



CIRCLE C RANCH

NEWSLETTER

Volume 2, Number 10

October 2005

www.circlecranch.info

Presidents Letter

Dear Neighbors,

We have built a **new fence** by the swim center – in front of the drainage area south of the pool. We plan to open up a path on the south side of the swim center that will allow folks to walk from Escarpment into the Swim Center Plaza area.

The BOD heard a proposal about an **IronKids triathlon** within Circle C Ranch. The proposal (presented at the last two board meetings) looks very good and the board approved the use of our Swim Center for it. Race day will be Sunday 20 November, starting with check-in around 7:30am and likely ending by around 1:00pm. This event will be billed as ‘sponsored by Circle C’ and open to kids from all over the area. Kids who live within Circle C will be charged a discounted entry fee of \$15 (the normal rate is \$25 - \$30). The course will have to be approved by the City of Austin as the kids will be using the streets in that area, and the event will be staffed by local volunteers and City of Austin police. We will have more information in this newsletter and the November newsletter.

We have heard several reports of problems with our pool related to the **YMCA management**. We continue to work with Y management to improve the situation, while at the same time actively researching alternatives for pool management. The idea of outsourcing to the Y seemed a lot smarter in July (when we started) than now – when we are still dealing with too many pool issues. The Y’s contract is up at the end of December and the Board will once again consider the neighborhood’s options.

Recently our tenants, UT/Longhorn Aquatics **sublet our pool** to AISD for a high school swim program. The scope of this program was to have been approximately 85 additional swimmers at our pool. This sublease was done without notice to or permission of the Association (ie us, the owners!) and so was invalid and violated specific terms of our contract with Longhorn Aquatics. We have directed UT/LA that we will not allow them to sublet the pool. Tommy Cox (the AISD Athletics Director) told me recently that they (AISD) has been successful in finding an alternative facility. The student swimmers are now training at a pool at St Edwards University.

This event caused me to propose that we cancel the UT/LA contract. The proposal is on the web at <http://www.circlecranch.info/ut-la-memo-qf-090810.htm>. There are some comments from homeowners collected on our discussion forum at <http://www.circlecranch.info/forum>. You are welcome to read the discussion, and if you want to

participate in the forum discussion, Circle C neighbors are welcome to register and create your own account. I plan to bring this proposal to a vote of the BOD at our 5 October meeting. All homeowners are welcome to attend.

With 3500 homes we have many new neighbors arriving every week. The BOD met one of our newest high profile neighbors at our September meeting – one of the winning contestants from *Welcome to the Neighborhood* – Stephen Wright – introduced himself, along with one of the judges from the same show – Jim Stewart. Stephen and his family will have been awarded the home by the time you read this.

Terri Giles, our financial manager attended our September board meeting. Terri reported a few salient facts about the state of our finances. We have approximately 4200 lots in the Association – and about 3500 of those lots have houses. We have collected 94% of our projected income and spent 61% of our projected expenses (for 2005). Almost all of our income is from assessments collected twice yearly – and so we have to manage our spending carefully. It’s like getting a paycheck twice a year – but having to pay your mortgage monthly and buy groceries weekly. All indications are that we’re in decent shape until the first 2006 assessment checks arrive in February.

The Association filed 26 liens in August 2005 for unpaid 2004 homeowner assessments. We have 48 liens filed for unpaid 2003 homeowner assessments. In total we have 51 homes within Circle C with liens attached for unpaid assessments. As of this month there are still several hundred lots with past due 2005 assessments – the unpaid amount for 2005 is approximately \$127,000. We have not filed any liens yet for unpaid 2005 assessments. I was surprised to learn that we have 24 liens dating back to 1996 – 1999. These liens are typically paid off when homeowners sell or re-finance their homes. For those 98% of you who are paid up completely – thank you very much! For the homeowners of the 51 homes with liens – please come clean and pay your bills. The good news is that we have a very high collection rate and we spend very little money in the effort to collect the money. We have only spent \$704 this year in lien fees. When a lien is released, the amount spent to secure the lien is recouped from the homeowner.

Don McPhee of Helin, Donovan, Trubee and Wilkinson, LLP also attended our board meeting in September. This firm has audited

(Continued on Page 2)

CIRCLE C RANCH

IMPORTANT NUMBERS

HOA Mgmt Office	info@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 Swim Center	288-6057
Circle C Tennis Club.....	Circle_CTennis@msn.com, 301-8685
Golf Course at Circle C Ranch	288-4297

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Contact Information	Email: directors@circlecranch.info

President's Letter - (Continued from Page 1)

CCHOA books for several years. He reported to the board the good news that the audit result for 2004 was 'unqualified' – meaning they found no irregularities and believe that our financial operations are proper and done with reasonable controls.

We plan to start attaching obnoxious stickers to the windows of cars who park in the fire zone at the swim center. If you find your car has one of these stickers you might be inspired to complain to me about it. Before you do, understand that your car should not be parked in an area marked as a fire zone – we are doing this to keep the area clear for emergency vehicles in the event that one of our neighbors needs emergency care at our swim center.

Sincerely,
Your Neighbor,
Quentin Fennessy

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CIRCLE C RANCH

CCHOA Announcements

Community Blood Drive

Submitted by Denise Nordstrom, CCHOA Mgr.

The Blood & Tissue Center of Austin will host a community blood drive on October 15, 2005 from 9am to 12pm in the Swim Center parking lot. To sign up on line visit, www.lonestardonor.com and enter in "CircleC" as the sponsor code. Or you can call 288-8663. For more information on whether you can donate, visit the Blood & Tissue Center website at <http://www.bloodandtissue.org/>

Parking Violations

Submitted by Denise Nordstrom, CCHOA Mgr.

