hikes with fewer than 6 registrants may be subject to cancellation. To register, please call 263-6433 or send an email to nancy.didonato@ci.austin.tx.us with your name, daytime and evening phone number, email address and number of people in your group. After registering, you will receive

a confirmation with a map and directions to the property entrance.

During the warmer months of May through October, the 1.5-hour hike will take advantage of cooler mornings by starting at 9:00 a.m. In the cooler months of November to April, hikes will begin at 10:00 a.m. For a complete listing of hike dates and times, please go to the Upcoming Events page at www.ci.austin.tx.us/water/wildlands.htm.

 LIZ GENTRY, M.A.
LMFT, LPC

INDIVIDUAL, COUPLE & FAMILY THERAPY

512.288.7453

4201 BEE CAVE RD., C-213
AUSTIN, TEXAS 78746

Absolute
Pest Management
(512) 444-0262

EXCLUSIVE TO CIRCLE C RESIDENTS!
Quarterly Pest Control \$60 plus tax

Includes:

- Interior Service
- Exterior Service
- Lawn Application for Fire Ants

Additional Services Available:

- Animal Proofing and Removal
- Termite Treatments
- Wood Destroying Insect Reports
- Flea Treatments

See what Circle C Residents are saying about us:

"We recommend Absolute to our closest friends and business clients"

--J. Shinn, Landgrow Corp.

"They project an image of competence as wells as trustworthiness. They are thorough, efficient, and obviously use methods that work"--J. Mason

"Wonderful, courteous service!"--M. Price



Tony Ragan
Owner/Circle C Resident



CCHOA Announcements *Continued*

New Date to Open Fire Station

Submitted by Ed Scruggs, CCHOA Secretary

After a series of delays, the new Circle C First Station is now set to open in **mid September**.

Sub-contracting issues are reportedly responsible for the latest delay in opening Circle C's new fire station. According to Austin Fire Department Support Services Manager Greg Hager, installation of cabinetry is the only significant portion of the station pending completion. The cabinets should have been installed in July, but due to a dispute between the contractor and sub-contractor, the cabinets were only recently ordered.

Mr. Hager estimates the cabinets should arrive and be installed in time for the latest target opening date. In the meantime, the fire crew and engine unit waiting to occupy the new station will continue to be based out of Fire Station 29 in Oak Hill.

Once completed, the Circle C station, located near south Escarpment and Highway 45, will house anywhere from 4 to 6 full time firefighters during each shift. Aside from fire protection, the crew will be designated as first responders in the case of medical emergencies. The station is built large enough to house an EMS crew and ambulance – but the City of Austin has yet to allocate the required funds.

Mr. Hager said plans call for scheduling a community wide open house once firefighters have a chance to get the station up and running. Please watch the newsletter and community web-site for additional updates.

**View the Circle C Ranch Newsletter
each month online at
www.PEELinc.com**

At no time will any source be allowed to use the Circle C Ranch Newsletter contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from the Circle C Ranch Homeowners Association and Peel Inc. The information in the Circle C Ranch Newsletter is exclusively for the private use of Circle C Ranch residents only.

NOW OPEN

UNAILS *Tan & Spa*

Full Service Day Spa

Full Nail Service • Pedicures • Manicures
• Facials • Waxing • Tanning
10 years of experience

SPECIALS GOOD THROUGH OCTOBER

Full Nail Set	\$21
<i>with OPI Products and Free Design</i>	
Spa Pedicure & Manicure	\$35
Deluxe Facials	\$35



And as always \$25/month unlimited tanning (no contracts)

7101 Hwy 71 W
(by Gattitown)
288-8868



Just a few reasons people choose the "Award Winning" R.M. Mechanical family to take care of their HVAC needs

- ✓ Specializing in Replacement Systems
- ✓ Repairs
- ✓ Retrofit
- ✓ Upgrades
- ✓ Maintenance Agreements Available
- ✓ Duct Cleaning
- ✓ City of Austin Registered Contractor
- ✓ 24 Hour Emergency Service

September Specials!

20% off your service call PLUS receive a FREE non-programable T-Stat

Mention that you saw this in your Homeowner's Association's newsletter.

To book your service call, please contact our R.M. Mechanical Customer Service Representative at 512-928-2470

Learn more about us by visiting www.rmmechanical.com and www.sharonmcgee.com

*Woman-Owned Business Enterprise,
HUB and State of Texas Certified*

CCHOA Announcements *Continued*

August Busy Month for Amenities Planning

Submitted by Ed Scruggs, Amenities Committee Chair

Significant progress is being made toward the creation and implementation of the Amenities Master Plan. For starters, the Amenities Over-Site Committee and the CCHOA Board of Directors selected **RVI**, one of most prestigious architectural planning firms in the state of Texas, to help draft the overall conceptual plan. RVI is based in Austin, and their team of planners is responsible for a number of high profile amenities projects, including the master plans of Belterra and Steiner Ranch. RVI's track record of quality, combined with their years of professional experience and knowledge of navigating the local regulatory process will be a good fit for what we are trying to accomplish in Circle C: creating a quality amenities package that will compete with any planned community in central Texas.

While we are just beginning initial kick off meetings with RVI, the full fledged planning process should begin soon. Look to the community web-site and future newsletters for continued updates.

In a related development, the **amenities committee** reviewed its work of the past six months and issued its bi-annual report to the board of directors. The report advises the board to work with RVI to include the following projects in comprehensive plan:

- New Swim Center (in Circle C West)
- Repair and update the existing swim facility
- *At least* four playscape / parks plans throughout the community,

with Wildflower Park and Vintage Place to be given priority.

- Creation and maintenance of trails / trailheads – with an overall goal of connectivity to city parks, the veloway and a regional trail system.
- Community Center / Clubhouse (at the planned swim center site or another suitable location).

During the planning process, RVI will help to research these ideas and report back on their feasibility, possible locations and projected cost.

Finally, research into impervious cover issues and available land for amenities development continues. There is an effort to identify not only larger tracts of land, but also smaller locations suitable for low-impact development within various sections of the neighborhood. So far, the results are encouraging and additional details on this will be released shortly.

Unfortunately, it is becoming much more difficult to locate any available open space in **Circle C North**. Originally, the developer was set to deed over to CCHOA two large open tracts (one east of Barstow at Slaughter and another to the north where Barstow dead ends). However; the transfer did not take place prior to last year's Bradley bankruptcy ruling. This means the federal government now controls all of the open space in an around CC North. Current indications are the government is

(Continued on Page 7)

Davis Designs

One-of-a-kind handmade purses
And other specialties



Brenda Davis
davisdesignsonline.com
(512) 288-8366

Speech/Language Therapy

Brenda Davis, M.S., CCC-SLP

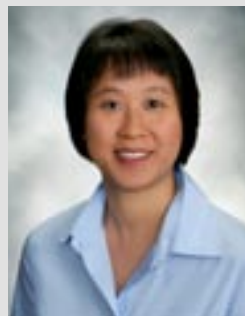
**Specializing in speech therapy
for toddler and preschool age groups**

10617 Redmond Road
Austin, Texas 78739
512-288-8366

Full Service & Big Saving

Buyers: Full service plus 0.5% - 2% cash rebate

Sellers: • Full service for only 1% commission
• \$495 flat fee MLS Listing



Mary Liu

Realtor®

Texas Discount Realty

Mobile: 512-656-0118

Email: maryliu8@yahoo.com

For details visit

www.localrealtypros.com

CCHOA Announcements Continued

Amenities Planning - (Continued from Page 6)

intent on selling all of these tracts to the highest bidder – and developers are reportedly expressing interest. CCHOA is drafting a letter to the court and to the trustee of the Bradley estate expressing our concerns with this possible sale and stating our belief that the tracts are the only viable locations remaining to provide CC North with the amenities they deserve. Currently, the board is considering a variety of options and will provide updates on the web site and future newsletters.