As you may have noticed we recently had the swim center plaza re-striped as a Fire Zone, Tow Away Zone at the request of the Austin Fire Department. It is illegal to park in a fire zone. Cars parked long term may be towed by the Austin Fire Department. The CCHOA will be utilizing a red violation sticker that will be placed on the driver side window of cars parked either in the fire zone (anywhere in the plaza marked Fire Zone, Tow Away Zone) or in the Post Office Parking Only spaces (for any reason other than getting your mail). These stickers can be removed, but the longer they stay on the harder they are to remove. Please DO NOT park in a fire zone, this area is designated for emergency vehicles ONLY. Thank you for your cooperation.

Recycling Bin Added

to Swim Center Parking Lot

Submitted by Denise Nordstrom, CCHOA Mgr.

As stated in the September Newsletter, residents are asked to no longer use the recycling dumpster located behind Kiker Elementary. The CCHOA now has a recycling dumpster which is located in the back of the swim center plaza parking lot. This recycling dumpster is for "anything that tears" including cardboard. However, you must break down your cardboard boxes so that they fit through the slot of the dumpster. We have had several residents place cardboard boxes around the dumpster and this has created extra work. Please DO NOT leave anything on the ground next to the dumpster.

Dumping in "Greenbelt" Areas

Submitted by Denise Nordstrom, CCHOA Mgr.

We have received several reports of residents dumping their clippings and other debris in green space located throughout the neighborhood. It is illegal to dump and often time these "greenbelt" areas are actually water quality areas that must be kept free of all debris. If you witness anyone dumping debris in a green space, please call 311 immediately.

A black and white advertisement for Austin Adventure Boot Camp for Women. The top half features the text "AUSTIN ADVENTURE BOOT CAMP for Women ATXBOOTCAMP.COM" with three small photos of women in exercise poses. The bottom half features the slogan "YOUR Life YOUR Body Your Adventure". A large starburst on the right contains the text "Hurry! Camp Starts Soon!".

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!**

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- Running/Walking
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- Plyometrics
- And more!

Sign up online at www.ATXBOOTCAMP.COM!

CCHOA Announcements *Continued*

Flu Shots at the Swim Center

Submitted by Denise Nordstrom

We are currently working with Flu Busters to provide flu shots at the Circle C Swim Center in early November. We have not had any indication of a shortage of vaccinations. We will publicize the date of the event on the Circle C Website, www.circlecranch.info or you can call 288-8663 for updated information.

Deed Restriction Reminder

Submitted by Denise Nordstrom

According to the Declaration of Covenants, Conditions and Restrictions for Circle C Ranch (deed restrictions) Article VI Maintenance, Section 1 Duty of Maintenance: Required maintenance includes, but is not limited to the following: Prompt removal of all litter, trash, **dead vegetation**, refuse and waste. Now that the temperature is getting somewhat cooler we encourage residents to replant any dead vegetation or grass.

Education Committee Update

Submitted by Carolyn Merritt, Board Member

New AISD School Boundary Committee ... A committee is being formed to address new school boundaries. A subcommittee will be formed to address the boundaries for the new SW elementary school, at LaCrosse and Spruce Canyon. Each AISD trustee will be appointing one member to the Boundary Committee. Dr. Forgione will be appointing all other boundary committee members. Anyone interested in serving on the boundary committee should submit your name to Dr. Forgione's office. You can e-mail Dr. Forgione at: superintendent@austinisd.org His phone number is 414-2482

Becoming a member of this committee is the best way to influence the boundary process for all Circle C elementary students.

There will be a Groundbreaking Ceremony for the Southwest Elementary School (located on La Crosse Avenue) on October 17, 2005 at 1:00 p.m.

Kitty Fowler



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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

CIRCLE C RANCH

CCHOA Announcements *Continued*

Circle C Landscape Update

Submitted by Susan Hoover

We have received several questions about the irrigation system at Circle C Ranch and I would like to take this opportunity to explain a little bit about irrigation practices and procedures for the Circle C commons areas.

Scope of the Irrigation system:

- Covers approximately 100 acres of Circle C commons areas
- Uses 28 controllers
- Has 435 valves and over 6,000 heads
- Has no centralized controlling system

Some Special Challenges

- Some areas have no electrical source for controllers. These valves are controlled by small battery operated individual valve controls that have limited programming capabilities.
- Slaughter Lane and Escarpment are set up with large water meters for miles of irrigation and all controllers must be carefully scheduled to ensure good water pressure throughout

Water Conservation and Water Ordinances

- City of Austin commercial water ordinance allows watering only between 7 p.m. and 10 a.m. from May-September
- CCHOA has a water management plan that emphasizes conservation

- Areas installed or renovated since 2002 have drought tolerant sustainable vegetation with limited turf areas, resulting in much lower water use
- We anticipate being 20-25% under the projected budget for water use in 2005

Do we have rain sensors?

- Standard rain sensors are on all controllers with the exception of Slaughter and Escarpment due to the fact that they change the timing of the schedules which have to be carefully set on these long irrigation runs.
- Valves that are not connected to controllers and use the battery operated sensors do not work with rain sensors

Why are sprinklers on during rainy periods or in the middle of the day?

- In some areas the City of Austin requires re-irrigation as part of the environmental controls. The ponds fill up with water, which triggers an automatic pump that sprinkles the water over the re-irrigation area. These are not set for any time, and come on when the pond is full so these sprinklers are almost always on when it is raining or right after a rain when the pond is full. The most visible are on the north side of Slaughter Lane near Park Place.
- CC Landscape does sprinkler checks during the day. Because the runs are long, often you will not see a technician
- We have had a power surge and the controller is off-time.

(Continued on Page 7)

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CCHOA Announcements *Continued*

Landscape Update - (*Continued from Page 6*)

If you see sprinklers running in the middle of the day, please contact the CCHOA at 288-8663 or info@circlecranch.com during regular business hours and we will check on it ASAP.

Are there any planned improvements to the system?