For up to date information on the Amenities Committee, please visit the website at: <http://www.circlecranch.info/AmenitiesCommittee.asp>

How does the amenities fund work?

After months of discussions, the CCHOA is making strides in gaining the use of **amenities funds** collected by Circle C's principal developer, Phoenix Holdings. The fund has amassed almost \$500,000 so far by collection of a \$1,000 per lot fee charged to builders when their lots enter the association. Most of these monies were collected on lots located in Circle C West. When anticipated growth is factored in, it is probable this fund could eventually total more than \$1 million.

While the details are somewhat technical, it is important to have an understanding of how the amenities funds work. Many people do not realize that there are two separate amenities funds. The original fund collects fees from lots in the older sections of Circle C and CC North, as well as Vintage Place and Wildflower Park. These monies are earmarked in closing agreements to create and fund the long-term operation of the Child Development Center, which is its own corporation and is in no

way controlled by CCHOA.

While residents certainly benefit, it is worth acknowledging the amenities funds were established and maintained by *the developer* in order to construct facilities that would attract additional home buyers to the area. The developer has the legal right to hold these funds and collect interest until such time as adequate monies have been collected to move forward with a particular project, which is often spelled out in a section of the closing agreement. While homebuilders may or may not pass the cost on to future homebuyers, *the builder* is officially responsible for paying the \$1,000 per lot fee.

(Continued on Page 8)



H.W. "Pip" Savage III

Mobile: (512) 848-0425
Office: (512) 246-9955
Fax: (512) 246-9933
Toll Free: (800) 371-2015

www.lawhorninsurance.com

4600 Spicewood Springs Rd.
Suite 101
Austin, Texas 78759
hwpip@austin.rr.com

**LAWHORN
INSURANCE AGENCY**

HOME, AUTO, HEALTH, LIFE & COMMERCIAL

For all your Insurance needs...

Contact the Farmer who is Outstanding in His Field



Just like Curves, But Better...

- Equipment, Adjustable
- Non-Equipment Classes like Pilates
- Hours, 5a-10:30p Every Day, Even Holidays

The 30 minute total Body work out for Women



Money Back Guarantee!

"I was looking for a fitness facility that was not intimidating, offered variety and that could continually challenge me. I have already lost 9 total body inches in one month." ---Amie B. Austin TX, Former Curves member

"I worked out 3 times a week with higher resistance, after 8 weeks I was toned and had a lot more definition. Even my husband noticed and he says I look great!" ---Donna R. Austin TX

"Since joining PhysFit I can't believe how much more energy I have." ---Lynn M. Austin TX

BOOKS DISPOSABLE CAMERAS CARDS CHAPSTICK

TOOTHPASTE
\$10 Enrollment
with a donation to our troops overseas
Call for a list of acceptable items.
Offer valid for first time visit before Oct 10
MUSIC CDS STATIONERY SNACKS RAZORS GUM PHONECARDS

PhysFit Fitness for Women

"We are a locally owned family business here to serve you"

3421 W. William Cannon Dr

Austin, TX 78745

(On the SE corner of Brodie and Wm cannon next to Blockbuster Video)

CALL NOW! 899-0198

www.physfit.com

Have you done your homework on the rising cost of college?

We can provide a free college cost analysis that will show you:

- approximately what the college of your choice is expected to cost in the future;
- how much you'll have to save monthly or annually; and
- how to develop an investment plan that can help you meet your savings goal.

Call or stop by today for more information.



Guy Weinhold
 4404 W. William Cannon Dr.
 Ste. Q
 Austin, TX 78749
 (512) 443-1988
www.edwardjones.com
 Member SIPC

Edward Jones[®]
 Serving Individual Investors Since 1871

Amenities Planning - (Continued from Page 6)

In recent years, builders have paid the \$1,000 fee as their lots enter the association. Typically, lots enter the association long before they are sold or construction begins – so there are advantages to collecting this fee up front instead of waiting until buyers close on individual properties.

The recent federal bankruptcy verdict against Gary Bradley (Circle C's original developer) essentially resulted in the court taking control of Phoenix Holding's assets. This impacted all accounts, including the amenities funds. It has taken several months to determine who would control the amenities funds and how they could be allocated.

The good news is CCHOA is in the midst of negotiations with the trustee of Gary Bradley's estate to take control of the CC West amenities fund. We have retained an outside attorney who is pursuing an agreement, which ultimately must be reviewed by the bankruptcy court. Once approved, the association will take over collection and maintenance of the fees to be deposited in the fund. As part of any agreement, CCHOA will be bound to spend the funds as outlined in the original closing documents.

Administering the fund ourselves will help to reduce the legal and financial red tape. It should also grant us the freedom to proceed with the design of a new swim center and possibly other amenities at a pace that fits into the implementation of our master plan.

Tired of not getting the personal service you deserve?
 Do you have jaw pain, TMJ pain, or headaches?
 Would you like to have straight teeth without braces?
 Invisalign Certified.

**Smile
 Creations**



John Calvert, D.D.S.

3022 Slaughter Lane

(Corner of Slaughter & Westgate Blvd... Just east of Brodie Lane)

280-8800

www.johncalvertdds.com

We will file your insurance • Financing available
 Complimentary second opinions

We have the real answers to all your dental concerns

- **Advanced Training in Cosmetic and Comprehensive Dentistry**
- Extensive training from the Pankey Institute in treating bite disorders
- **Invisalign certified (have straighter teeth without wearing braces)**
- **New one-visit teeth whitening (as seen on TV's Extreme Make-over)**
- Snoring and Sleep Apnea treatments
- All phases of general dentistry
- State of the art facilities and techniques

CCHOA
\$1000
REWARD

For information leading to the arrest and conviction of persons vandalizing Circle C Homeowners Association property.

Please contact the Management Office at 288-8663 with any information. All suspicious activity and acts of vandalism should be reported to the police immediately. If you have an emergency, please call 911.

Thank you.



Circle C Homeowners Association

CCHOA Announcements *Continued*

Landscape Update

Submitted by Susan Hoover

Our interesting summer should be winding down this month. First, thirty five days of no rain, and then rain every few days through the end of July and early August.

What does this mean for the plants? During drought conditions, plants will shed leaves in order to try to conserve their food and water and during a lot of rain, they put on a lot more leaves, stems, shoots and blooms. So, our vegetation is changing and always trying to balance itself for the climate conditions we are experiencing.

September is generally a good month to trim back your evergreen shrubs, and clean up your perennials by cutting them back a little. In our weather, they will be able to fill back in before winter sets in.