- Yes, we are looking into ambient light powered controllers for areas without electricity
- we are looking into wireless options for centralized control
- we are looking at remote control capability for checking controllers
- we are looking at a system that would gather real time data from an onsite weather station in terms of temperature, relative humidity, solar radiation and wind for each controller and utilize these factors in determining if an irrigation cycle should run or if it can be by-passed due to evapo-transpiration data.

Who works on the irrigation system?

I am a licensed irrigator for the State of Texas (TCEQ License #8551) and I have a licensed installer and experienced irrigation technician on the full time staff.

Website Classifieds

Submitted by Denise Nordstrom, CCHOA Mgr.

Many of you have utilized the Circle C Website (www.circlecranch.info) classified section to list items you want to sell and/or buy. This service is FREE for all Circle C Residents. For more information, please visit the website classified section. Postings are deleted after thirty (30) days.

Do you have a Home Based Business right here in Circle C Ranch?

You can get information about your service or products to every home in Circle C Ranch, by running a business classified in the **Circle C Ranch Newsletter**. It is a great way to get your name and contact information to many potential customers in your growing neighborhood. The cost is \$45 for up to 40 words. There are discounts available for multiple month ads (10% off for 2 months, 15% off for 3 months). For more information, please contact Kelly Peel, 512-589-5471; kelly@PEELinc.com. The deadline is the 10th of each month for the upcoming month's newsletter.

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Music



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Dancing

Where: The Lady Bird Johnson Wildflower Center

Date: Saturday, December 17th

Time: 7 - 11 pm

Cost: \$10 per person

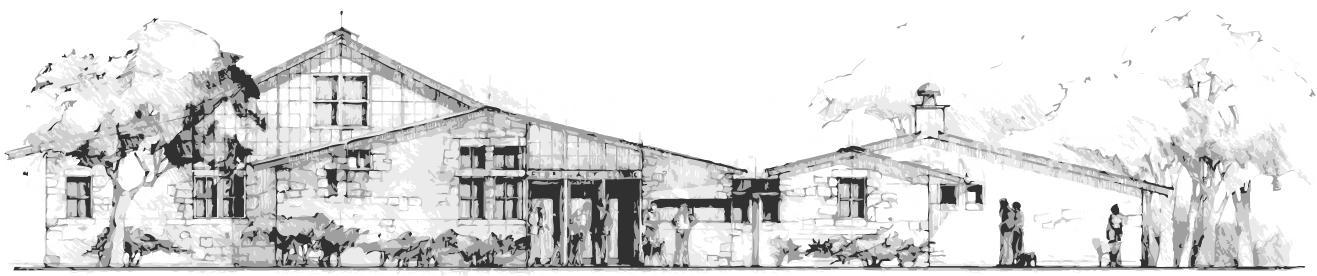
Tickets can be purchased at the Wildflower Center Café.

the Circle C Café & Grill or at the CCHA office.

Tickets must be purchased in advance, by November 14th, 2005.

For more information contact the CCHA office at 288-8663

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S T R A T U S

CIRCLE C RANCH

CCHOA Announcements *Continued*

Architectural Control Committee Update

Submitted by Susan Hoover

Update on Deed Restrictions and Design Guidelines for satellite dishes and play equipment in the back yards.

Satellite dishes:

According to the Circle C Ranch Covenants Conditions and Restrictions (Article V, Section 3e) “Television satellite reception discs shall be screened by a fence or other similar facility so as to conceal them from view of any public street or Common Area.”

The Architectural Control Committee has clarified this provision by adopting the following guideline:

Small satellite dishes, (smaller than 3 feet in diameter) shall be installed behind the main ridgeline of the home and out of view of any public street. If this is not possible or if you live on a corner, please submit a proposal for location to the Architectural Control Committee for approval.

In the event that a home backs to a major boulevard or Common Area (such as Escarpment, LaCrosse, Slaughter, Barstow, Dahlgreen,

Eclipse, South Bay, and any other future areas common areas) residents must go through the Architectural Review Process and receive approval in writing.

Information about how to submit a proposal to the Architectural Control Committee is available at www.circlecranch.info.

Backyard Play Equipment

The Architectural Control Committee has set the following guidelines for back yard play equipment that is taller than the six foot privacy fence:

- a) Play equipment, including but not limited to playscapes, swing sets, basketball hoops, volleyball nets, sports courts, batting cages or any other recreational equipment must be submitted to the Architectural Control Committee for approval.

(Continued on Page 11)

Family of the Month



Suzanne Burns
Photography

www.suzanneburnes.com

512-301-6600

The Pratt Family: Brian, Cheryl, Jacob and Sam
Brian owns Stratus Mortgage

CCHOA Announcements *Continued*

ACC Update - (*Continued from Page 10*)

- b) All play equipment, including trampolines with nets must be located a minimum of 8 (eight) feet from any neighboring fence line, with 10 feet being the desirable distance.
- c) Sports courts, batting cages and any items with netting that are visible above the fence must have express written permission from the Architectural Control Committee.
- d) Homes backing to major commons areas and boulevards may have additional requirements in terms of spacing. Please submit your project to the Architectural Control Committee and obtain approval prior to construction.

Visit www.circlecranh.info for information on how to submit a proposal for Architectural Review Approval.



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CIRCLE C RANCH

CCHOA Announcements *Continued*

2005 Sara Lee IronKids Bread Triathlon Series

Who:

Children Ages 7-14 yrs

Site: Circle C Ranch Swim Center, Austin TX

Schedule of Events

All participants must pick up race packets on Saturday, November 19, 2005. There will be no race day packet pick-up.

Orientation:

The orientation program is mandatory for all first time Sara Lee IronKids Bread Triathlon participants:

Saturday, November 19, 2005

Circle C Ranch Swim Center

Check-in: 12:00 – 1:30 PM

Presentation: - 1:30 PM

Swim Qualification – 2:00 PM

Packet Pick-up:

Saturday, November 19, 2005

Circle C Ranch Swim Center – 12:00 - 3:00 PM

First time participants will pick up packets after Orientation and Swim Qualification. Previous IronKids participants may pick up packets anytime during the Packet pick up hours.

* Special entry fee price for Circle C Ranch children: \$15 To receive

this special entry fee you must drop off a completed registration form, along with payment, at the Circle C Swim Center. Starting **Monday, October 3rd** there will be registration forms and a drop off box at the entrance/guard office at the pool. Registrations must be dropped off by **Friday, October 28th** in order to receive this special CC discount. After this date all registrations will fall under the normal Ironkids registration fee rules.

Triathlon:

Sunday, Nov. 20th, 2005

Circle C Ranch Swim Center

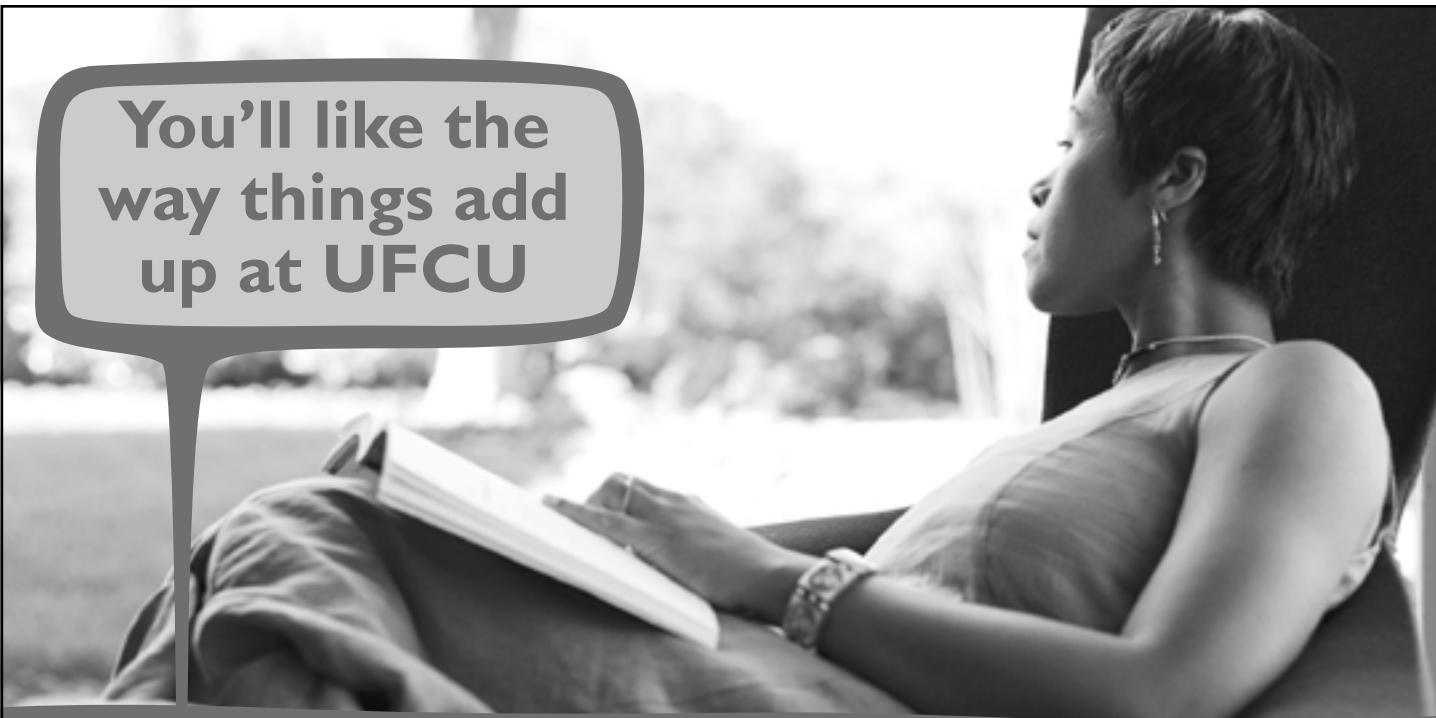
Check in: 7 AM – 8:30 AM

Start Time: 9:00 AM

Swim

The pool is an outdoor 25 yard x 50 meter pool. Junior athletes and relays will swim 100 yards. Senior athletes and relays will swim 200 yards. IronKids must walk on the pool deck. After a point designated by a race official, running will be permitted. The transition area is approximately 50 yards from the pool.

(Continued on Page 13)



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CCHOA Announcements *Continued*

Triathlon - (Continued from Page 12)

Bike

The bike course will be a loop course through the neighborhood streets of Circle C Ranch. Roads are very wide and most of the bike course will be in a designated bike lane. Juniors will ride one loop – 3.1 miles. (5K) Seniors will ride two loops – 6.2 miles. (10K)

Run

The run course is on the sidewalk surrounding the Circle C Ranch Swim Center. It is an out and back run course, with the Juniors running 1 lap and the Seniors running 2 laps.

Parking:

Parking will be allowed at the following locations:

- Kiker Elementary School parking lot
- La Crosse Ave in designated parking areas (West of Escarpment Blvd and East of Dahlgreen)
- East side of Dahlgreen Rd.
- Various neighborhood side roads.

ALL PARKING WILL BE DESIGNATED VIA SIGNS AND VOLUNTEERS. There will be no parking allowed on the bike or run course.

IronKids sends special thanks to:

Circle C Ranch Swim Center and HOA
Andrea Fisher, Local Race Director
Texas Iron Multisport, Inc.
YMCA of Greater Austin
Bicycle Sport Shop
Seton Southwest Medical
All volunteers

More Information:

Web site: www.ironkids.com
Ironkids Hotline: 888-796-2576
Austin Texas Local Race Director – Andrea Fisher – 512-282-0401,
ironmanfishy@hotmail.com
Series Director – Tom Ziebart – 352-241-7144 ext. 4209,
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Saturday, October 15

11 a.m. - 2 p.m.