On the commons areas, we will be continuing our mowing schedule, doing a light fertilization and trimming throughout. We have a lot of new growth due to the rain.

We will also be finalizing the remaining planting on Escarpment for the photinia project, and moving forward with photinia replacement on Barstow in Circle C North. In addition, the medians on Slaughter Lane that were reconfigured due to the Escarpment Village project will be replanted as the weather cools slightly in September.

Home Flooding Helpful Hint

A homeowner submitted this bit of news that might be of interest

to all Circle C Homeowners. Apparently, the biggest cause of home flooding is a broken water hose from the washing machine. If you have the older form of rubber hoses, they are more likely to burst than the newer hoses which are wrapped in some sort of steel. These are available from plumbers or at local home supply stores. A home flood can cause a lot of damage to everything in the house, so it might be a good idea to check those hoses and change them out.



Austin
Counseling &
Wellness

Mon-Fri 9 a.m. to 8 p.m.
Sat 9 a.m. to 12 noon

Dr. Rebecca Rendón-Lott
Psy. D, LPC, QCC, CCDVC, NCC
Clinical Psychologist

Offering therapy services for
individuals, families & children
including marriage, blended-families
and drug & alcohol abuse
counseling

Medicaid & Insurance accepted

Call for an initial consultation
(512) 417-0350
rrlott@sbcglobal.net

HIGH-TECH CARE IN AUSTIN WITH A DOWN-TO-EARTH FEEL



Mary Lynne Gibbs, ABR, e-PRO,
Realtor®
Southwest Market Center
Austin, Texas
512-431-2403 • 512-439-7477

Circle C Resident
since 1995

www.MaryLynneGibbs.com



Women's Council of
REALTORS®

LUXURYHOMES.COM™
AFFILIATE MEMBER

KELLER WILLIAMS®
REALTY
Each office independently owned and operated

e-PRO
Certification for Internet Professionalism



CCHOA Announcements *Continued*

Education Update

Submitted by Marian Wallace

School is underway and the campuses in and around our community are bustling with activity. Last month the Education Committee hosted a homeowner's meeting on the bond work being started on the schools in our community. AISD representatives were on hand with an overview of the projects, and the architect of the new elementary school in Circle C West gave a presentation of its design. Go to the Education Committee page on the Circle C website (www.circlecranch.info) for a detailed list of the work being done on our area schools and the schedule for completion. Or for a completed listing and update on the bond package and updates, visit www.theappleatwork.com, or call the bond hotline number – 414-BOND.

During the summer the entryway to Kiker Elementary was completely renovated to improve the drainage problem. The new entrance looks great, so drive by if you haven't had a chance to see it. In January 2006 construction will begin on the new 8-classroom addition. Kiker will also receive upgrades to its security, heating and air, and fire alarm systems as well.

AISD also began work during the summer to extend LaCrosse to Spruce Canyon in preparation for the construction of the new

elementary school in Circle C West. Follow the provided link on the web site to see the design of the new school. AISD project managers assure us that the school will be completed and ready to take students in August 2006.

At the homeowner's meeting, School Board Trustee Robert Schneider gave an update on the boundary issues affecting our area. When the new elementary school opens in our area, boundaries will of course be redrawn. But other boundaries affecting our community will be changed by the placement of another new elementary school. The bond package passed last year called for an elementary school to be built in "south central" Austin, to provide overcrowding relief for Manchaca and Baranoff Elementary Schools. However, the District claims that no land is available and is proposing to place this south central school east of I-35.

Without a true south central elementary school, Baranoff Elementary will remain severely overcrowded, even with an 8-classroom added to the school, planned for 2006. Currently, Wildflower Park residents are zoned for Baranoff Elementary. Mr. Schneider has assured us that he is committed to fighting for boundary lines that keep our children

BECOME POPULAR OVER NIGHT

IT'S EASY.

Just bring your family and friends to eat at Austin's top neighborhood Cajun Restaurant.

CYPRESS GRILL

Enjoy the "Best Muffalette North of I-10" according to the Chronicle's Critics choice

See what your neighbors have to say about us:

"Good incorporation of Cajun selections with a healthy balance. Great tasting health food." -Jerry Knowles

"Yummy and authentic... this is the first restaurant I have found (in Austin) with great Cajun Food!" -Julie Latimer (former Louisiana resident)

Cypress Grill

4404 W. Wm. Cannon STE. L
www.cypressgrill.net - 358-7474
 1 block west of MoPac next to Gold's Gym

 **FIRST HORIZON**

National Strength with Local Expertise

 **Carilu Bell**
 Mortgage Loan Officer

901 S. Mopac
 Bldg. II, Suite 140
 Austin, TX 78746

(512)657-1422
carilubell@firsthorizon.com

Apply Online at:
www.firsthorizonusa.com/carilubell

- 29 years of mortgage lending experience
- Full Service Lender
- Lifetime South Austin Resident

"I believe in doing things the old fashioned way - I provide personal hands on service through out your home buying process. Good, quality customer service is my specialty."

CIRCLE C RANCH

CCHOA Announcements *Continued*

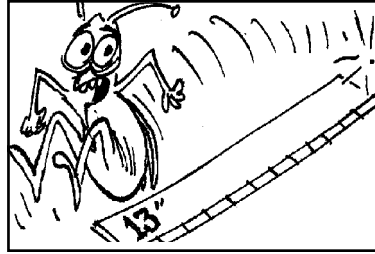
Education Update - (Continued from Page 9)

in schools within our community. But with a growing population in SW Austin, Wildflower Park residents in particular may find their children being bussed to other schools farther away.

Wildflower Park residents: When boundary lines are redrawn, this neighborhood will most likely be rezoned. We need to take action *now* to let the Board of Trustees know we want our children put in schools within our community. Please begin emailing the Board of Trustees now to let them know your desires (www.trustees@austinsisd.org). Also, email the education committee your preference for which school you would like to be rezoned for – whether to remain zoned for Baranoff or be rezoned for Kiker Elementary (www.committees@circlecranch.com). This will help us determine which school we as a community want our children to be sent.

All Circle C Residents: Please email our school board trustees as well about the new middle school to be built at Slaughter and FM 1826. It is not scheduled for completion until 2010, and given the growth of our community, that is too long to wait. Let the trustees know they need to move up the construction date of this much-needed middle school for our area.

The Education Committee is also seeking additional members who have children at Bailey Middle School and/or Bowie High School. Email us at the above address if you are interested.



The average flea is only 1/8 inch long but can jump up to 13 inches.

**NEED A
Creative
NEW
IMAGE?**



Tony Franza

Shimmer Salon
3636 Bee Cave Rd

Hollywood Celebrity Stylist
www.TonyFranza.com

497-8552 / 329-5253

Offering 25 years of hair color expertise, makeup, and multifaceted haircutting design

30% OFF For New Clients
(must present this coupon)

Buying? Selling? Investing?

Call Hal Patterson for Proven Results.