5917 LaCrosse Avenue

Circle C Ranch

\$5/child (adults are free)

Included in \$5 admission

Moonwalk

Monster Slide

Petting Zoo

Train Rides

and varies other fun events

Tickets available for:

Pumpkin Painting

Cookie & cupcake decorating

Concessions

and other carnival games

Pumpkin Patch Photos - \$5/child

Great Pumpkin Giveaway

bring a new unwrapped toy and receive a free pumpkin.

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Want to support your local non-profit Child Development Center?

If your company would like to gain exposure in Circle C or your family would like to help sponsor this fun family event, please contact Lauren Stone Adamo at lstone@allianceabroad.com
All donations are tax deductible!



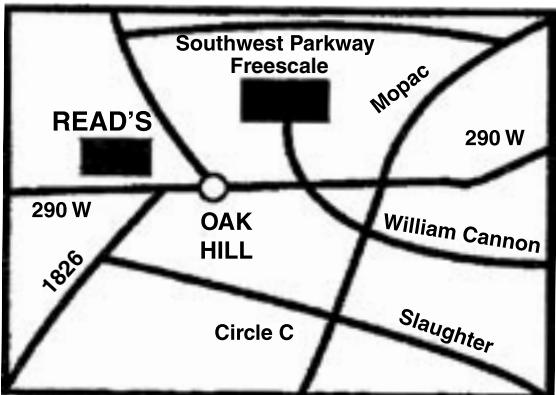
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CIRCLE C RANCH

CCHOA Clubs & Announcements

Circle C Area Professionals Business Referral Group

Submitted by Bob McKenna, Circle C Resident

BNI, Business Network International, is a business and professional networking organization that offers its members the opportunity to share ideas, contacts and most importantly referrals. There are more than 26 chapters in Central Texas and 3,600 worldwide. Last year alone, BNI generated **3.6 Million referrals** resulting in over **\$1.5 Billion** dollars worth of business for its members.

The Circle C area BNI chapter (The Live Oak Network) is a non-competitive referral organization that admits one member per professional category – therefore, once you've joined a chapter you've essentially eliminated your competition!

The Circle C area chapter is growing again! A variety of professional categories are open including those in residential home services, personal health / dental care, marketing & branding, event planning and business support sectors. Our chapter membership should cover it all from Plumbers and Electricians to Doctors and Lawyers. **We are looking for one enthusiastic, hard working and honest individual from every profession to join our "lively"**

group!

If you, a friend, family member or neighbor is interested in learning more about building their business by referral, check us out – there is no obligation to join.

The Live Oak Network

Wednesday – 8:00 to 9:30 AM

The Golf Club at Circle C Ranch

7401 Highway 45, Austin, Texas 78739

The \$10.00 meeting fee is tax deductible and includes a healthy breakfast.

Bring at least 30 business cards to hand out to our members. For more information email Bob@AustinReps.com, or call 288-8088.

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CCHOA Clubs & Announcements *Continued*

Race for the Cure – November 6, 2005

Submitted by Angela Schuckle, Circle C Resident

Walk, run, jog, stroll – whatever your speed, come join the “Oak Hill Friends” team as we fight against breast cancer! This race is sponsored by the Susan G. Komen Breast Cancer Foundation. Applications can be found at Kiker Elementary (in the office), at many of our local stores (Star Bucks, Curves, etc), contact me and I can BRING you one, or you can register online at www.komenaustin.org. Click on ‘join an existing team’ and find **OAK HILL FRIENDS!** Many of your neighbors from Circle C, Shady Hollow and Legend Oaks will be there. We hope you will, too. If you have any questions, please contact Angela Schuckle at laerdana@yahoo.com.

Business Classified

Interested in relaxation but not in traditional massage? Reflexology - Massage of the hands and feet - Brings balance to body systems. Julie Johnson, RMT, MBA. In calls/Outcalls/ Gift Certificates 288-9526. "Mention this ad for 10% off your first session."

Free Tree Information

Submitted by Susan Schaffel

Annual Sapling Days are coming up in October. Tree Folks will be giving away 450 sapling trees on a first come first serve basis. For more information, visit their website at <http://www.treefolks.org/sapdays2003.php3>

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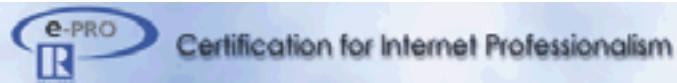
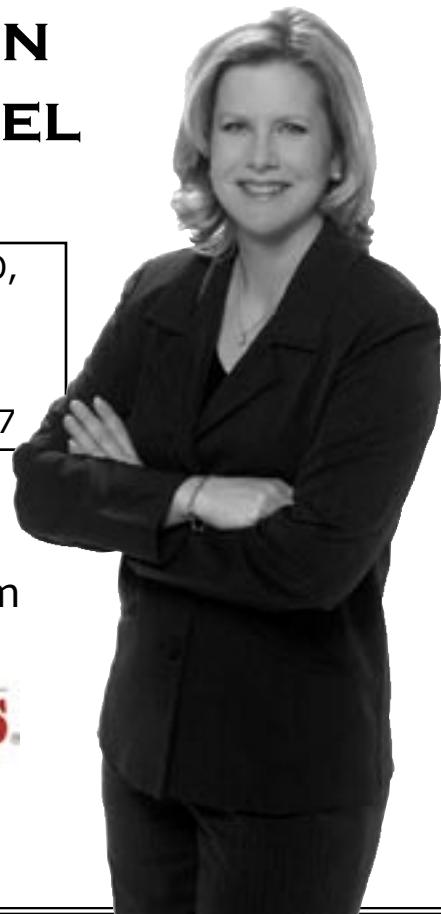
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CCHOA Clubs & Announcements *Continued*

Blanton Museum of Art

Submitted by Cheryl Snay

I came to Austin from Baltimore, Maryland, to take a position at the **Blanton Museum of Art** last October. When I moved into Circle C in June, I was delighted to learn that so many of you are interested in and knowledgeable about art but surprised that some are unaware of the fabulous collections and resources available right here in Austin.