Hal Patterson, Realtor®

Mobile: 512-925-HOME

Office: 512-439-7489

E-mail: HalPatterson@KW.com

www.HalSellsHomes.com



Each Office Independently Owned & Operated



www.TheAustinDentist.com

COME JOIN OUR FAMILY OF PATIENTS. Our goal is to make you feel at home in our state of the art office. We are dedicated to providing outstanding dental care with the objective of leading you to optimal dental health. We concentrate on attractive, healthy, and functional mouths that our patients will enjoy for a lifetime.

FREE TEETH WHITENING

New patients receive a FREE whitening kit with initial exam, X-rays, and cleaning.

“Dr. Horne has the perfect combination of what I want in a dentist—he is incredibly skilled and has such wonderful interpersonal skills that a visit feels like you’ve just spent an hour catching up with an old friend. He genuinely cares about his patients.”

INTRA-ORAL CAMERA * DIGITAL X-RAYS * INVISALIGN * CEREC * INDIVIDUAL PATIENT AUDIO-VIDEO * VENEERS & BONDING * COSMETIC TOOTH COLORED FILLINGS * NITROUS OXIDE & ORAL SEDATION * SNORING SOLUTIONS * INTEREST-FREE PATIENT FINANCING * INSURANCE FILED FOR YOU * EMERGENCY TREATMENT

MATTHEW HORNE, D.D.S.

950 Westbank Drive, Ste. 104, Austin, TX 78746

Family and Cosmetic Practice

Call us today: (512) 329-5250

CCHOA Clubs & Announcements

The MOMS Club of Austin

Submitted by Tracy Letulle

Circle C (MOMS offering Moms support) is an international non-profit organization for the stay-at-home mothers of today. We help you feel good about your decision of staying at home with your children and give you the opportunity to share activities with other stay-at-home mothers and their children. We have monthly meetings with speakers, arts and crafts, book club, lunch, children's playgroups, Mom's night out, field trips, park day, recipe club...etc. We also include a yearly service project to help needy children in our community. For more information please contact Tracy Letulle at tletulle@austin.rr.com.

Park West HOA

Submitted by Carol Buls and Kathy Jedrzejewicz

Park West at Circle C, the gated community at La Crosse and Escarpment, is 96% built-out. Our new homeowner-directed board and committees are working hard to make Park West the best gated community in Austin!

New locked Plexiglas bulletin boards are in place on the street side of Park West's two mail centers. They are for official Park West information. The open bulletin boards on the back side of our mail centers remain for Circle C Ranch and Park West resident noncommercial postings. Rules for bulletin board use are posted in yellow. Many thanks to Dave Hague and Tom Jedrzejewicz for installing the new boards.

The communications committee is looking for five residents to serve as Neighborhood Representatives, to welcome new homeowners and to inform the committee when important events (new baby, illness, etc.) occur. Call Carol Buls at 301-2750 if you are interested.

To keep our gates functioning properly, it is important that residents do not make changes to their operation; the mechanical boxes are now locked to prevent such activity. Please contact Frank Gilbreath at 762-3714 to report a mal-functioning gate, if you need changes to your listing in the gate directory, or if you have other gate-related needs.

Committee chairs should be working to submit their 2006 budget proposals, due October 1, 2005. Please contact board Treasurer Linda Bal at 301-4016.

August is Austin's hottest month with September close behind. Please keep your lawns watered as needed.

Landscape questions should be directed to Jackie Rollins 301-1829. Road & Gate concerns go to Frank Gilbreath 762-3714. Calls before 7:00 PM are most considerate.

The Social Committee is accepting reservations for the Park West Wine Fest at the Wildflower Café & Gardens on September 30th. Space is limited to 50 persons, so sign up quickly—tickets are going fast!

Residents interested in a direct impact on Park West's future should attend specific monthly meetings and contact:

Social: meets third Wednesdays, call Mike Hahn 301-5213, or Nancy Oliphant 301-2772

Roads & Gates: meets third Wednesdays monthly, call Frank Gilbreath 672-3714

Landscape: meets monthly, call Leslie Ross 301-5710 or 301-3510

Communications: meets first Thursdays, call Carol Buls 301-2750

Bylaws: meets first Mondays monthly, call Bernadette Tasher 791-7281

Board of Directors: meets second Wednesdays with time reserved for 'resident forum'. Call board President David Maril 301-8869

Pediatric Care
Close to your home!

Seton Southwest Health Plaza
7900 FM 1826, Suite 220
Phone: (512) 324-9120
WWW.SETON.NET/SWP

Kelly Jolet, MD • Vaishalee Patil, MD • Haydee Rimer, MD

FINALLY! A luxury Salon in South West Austin!

Salon Bali hair & nails **292-9700**
9911 Brodie Lane
Between Randalls and the Brick Oven

Come and let us pamper you in our specially created shampoo room, where you will be treated to a shampoo-massage and aromatherapy as part of every hair service.

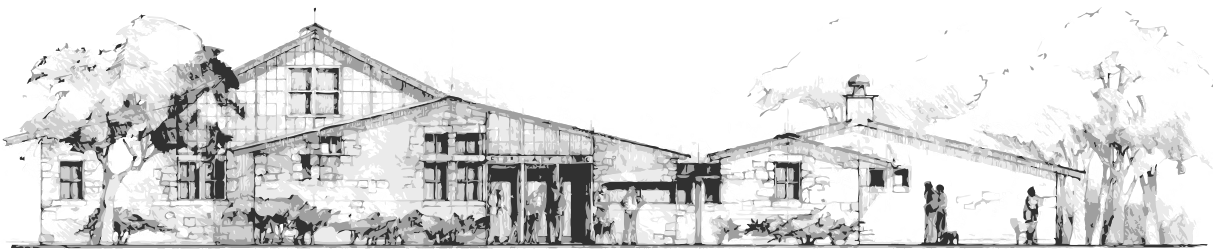
\$10.00 OFF
Any chemical service with haircut
OR
\$5.00 OFF
Manicure or Pedicure
Not valid with any other offers. Must present coupon.

Haircuts - Color - Custom Highlights - Perms
Men - Women - Children

Also specializing in Great Lengths Hair Extensions
100% Human Hair

WALK-INS WELCOME

Circle C Medical & Professional Office Condominiums



Relocate Your Business to Circle C Ranch
and Eliminate the Commute!

- Coming soon to Slaughter Lane
- ~ 25,000 square feet of office space available for sale
in custom-sized suites to meet your needs
- ~ Three buildings (single and 2 story) from 5,000 to 10,000 +/- sf each
- ~ Located on 8+ heavily wooded acres
- ~ Attractive and unique Hill Country architecture
- ~ Green building standards for energy efficiency and improved livability
- ~ Natural setting, including native and adapted landscaping
& carefully preserved shade trees

Call today for more information

512.479.3434



CCHOA Clubs & Announcements *Continued*

Waging War On Oak Wilt

Article Written by: Maggie Ambrosino, Certified Arborist

Skeletons of dead oaks, standing gruesome and gray, are common sightings along the landscape and, closer to home, our neighborhood streets and parks. These images are far too haunting to ignore their existence. Many of our once grand oaks are now canopies of riddled decline, existing to the point of asset vs. liability—and many of the dead are left standing in testament to a dreadful disease too long ignored. Our live oaks are worth saving. Our live oaks are worth protecting. What other trees grace us with their 100-foot canopies of cool, sweet shade, and waylay against our harsh eco system to showcase their majesty for generations of beauty and enjoyment?

The battle against oak wilt is far from over, and the fungal disease continues to progress approximately 80 feet per year. A contaminated oak can infect healthy adjacent oaks underground up to 200 feet away.

Knowing what we now know, or should know, about oak wilt—that it is one of the most destructive tree diseases in the United States and the lethal fungus, *ceratocystis fagacearum*, spreads and kills in epidemic proportions by invading and disabling the water-conducting vessels in vulnerable trees—it is evident that pruning oaks should be done with knowledge and vigilance. We also know that oak wilt is spread two ways: by insect vectors that land on fresh cuts or wounds, and through grafted root systems. By acting on what we do know, with due diligence, we can make great strides against the disease.

How do we recognize oak wilt? Look for the telltale signs evidenced by leaf symptoms, patterns of spreading decline, tip die-back, rate of tree mortality and close proximity of other oak wilt centers. Out-of-season browning, leaf drop and veinal necrosis are also warning signs, but words of caution please: Obtain a professional diagnosis. These symptoms are not all strictly indicative of oak wilt, and oak wilt is not strictly limited to these symptoms.

How do we further manage oak wilt? First and foremost, make wise and informed choices on how we prune our trees. The daily buzz of chain saws can seem more like open season than pruning season. When choosing an arborist, make sure they are certified. Ask for that ISA card (International Society of Arboriculture) and ask for insurance! The inability to prove-up such requests should cast doubt. Drive-thru businesses leaving door-hangers and pulling trailers are not always your certified best bet, and though their labor costs are attractive, the value of resistance has a payback in the long run. It is better to save one tree at a time, if that's all the budget allows, rather than accept that rock-bottom price for substandard work and risk spreading the disease. Ensure all tools are sterilized. Do it between every tree. Use pruning sealant on those oaks—on every single wound—whether it is from a saw or weed-eater or lawn mower scuffs across a lateral surface root. Vectors, which transport the disease from tree to tree, love the fruity smell of sap oozing from a fresh wound. Pruning paint or sealant helps to mask that smell. Prune live tissue from July to the end of January or in the hottest of summer and coldest of winter. Avoid pruning in the spring when the insect population is high and roots are vigorous. The bulk of the infection is transferred below ground, through grafted roots. It is the

healthy oaks, more so than the contaminated oaks, which warrant our attention and protection, and a tree that still retains at least 30% of its canopy deserves any and all attempts to restore its health and vigor.

How do we engage in direct battle with oak wilt? We can fight toward its prevention and suppression. The key to success with oak wilt, as with any disease, is recognition and swift response. Have those valued oaks injected by a professional applicator with an oak wilt-specific fungicide, or propiconazole, and avoid ineffective broad-spectrum fungicides; trench at a sufficient width and depth to sever root systems in areas where streets or utility work has not already done the job for you; and remove, wrap, dispose of or burn dead and dying red oaks immediately and never store the wood for firewood. The white oak family, which includes live oaks, is vulnerable to the red oak family which produces the deadly fungal mats responsible for the spread of the disease. White oaks can show symptoms over many years. The red oaks die quickly and suddenly, harboring lethal fungal mats beneath the bark. If cut wood cannot be removed off-site immediately, it should be covered with a

clear plastic tarp and the edges of the tarp buried below soil level. Lastly, if it's oaks you love, consider diversifying your shade tree plantings to a more oak wilt resistant variety such as the burr oak, Monterrey or Mexican white oak, or chinquapin oak. There are also other natives and adapted species that are well worth considering.

Unfortunately there is no complete cure for oak wilt. But there is a high rate of success in suppressing the disease and prolonging the life and beauty of our oaks for many more years to come if we remain as aggressive as the disease and, like our mighty oaks, hold our ground.

For more information you may contact Maggie Ambrosino, 922-4649 or tjambro@sbcglobal.net, the Texas Forest Service, or check out these websites: www.isa-arbor.com/ www.texasoakwilt.org www.ci.austin.tx.us/oakwilt/

Business Classified

CIRCLE C REGISTERED MASSAGE THERAPIST: Interested in relaxation but not in traditional massage? Reflexology - massage of the hands and feet - brings balance to body systems. Julie Johnson, RMT, MBA. Incalls/outcalls/Gift Certificates. 288-9526.

CC REPAIR & INSTALLATION: Call Me First; Lenny 653-6440; Plumbing, Electrical, Appliances, Air Conditioning, Heating, Swimming Pool / Spas / Hot Tubs, Computers – Repairs, Upgrades, Networks, Free Diagnosis & Estimate; Circle C Resident – Many Neighborhood References; <http://home.austin.rr.com/lfein/>

YOUR COMFORT AND SAFETY ARE OUR PRIMARY CONCERN.

LOCATED IN THE HEART OF WESTLAKE HILLS IN AUSTIN, TEXAS, WESTLAKE PLASTIC SURGERY

OFFERS A FIRST-CLASS, FULLY ACCREDITED SURGICAL FACILITY WHERE OUR PATIENTS FIND PRIVACY AND INTIMACY BEFORE, DURING, AND AFTER THEIR PROCEDURES.

WE UNDERSTAND THAT PLASTIC SURGERY REPRESENTS AN IMPORTANT EVENT IN THE LIFE AND HEALTH OF EACH OF OUR PATIENTS, AND WE ARE DEDICATED TO PROVIDING PERSONALIZED CARE IN A FRIENDLY, COMFORTABLE AND CONFIDENTIAL SETTING.



Robert Caridi, M.D., F.A.C.S.
Diplomate of the
American Board of Plastic Surgery

WestLake



Dr. Robert Caridi
PLASTIC SURGERY

4407 Bee Cave Road, Suite 303 • Austin, Texas 78746 • 512-732-0732
www.westlakeplasticsurgery.com

Circle C Amenities

The Lady Bird Johnson Wildflower Center

Submitted by Anne Tiedt

The Lady Bird Johnson Wildflower and co-host Botanical Research Institute of Texas invite the public to attend the BRIT Distinguished Lecture Series. Each session will take a closer look at ordinary plants that have influenced and shaped economies, politics, and social structures of every country in the world. All programs begin at 7 pm in the auditorium. Free admission.

Friday, September 9

An Empire of Plants: People and Plants that Changed the World
Toby Musgrave, Ph.D., Horticulturist and Author

Wednesday, October 12

King Cotton: The Revolutionary Fiber
Frank Wilson, Dallas Historical Society.

Wednesday, November 2

The Evil Influence of the Lazy Root: Social History Through the Potato's Eye

Larry Zuckerman, Ph.D., Historian and Author

On September 18, from 9 a.m. to 5 p.m., the Center invites Central Texans to celebrate Austin Museum Day at the Wildflower Center with family activities promoting native plant gardening in Austin. Nationally known children's author Lois Ehlert will have a presentation and sign her newest book, Leaf Man. Families can shop the Center's 20%-off seed sale and learn how to plant next Spring's bluebonnets in a rousing Bluebonnet Seed Stomp. Children can make seed balls and Ecopots that can be planted at home. Admission and activities are free.