The Blanton will open the first of two buildings in its brand new museum complex on **February 12, 2006**, at the corner of MLK Blvd. and Congress on the southern edge of UT's campus. The complex will eventually include a second building—the Education and Visitor Pavilion—which will have a café, museum shop, and auditorium. Parking will be plentiful in an adjacent garage and a lot across the street.

When completed, the complex will be the largest university museum in the country and the first major fine art facility for Austin. Its collections of over 17,000 objects and an ambitious exhibition schedule will prove a cultural asset for the one million citizens in the area. With the capitol just blocks away, The Bob Bullock Texas State History Museum across the intersection, and The University of Texas at Austin to the north, the Blanton Museum of Art will form

a new bridge between the downtown and university districts and distinguish the heart of Austin as the cultural center of the capital of Texas.

The Blanton's collection includes impressive holdings of Old Master paintings, prints, and drawings, by artists such as Parmigianino, Veronese, Albrecht Dürer, Rembrandt van Rijn, Peter-Paul Rubens, Claude Lorraine, Jean-Antoine Watteau, Jean-Honoré Fragonard, François Boucher, Eugène Delacroix, Honoré Daumier, and Edouard Manet. Modern and contemporary American and Latin American art are equally well represented by Frederic Remington, Jasper Johns, Mark Rothko, Helen Frankenthaler, Ellsworth Kelly, Jacob Lawrence, Joaquín Torres-García, Jorge de la Vega, and Cildo Meireles. And, with a full schedule changing exhibitions and public programs, including shows of Japanese prints and colonial Latin American paintings, there will always be something new to see and do.

Moving to Austin to work at the Blanton is among the best decisions I've made. The collections are broad and deep and provide much food for thought. My colleagues offer the kind of intellectual and personal

(Continued on Page 19)



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---Ex-Curves for Women Member, Amie B. Austin TX,

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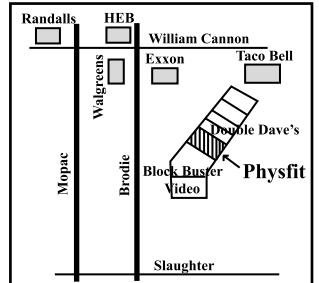
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CCHOA Clubs & Announ. Cont.

Blanton Museum - (Continued from Page 18)

engagement that is rare at other institutions. Their commitment to visitors and to the arts shows itself in the quality and variety of programs that they will provide when we re-open. I hope to see you in the galleries!

To find out more about the museum, its collections, programs, and membership opportunities, visit the website at www.blantonmuseum.org or call 471-2005.

For those of you looking to start or add to your own collections, the Blanton will hold a sale of original, twentieth-century, American and European prints on Saturday, November 5, in the Art Building at 23rd and San Jacinto. A preview party with hors d'oeuvres and light jazz is planned for Friday, November 4, from 5-8 p.m. Tickets are \$25 in advance/\$30 at the door. All proceeds will go towards new acquisitions of works on paper.

For additional information, e-mail me at csnay@mail.utexas.edu.

MOM'S Club of Austin

Submitted by Tana Gordon

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 Tana Gordon at 301-6739 or tana@austin.rr.com.

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.



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CIRCLE C RANCH

Park West HOA

Park West residents save the date! The Park West Holiday Get-Together is scheduled for Sunday December 11, 6:00 – 8:00 PM.

Mark your calendars for the Park West Homeowners' annual meeting at the Kiker Elementary school cafeteria: Tuesday February 7, 2006. Sign-in begins at 6:30 and the meeting starts promptly at 7:00 PM.

Association dues for Park West HOA are \$100 monthly. Did you ever wonder where your money goes? Approximate figures follow. If a homeowner would like to review copies of the HOA's monthly income statements at any time, contact a board member. An average month's breakout of your \$100 looks like:

\$67.00 Landscape maintenance for your front yard and HOA common areas.

24.87 Escrow for repair/replacement of roads, gates, mail centers, common areas.

3.85 Management Fee to Goodwin

.30 Office supplies

1.43 Utilities

.86 Gate maintenance

1.72 Taxes and Insurance

\$100.00 Monthly HOA dues

Recent expenses were: \$1400 for an ADA handicap ramp at the East mail center, \$500 for two bulletin boards at our mail centers. We are currently pricing better lighting for both mail centers, installing a usable second pedestrian gate at each gated entrance, and a new landscape contract.

Leslie Ross is to be commended for her great work as the first chairperson of the Landscape Committee. Due to new work responsibilities, Leslie has stepped down. We're happy to announce

Jackie Rollins as the new chairperson. As a very active charter member, Jackie is seamlessly leading this committee's progress. She continues in her role as liaison between Park West residents with lawn questions/concerns and Susan Hoover of Circle C Landscape. Jackie's phone number is 301-1839.

A good time was had by all at the Zachary Scott Theatre Center on Sunday, September 4, when the Park West Theater Group (pictured on page 21) helped choose the ending to the comedy 'whodunit' *Shear Madness*. The next theater outing will be *Rockin' Christmas Party* at the "Zach" in December, and all residents are invited to attend. Information regarding tickets, date, etc., will be posted on the mail center bulletin boards soon.



Back Row: David Hague, John Oliphant, Tom Jedrzejewicz, Keith Bolen; Front Row: Susan Hague, Nancy Oliphant, Kathy Jedrzejewicz, Ruth Bolen, Jackie Rollins

(Continued on Page 21)

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CIRCLE C RANCH

Park West HOA - (Continued from Page 20)

Neighbors are welcome and encouraged to participate in committee and neighborhood fun activities. Please check the mail center bulletin boards for announcements, schedules and contact information. Residents interested in a direct say on Park West's future should contact:

Board of Directors: meets 2nd Wednesday monthly, call Dave Maril 301-8869.