Throughout the fall, visitors can enjoy the Center's new Wildflower Pops music series. Performances are at 1p.m. in the Courtyard, free with admission.

Sunday, September 11: Classical music with the Hill Country Strings

Sunday, October 16: Power pop with the Golden Apples Sunday, November 13: Swingin' country with Gina Lee & the Brisket Boys

Masters of the Night: The True Story of Bats will be at the Lady Bird Johnson Wildflower Center from Saturday, September 24 to Saturday, November 26, 2005. The exhibition dispels popular misconceptions about bats, describes their ecological importance, and gives visitors an appreciation of the true wonders of the bat world. Special effects, multi-sensory interactive displays, and environmentally lifelike settings, such as caves and rain forests, present bats in mythic and real-life settings.

Additionally, all families will be given a fun education booklet created by Center staff. The booklet leads children through the gardens on a learning trek, where information and questions will be posed at five different learning stations. Once all activities in the booklet are complete, children will receive a bat-inspired prize.

Other general information:

Regular Admission: \$6 Adults / \$5 Students & Seniors / \$2.50 Children 5-12/ FREE for Members and children under 5

Circle C Amenities *Continued*

Circle C Cafe & Catering

Submitted by Jaime Arevalo

Cafe Pool - 288-6058

Hours: Monday - Saturday 3pm-8:30pm; Closed Sunday

Serving Hamburgers, Salads, Pizzas and Nightly Gourmet Specials

Always free delivery in Circle C!

Wildflower Cafe - 292-4716

Hours: Tuesday - Saturday 10am-4pm

Sunday 12pm-4pm; Closed Monday

Serving Sandwiches, Salads, Soups, & Dessert

Catering - 301-7235 • We cater all events large & small.

Please contact us for a personalized proposal!

WINE TASTING!!!!

Come out and join us for one of Jaime's popular wine tastings,

Saturday, September 24, 2005.

Wildflower Cafe

7pm-10pm \$30.00 per person

Tickets must be purchased by September 19th.

You can purchase tickets at either Cafe,

or by calling 301-7235 with credit card.

Hors d'oeuvres will be served

We appreciate your business! Chef Jaime

The Golf Club at Circle C Ranch

Submitted by Denise Fisher

Live Music & Family Dining, Fridays – September 2nd, 9th, 16th, 23rd, 30th - We'll rock your backyard with our own version of the Austin music scene in our new covered Biergarten. Bring the whole family, relax in our comfortable hill country setting and enjoy the tunes of local talent. Fresh dinner and drink specials will be featured every week. Check our website for dates at www.thegolfclubatcirclec.com and call the Grill at 288.4297 to reserve your spot.

Labor Day Celebration & Duck Soup Concert, starts Friday, September 2nd & Concert is September 4th – Finish off the summer with a relaxing weekend at the club. Enjoy hamburgers at the turn out on the course, great deals on our summer merchandise in the shop and featured food and drink specials in Putters Grill all weekend long. Come out Sunday evening for a fun, family concert with Austin's own Duck Soup night 7-10pm, kids are \$2/ and adults pay a cover fee of only \$10/pp.

Beat the Heat on the weekends - Every Saturday and Sunday through September we'll have double tee starts in the morning so you can beat the heat. Finish your round in time for a burger in the Grill and the best seat in the house for the latest sporting event on our big screen TV.

Annual Membership Now Available – Our membership program is your chance to experience The Golf Club at Circle C in a whole new way! Annual memberships are available in several categories including single memberships and family memberships. To learn more call Denise Fisher at 288.4297 extension 4.

“Grow the Game” Plan – Our Individual Range Membership program is a great way to get your game in shape. The plan includes unlimited range privileges, cart fee only at Twilight each day and monthly golf clinics with PGA Professional. Pay \$75/month for a 1 year term or go month to month for \$90/month.

Family of the Month

Suzanne Burnes
Photography

www.suzanneburnes.com

512-301-6600



The White Family:
Jerry, Laurie, Stephanie and Jennifer

Circle C Amenities *Continued*

The Circle C Swim Center

New fall hours will begin September 1:

Early Morning Lap Swim (Adults Only)

Mon – Fri 5:30am - 9:30am

Saturday 6:30am - 11:30am

Recreational Swim

Tue – Sat 1 pm - 8 pm

Monday 3 pm - 8 pm

Sunday 12 pm - 6 pm

As you know, the YMCA is currently managing the swim center and pool. Guards who are on the clock wear a Circle C Ranch/YMCA guard T-shirt and whistle. If you have questions regarding the facility, pool usage or concern please notify the staff.



Make A Difference Day
Saturday, October 22, 2005
The Second Annual Girl Scout Circle C Ranch Planting Day
Sponsored by:
Lady Bird Johnson Wildflower Center, Circle C Ranch,
Austin Real Estate Partners & Native American Seed
For more information, contact: Jenifer Roberts at 453-7391
or Jeniferr@girlscouts-lonestar.org



AustinReps
Austin Real Estate Partners
The Right Realtor® Makes A Difference!

Personal Classified

For Sale: Four - 275/55R/20 Hankook Tires mounted on 20 x 9 panther (realm) wheels. Less than 1k miles. Excellent cond. Fits 04 and 05 Ford, F150's, Expedition and Exployers. Six Lug 135 mm. \$1200.00. Ph. 512-288-6377.

DISCLAIMER: Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

* Although every effort is taken to avoid mistakes and/or misprints in this publication, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

STAR OF TEXAS VETERINARY HOSPITAL

10706 Brodie Lane

291-1600

www.staroftexasvet.com


- General care for pediatric, adult, and geriatric cats and dogs
- Surgery, Dentistry, Internal Medicine, and Radiology
- Computerized medical records
- Cat condos available for boarding
- Compassionate and experienced staff
- Doctor's hours by appointment M-F 7-6, Sat 7-12

Opening in Mid-September
Call for Appointment

Circle C
Swim Center
Week of
September 4 - 10th

	Sun.	Mon.	Tues.	Wed.	Thu.	Fri.	Sat.	
5:30 AM	Resident Lap Swimming	Resident Lap Swimming	Resident Lap Swimming	Resident Lap Swimming	Resident Lap Swimming	Resident Lap Swimming	Resident Lap Swimming	5:30 AM
6:00 AM	Resident Recreation	Resident Recreation	Resident Recreation	Resident Recreation	Resident Recreation	Resident Recreation	Resident Recreation	6:00 AM
6:30 AM		Swim Lessons	Swim Lessons	Swim Lessons	Swim Lessons	Swim Lessons	Swim Lessons	6:30 AM
7:00 AM		UT Longhorn Aquatics	UT Longhorn Aquatics	UT Longhorn Aquatics	UT Longhorn Aquatics	UT Longhorn Aquatics	UT Longhorn Aquatics	7:00 AM
7:30 AM		5:30AM to 9:30AM	5:30AM to 9:30AM	5:30AM to 9:30AM	5:30AM to 9:30AM	5:30AM to 9:30AM	5:30AM to 9:30AM	7:30 AM
8:00 AM		5:30 to 8:30AM	5:30 to 8:30AM	5:30 to 8:30AM	5:30 to 8:30AM	5:30 to 8:30AM	5:30 to 8:30AM	8:00 AM
8:30 AM								8:30 AM
9:00 AM								9:00 AM
9:30 AM								9:30 AM
10:00 AM		10:00-12:30	10:00-12:30	10:00-12:30	10:00-12:30	10:00-12:30	10:00-12:30	10:00 AM
10:30 AM								10:30 AM
11:00 AM								11:00 AM
11:30 AM								11:30 AM
12:00 PM								12:00 PM
12:30 PM								12:30 PM
1:00 PM								1:00 PM
1:30 PM								1:30 PM
2:00 PM								2:00 PM
2:30 PM								2:30 PM
3:00 PM								3:00 PM
3:30 PM								3:30 PM
4:00 PM								4:00 PM
4:30 PM								4:30 PM
5:00 PM								5:00 PM
5:30 PM								5:30 PM
6:00 PM								6:00 PM
6:30 PM								6:30 PM
7:00 PM								7:00 PM
7:30 PM								7:30 PM
8:00 PM								8:00 PM
8:30 PM								8:30 PM

Closed at 9:00PM every evening unless a special event is scheduled.