Bylaws: meets 1st Monday, Bernadette Tasher 791-7281

Communications: meets 1st Thursday, Carol Buls 301-2750

Landscape: meets monthly, Jackie Rollins 301-1839

Roads & Gates: meets monthly, Frank Gilbreath 762-3714

Social: meets 3rd Monday, Mike Hahn 301-5213 or Nancy Oliphant 301-7227.

Over a month has passed since Hurricane Katrina and some of our residents have hosted evacuees in their homes. To them and to the several Park West neighbors who lost family, friends and property in the disaster, you are still in our thoughts and prayers.

Teenage Job Seekers

Name Phone	Age	Baby Sit	Pet Sit	House Sit	Yard Work	
Alexander, Rachel	15	•	•	•	•	301-0480
Campisi-Giusti, Jackie+13		•				288-3575
Chang, Bryan	13	•		•		288-7247
Coleman, Andrew	13	•	•	•	•	288-1914
Collins, Danielle	15	•	•			394-9041
Draina, Steve	18	•	•	•	•	382-5301
Freeman, Jaclyn*		•	•	•		288-3243
Freeman, Lauren*		•	•	•		288-3243
Gamel, Emilee	14	•	•	•		301-2795
Garrett, Brett	16				•	301-1766
Janowski, Andrea*+	15	•	•	•		301-9626
Koopmann, Jarrod	13				•	288-8807
Koopmann, Jenna*+	12	•		•		288-8807
Mears, Molly	14	•	•	•		394-0948
Mester, Joanne	14	•	•	•	•	jojo_mester@yahoo.com
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
Schaffrath, Emma	15	•	•	•		288-3399
Stefka, Todd	19				•	496-7573
Tarrillion, Courtney	15	•				288-7216
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!

Liz GENTRY, M.A.
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CIRCLE C RANCH

Circle C Amenities



Want to get a jump on your Holiday Shopping?
Or
Make some extra money for the Holidays?

The Circle C Child Development Center is hosting our first annual

"Market Days"
On Saturday, November 5th
From 10:00 – 3:00

If you own a business or have a home business that you would like to represent, please contact the Child Development Center or e-mail Christine Pollum at cpollum@tier.com for more information.

288-9792

This event is open to the entire community and will include many different businesses and gifts.

There is a limited amount of space so,
Reserve Your Spot Now!

Circle C Swim Center

The Swim Center is open the following hours September 1 – May 31st. Hours are subject to change.

Early Morning Lap Swim Only

Mon, Wed and Fri
5:30am to 8:30am
Tue and Thu
5:30am to 9:30am
Saturday
6:30am to 11:30am

Recreational Swim

Monday
3:00pm to 8:00pm
Tue – Sat
1:00pm to 8:00pm
Sunday
12:00pm to 6:00pm

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**TOP 10 REASONS TO COME TO THE
ANNUAL CCHOA CHILDREN'S HOLIDAY PARTY**

When: Saturday, December 10th

Where: Circle C Swim Center

Time: 2 - 5 pm



Food

Games

Train Ride

Petting Zoo

Face Painting

Carnival Booths

Visit with Santa

Smarty Pants-Balloons

Giving Back To Austin Kids



Cost: Donation of 1 unwrapped NEW toy for Blue Santa



CIRCLE C RANCH

Circle C Amenities *Continued*

The Golf Club at Circle C Ranch

Submitted by Denise Fisher

The Golf Club will be closed on the following days in September:
Monday, October 3rd, Monday, October 17th, Monday, October 24th,
Monday, October 31st

We will be OPEN Monday, October 10th

Live Music & Family Dining, Fridays – October 7th, 14th, 21st, 28th -

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 and artists at www.thegolfclubatcirclec.com and call the Grill at 288.4297 to reserve your spot.

Friday featured artists:

October 7th - James Thomas
October 14th – Mark Campbell
October 21st - James Thomas
October 28th - TBD

Contraband Bayou Golf & Gaming Tour – October 23-26th – Chip Gist and Tim Hanna will be hosting 24 golfers on the first of our many golf/travel experiences. Join us for a fun-filled visit to L'Auberge du Lac Casino & Resort in Lake Charles, Louisiana for golf, food, gaming and an all-around great time. Pickup a brochure in the Pro Shop for more details or call Mike Scott at 512.965.6571 to learn more.

Circle C Cafe & Catering

Submitted by Julie & 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!

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for the Cafe @ Wildflower Center

Please email if interested.

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Would you like to have straight teeth without braces?
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CIRCLE C RANCH

Circle C Hires New Pro

Submitted by Fernando Velasco

With the building of new Junior Tennis Programs, the Circle C Tennis Club has hired Joanna Suskic to its Teaching Professional Staff. Joanna is a former Collegiate Tennis Player from the University of Texas and a Circle C resident. Her career at UT was highlighted with a Final Four Team Finish, a #1 NCAA doubles ranking and All-American Honors. While at UT, Joanna received an MBA, a BA in Psychology and a BS in Communications. After teaching briefly at Barton Creek & Austin Country Clubs, she stepped aside from tennis for a number of years to pursue a career in Human Resource Management at a local high-tech company. She is excited to have reentered the world of tennis right here in her own neighborhood! She is currently helping with the Grand Prix junior classes and some women's clinics. Following is an article written by Joanna.

Last month, Fernando addressed the question of "HOW to start playing tennis." This month let's talk about WHY to start playing tennis.

I am a parent of two young boys who are just starting to get involved in organized activities. There are so many choices available that I am asking myself, "why should they get involved Activity A versus Activity B?" and "what are the potential benefits of the activity to their development?" As a former collegiate tennis player, I can share with you what tennis has brought to my life and help you answer why tennis is a GREAT sport for you and your youngsters to play.