AUSTIN
ADVENTURE
BOOT CAMP
for Women
ATXBOOTCAMP.COM


YOUR Life
YOUR Body Your Adventure

A 4-week outdoor program that offers fitness instruction, nutritional counseling and motivational training - packed with fun and energizing activities designed to help you:

- Lose body fat!
- Increase strength!
- Lose inches!
- Increase stamina!

Program Includes:

- Weight training
- Running/Walking
- Calisthenics
- Yoga
- Circuit training
- Ab training
- Plyometrics
- And more!



Hurry!
Camp Starts
Soon!

Sign up online at www.ATXBOOTCAMP.COM!

CIRCLE C RANCH

Circle C Swim Center Week of September 11 - 17th

	Sun.	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.	
5:30 AM	Resident Lap Swimming	Resident Lap Swimming	Resident Lap Swimming	Resident Lap Swimming	Resident Lap Swimming	Resident Lap Swimming	Resident Lap Swimming	5:30 AM
6:00 AM	Resident Recreation	Resident Recreation	Resident Recreation	Resident Recreation	Resident Recreation	Resident Recreation	Resident Recreation	6:00 AM
6:30 AM								6:30 AM
7:00 AM								7:00 AM
7:30 AM								7:30 AM
8:00 AM								8:00 AM
8:30 AM								8:30 AM
9:00 AM								9:00 AM
9:30 AM								9:30 AM
10:00 AM								10:00 AM
10:30 AM								10:30 AM
11:00 AM								11:00 AM
11:30 AM								11:30 AM
12:00 PM								12:00 PM
12:30 PM								12:30 PM
1:00 PM								1:00 PM
1:30 PM								1:30 PM
2:00 PM								2:00 PM
2:30 PM								2:30 PM
3:00 PM								3:00 PM
3:30 PM								3:30 PM
4:00 PM								4:00 PM
4:30 PM								4:30 PM
5:00 PM								5:00 PM
5:30 PM								5:30 PM
6:00 PM								6:00 PM
6:30 PM								6:30 PM
7:00 PM								7:00 PM
7:30 PM								7:30 PM
8:00 PM								8:00 PM
8:30 PM								8:30 PM

Closed at 9:00PM every evening unless a special event is scheduled.



It's my kids' health. It's my ARC.

The little things mean a lot. Especially those in various sizes who depend on you for good health. That's why we work so hard to make sure we're where you need us, when you need us. Same-day appointments, we've got you covered. After Hours and all-night phone nurses, no problem. Urgent Care, we're there. Plus, we have 13 locations all over town with doctors who cover a wide spectrum of health care. That's what we mean when we talk about the ARC Advantage. And that's why our patients keep talking about us.

"We love our ARC doctor!"
- Lori Balzer,
Patient for 10+ years



For more information, visit AustinRegionalClinic.com or call ARC-INFO at 272-4636

**Circle C
Swim Center
Week of
September 18 - 24th**

	Sun.	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.
5:30 AM	Resident Lap Swimming	Resident Lap Swimming	Resident Lap Swimming	Resident Lap Swimming	Resident Lap Swimming	Resident Lap Swimming	Resident Lap Swimming
6:00 AM	Resident Recreation	Resident Recreation	Resident Recreation	Resident Recreation	Resident Recreation	Resident Recreation	Resident Recreation
6:30 AM		5:30AM to 9:30AM	5:30AM to 9:30AM	5:30AM to 9:30AM	5:30AM to 9:30AM	5:30AM to 9:30AM	5:30AM to 9:30AM
7:00 AM		UT Longhorn Aquatics	UT Longhorn Aquatics	UT Longhorn Aquatics	UT Longhorn Aquatics	UT Longhorn Aquatics	UT Longhorn Aquatics
7:30 AM		5:30 to 8:30AM	5:30 to 8:30AM	5:30 to 8:30AM	5:30 to 8:30AM	5:30 to 8:30AM	5:30 to 8:30AM
8:00 AM							
8:30 AM							
9:00 AM							
9:30 AM							
10:00 AM							
10:30 AM							
11:00 AM							
11:30 AM							
12:00 PM							
12:30 PM							
1:00 PM							
1:30 PM							
2:00 PM							
2:30 PM							
3:00 PM							
3:30 PM							
4:00 PM							
4:30 PM							
5:00 PM							
5:30 PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM
6:00 PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM
6:30 PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM
7:00 PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM
7:30 PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM
8:00 PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM
8:30 PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM	10:00AM to 9:00PM

Closed at 9:00PM every evening unless a special event is scheduled.

NOW OPEN

UNAILS Tan & Spa

Full Service Day Spa

Full Nail Service • Pedicures • Manicures

• Facials • Waxing • Tanning

10 years of experience

ANNOUNCEMENT

We are proud to announce the addition of an *Autoclave* for your safety and peace of mind. This is the same equipment required of doctors to sanitize their tools.

Even though we have received a 100% cleanliness rating from the state board of cosmetology, we have chosen to go above and beyond for your peace of mind. Stop by for a visit soon.



And as always \$25/month unlimited tanning (no contracts)

7101 Hwy 71 W
(by Gattitown)
288-8868

PRESSED4TIME
MOBILE DRY CLEANING & MORE



DO YOU LIKE GOING TO THE CLEANERS?

Now you don't have to!

- FREE Pick-up & Delivery of Dry Cleaning, Laundry, Alterations & Shoe Repairs
- Wedding Gown Preservation
- Guaranteed Quality & Competitive Pricing

30% OFF 1st Cleaning Order
(excludes leather/suede)

Call Denise Stone
Owner/Circle C Resident
(512) 388-8811
www.pressed4time.com

CIRCLE C RANCH

Circle C Swim Center Week of Sept. 25th - Oct. 1st

	Sun.	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.
5:30 AM	Resident Lap Swimming	Resident Lap Swimming	Resident Lap Swimming	Resident Lap Swimming	Resident Lap Swimming	Resident Lap Swimming	Resident Lap Swimming
6:00 AM	Resident Recreation	Resident Recreation	Resident Recreation	Resident Recreation	Resident Recreation	Resident Recreation	Resident Recreation
6:30 AM		UT Longhorn Aquatics	UT Longhorn Aquatics	UT Longhorn Aquatics	UT Longhorn Aquatics	UT Longhorn Aquatics	UT Longhorn Aquatics
7:00 AM							
7:30 AM							
8:00 AM							
8:30 AM							
9:00 AM							
9:30 AM							
10:00 AM							
10:30 AM							
11:00 AM							
11:30 AM							
12:00 PM							
12:30 PM							
1:00 PM							
1:30 PM							
2:00 PM							
2:30 PM							
3:00 PM							
3:30 PM							
4:00 PM							
4:30 PM							
5:00 PM							
5:30 PM							
6:00 PM							
6:30 PM							
7:00 PM							
7:30 PM							
8:00 PM							
8:30 PM							

Closed at 9:00PM every evening unless a special event is scheduled.