Tennis is a FUN sport that not only can be played for a lifetime, but can also benefit players with important ATHLETIC skills and LIFE skills. Playing tennis will develop and improve your hand-eye coordination; fitness; flexibility; quickness; speed; strength; stamina; accuracy; and physical, mental and emotional toughness. These athletic skills are very important, but I have found, that it was the life skills that tennis taught me that proved key in my development as an athlete, student, business person and human being.

Life Skills: Tennis will teach you...

To apply yourself to a task and strive to reach your potential: perseverance, endurance, patience and fortitude, humility and graciousness, competitiveness and discipline to follow directions and abide by rules, accountability and honesty, to be social and have fun, resilience, teamwork, poise, self-confidence and self-reliance, how to prepare self-control, goal setting.



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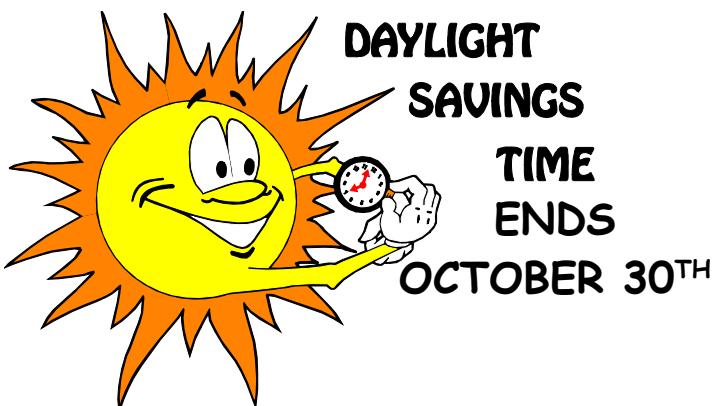
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Teens, Fitness and You

With all the pressures today's teenagers have to deal with, it's no wonder so many are in trouble.

Statistics show that teen suicide and teen pregnancy are on the rise, as is the firearm-homicide rate for teens. Smoking among teens is in vogue, and two-thirds of eighth-graders report that they have tried alcohol. And only about 38 percent of them get enough exercise - which means the other 62 percent are setting themselves up for a sedentary life and all the problems that come with it.

Now's the time to change these statistics. Research has shown that kids who play sports, or who are physically active, are less likely to have these problems. But getting kids to exercise is no easy task unless you're willing to spend time with them and learn to speak their language.

Quality time, quality talk

It's impossible to have good relationships with teenagers if you don't spend time with them. Don't expect teens to automatically think you're cool and trustworthy - you'll have to prove it.

Accept them for who they are and show them that you are genuinely concerned about them. Look past the way they dress or wear their hair, and learn to understand their language so you can relate to what they have to say.

A person who is a good listener has a good chance of developing relationships with teens, since most of them would rather talk than listen. Whatever it takes, learn to listen to teenagers, and offer your words of wisdom only when necessary. It's the only way to figure them out.

They're listening - What do you say?

The number-one thing you can do to help teens get active is to be a good role



model. Live the life that you advocate; show them that being active can be fun, and they will follow your example. Let them know that being physically active does not necessarily mean going to exercise classes or playing sports, although these are two great options.

Hiking and camping, body surfing and playing Frisbee or paddleball are activities the whole family can enjoy. And, since they're having so much fun, teens will hardly realize that what they're doing is actually good for them.

Teenagers can participate in just about any fitness activity, whether it be weight training, mountain biking or martial arts. Many gyms are lowering their age requirements and offering family memberships and discounts to reach the younger market. Organized sports also are an excellent means of improving socialization and developing discipline and

teamwork skills.

Competing with the negative

It's not easy to get your message of good health and fitness across when you're competing with the lure of television and video games. That's why it's so important to appeal to a teenager's sense of fun and need for social interaction.

Whenever possible, include others, such as their friends, in your fitness activities. Encouraging a teenager (or an adult, for that matter) to become more active can be discouraging, particularly when they seem to be tuning you out.

At some point, that encouragement may become counter-productive. Instead, continue to serve as a role model for an active lifestyle and perhaps they will one day follow your lead.

The most important thing you can do for today's youth is to help them value their lives. Being healthy and fit will put them in touch with their bodies, increase their self-esteem and help them to establish a desire to set personal goals.

Bottom line, however, is that in order to get anyone to exercise, teenager or not, it has to be fun. Teenagers aren't likely to do something just because they're told it's good for them. But with your support and encouragement, you can help put them on the path to better health that lasts a lifetime.



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The AustinReps' Circle C Ranch Market Report

Circle C Ranch by Neighborhood	Sold History (March - August 2005)					Current Market	
	Total Homes Sold	Average				Total	
		Square Feet	Price / Sq. Feet	Year Built	Days On Market	Active	Pending
Circle C Central	63	2,705	\$ 92	1993	72	19	11
North	38	2,059	\$ 100	1996	68	6	9
Wildflower	26	2,262	\$ 102	2001	70	8	1
On The Park	9	3,457	\$ 99	1997	112	2	2
Vintage Place	9	3,430	\$ 92	2003	121	3	1
Hielscher	31	3,192	\$ 99	2002	74	14	3
West	5	3,592	\$ 108	2005	29	11	4
Park West	8	2,120	\$ 122	2002	118	8	3
Park Place	20	2,484	\$ 102	2004	127	7	5
Muirfield	2	3,870	\$ 110	2005	32	7	1
Lacrosse/Enclave	7	2,405	\$ 111	2005	46	1	1
Circle C Ranch Total	218	2,649	\$ 99	1999	80	86	41

Corresponding Neighborhood Map on AustinReps.com

Market Report data was obtained from the Austin - Multiple Listing Service (MLS) on 9/10/2005

In some cases new construction homes are not included in the MLS data and therefore are not represented

Data is deemed accurate but not guaranteed



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