Kitty Fowler



Client Testimonials:

"Kitty worked hard to find me just the right home in my price range then she sold my property in record time."

"Kitty made the whole process of selling our home a stress-free experience. She's knowledgeable and understands the Southwest Austin market. And you can trust her instincts. She didn't compromise when it came to looking out for our best interests."

"Kitty made the best use of my time. She had the knowledge, resources and kindness to walk me through what could have been a harrowing experience"

"Kitty worked harder for me than anybody, I will definitely recommend her to anyone I know who needs real estate assistance."

"The analysis Kitty prepared helped us understand the value of our house and our neighborhood. She walked us through all the details and was very knowledgeable and professional about the entire process."

"My wife and I wanted to tell you that you are a pleasure to work with...you are pleasant, friendly, knowledgeable...willing to find the answer...not too pushy...thanks."

I'm a long-time Circle C resident who has aggressively helped hundreds of people throughout Austin buy and sell their homes. In this competitive market you need an experienced professional who can help you sell your Circle C home in minimum time for the best price. Contact me for a market analysis and my strategy to sell your home quickly.

Mobile: (512) 825-9109 Fax: (512) 301-6636

E-mail: kfowler@wt.net



MARY KAY®
 Anne Derfler
 Independent Beauty Consultant
 11013 Pairnoy Lane
 Austin, TX 78739
 512-394-1719
 aderfler@marykay.com
 www.marykay/aderfler

10% off all orders through 9/30/05!

We're in your neighborhood, and we're a community of Christ's grace for you...

CHRIST THE KING CHURCH
 Meeting each Sunday at Kiker Elementary School
 Worship - 10:30 am ♦ Bible Classes 9:30 am (all ages)
 Childcare Provided
 917-8021 www.christthekingaustin.org



Total Care Pet Sitting
 From Domestic To Exotic
"total love for your family member"
512-292-3402
 danielle lefemine r.m.t.
 Bonded & Insured

Teenage Job Seekers

Name	Age	Baby Sit	Pet Sit	House Sit	Yard Work	Phone
Campisi-Giusti, Jackie+	13	•	•	•	•	288-3575
Chang, Bryan	13	•	•	•	•	288-7247
Coleman, Andrew	13	•	•	•	•	288-1914
Collins, Danielle	15	•	•	•	•	394-9041
Freeman, Jaclyn*		•	•	•	•	288-3243
Freeman, Lauren*		•	•	•	•	288-3243
Gamel, Emilee*+	14	•	•	•	•	301-2795
Garrett, Brett	16	•	•	•	•	301-1766
Hamze, Mo	14	•	•	•	•	
Janowski, Andrea*+	15	•	•	•	•	301-9626
Koopmann, Jarrod	13	•	•	•	•	288-8807
Koopmann, Jenna*+	12	•	•	•	•	288-8807
Mears, Molly	14	•	•	•	•	394-0948
Moreno, Blanca	16	•	•	•	•	288-1698
Moreno, Julio	14	•	•	•	•	288-1698
Moreno, Mario	12	•	•	•	•	288-1698
Munden, Brittany	15	•	•	•	•	301-1690
Pugh, Lauren*+		•	•	•	•	771-2739
Robison, Taylor	15	•	•	•	•	288-7827
Roen, Smader	12	•	•	•	•	
Schaffrath, Emma	15	•	•	•	•	288-3399
Stefka, Todd	19	•	•	•	•	496-7573
Tarrillion, Courtney	15	•	•	•	•	288-7216
VanOsselaer, Tory	15	•	•	•	•	
White, Nikki	14	•	•	•	•	394-9041

*-CPR Training +-First Aid Training

Attention Teenagers
 The **Teenage Job Seekers** listing service is offered free of charge to all Circle C Ranch teenagers seeking work. Submit your name and information to info@circlecranch.info by the 12th of the month!



CEN•TEX PREFERRED INSPECTIONS, PLLC.
 BEN SUTTERFIELD PI, CSP
 Principal Consultant, TREC #7343
 (512) 358-1300
 RESIDENTIAL • COMMERCIAL • INVESTMENT
 NEW CONSTRUCTION
 www.centexpREFERRED.com www.BetterBuiltHomesbyInspection.com

Inspecting your largest investment

Don't forget to Schedule the One Year Warranty Inspection

Thank you for allowing us to serve your inspection needs.

WHEN CONSIDERING A MOVE, HAVE YOUR HOME PROFESSIONALLY INSPECTED BEFORE YOU LIST IT WITH A REALTOR.

Identify the areas of concern and fix them or develop a strategy to resolve it BEFORE it becomes an issue with a buyer. The house in the best condition sells first.

FEMA Disaster Relief Certified Inspector



AustinReps
Austin Real Estate Partners



Melinda McKenna ~ Owner/Broker, B.Sc. Marketing, GRI, ePro

Bob McKenna ~ Owner/Agent, MBA, CRS, GRI, ePro



The AustinReps' Circle C Ranch Market Report						
Circle C Ranch by Neighborhood	6 Month History				Current Market	
	Homes Sold	Avg Sq. Ft.	Sold / Sq. Ft.	DOM	Active	Pending
Circle C Central	58	2,803	\$ 90	84	15	16
North	28	2,045	\$ 101	62	7	15
Wildflower	24	2,266	\$ 101	69	4	5
On The Park	10	3,485	\$ 96	115	3	4
Vintage Place	8	3,410	\$ 91	109	1	1
Hielscher	37	3,179	\$ 98	77	19	5
West	2	3,731	\$ 121	41	8	0
Park West	6	2,251	\$ 125	117	8	2
Park Place	16	2,503	\$ 102	128	6	7
Muirfield	1	3,439	\$ 116	44	9	1
Lacrosse	1	2,396	\$ 113	50	6	2
Circle C Ranch Total	191	2,743	\$ 98	82	86	58

Market Report data was obtained from the Austin - Multiple Listing Service (MLS) on 8/10/2005
Information is deemed reliable but not guaranteed.

CircleCOpenHouse.com ~ September 11th & 25th

Ask us about our exclusive Featured Homes™ on Realtor.com
The Right Realtor® Makes A Difference!
AustinReps.com ~ 288-8088

Peel, Inc.
P.O. Box 886
Littlefield, Texas 79339

Presorted Standard
U.S. Postage
PAID
Littlefield, Texas 79339
Permit #59

Voice 512-989-8905

www.PEELinc.com