



CIRCLE C RANCH NEWSLETTER

Volume 2, Number 11

November 2005

www.circlecranch.info

President's Letter

Dear Neighbors,

There will be a **grand opening of the new Circle C Fire Station** on Saturday 19 November from 1:30pm to 3:30pm. This is a great chance for us to see the new building and meet the fire fighters. We should all give the firefighters a warm welcome to Circle C Ranch.

Austin Mayor Will Wynn and Austin City Manager Toby Futrell will attend the grand opening. HEB is sponsoring the event and will provide snacks and beverages. The K-9 accelerant-sniffing dog Pearl will be on-site with her handler – something that the kids should enjoy. I had to look up what an ‘accelerant sniffing dog’ was – Pearl is evidently a key part of the Austin Fire Department arson-fighting squad.

We get our solid waste disposal services from Action Disposal/BFI. This is almost unique within Austin – most city residents have their trash picked up by the city itself. We have an especially nice deal. See the April, 2005 newsletter for a summary (<http://www.circlecranch.info/documents/Newsletters/aprilnewsletter.pdf>). I’ve previously reported that our vendor has had problems with Circle C residents paying for the service. This problem seemed to put our contract at risk. Denise Nordstrom and Gale Foster have worked closely with BFI and contacted many homeowners who were listed as delinquent. We hope this improves the situation.

If you live in Circle C Ranch, you get your trash removed by Action Disposal/BFI. Homeowners are solely responsible for paying for this service. When you are billed by Action Disposal/BFI, please pay it. The trash service is **not** covered by your CCHOA dues.

The CCHOA BOD is working on several pool-related issues, including pool management itself and to whom we rent the pool. We had a discussion on this topic at the October board meeting. The board meeting was exceptional in the number of homeowners who attended. At one point I counted 40 people over and above the directors, our staff and contractors. Most neighbors who spoke were in support of continuing our relationship with UT/Longhorn Aquatics. We plan to resolve this issue before Christmas.

Election Day is Tuesday, 8 November. All Circle C voters who are registered at their Circle C address (precincts 304 and 367) should vote at Kiker Elementary School. The election is entirely focused on amendments to the Texas State Constitution. I urge everyone to vote in this and every other election. This is both good citizenship and very practical politics. Circle C Ranch frequently interacts with

local governments. Our influence with those governments is directly affected by our voting rate. The more we vote, the more our elected officials and city employees listen! You can review the proposed amendments here, in an analysis provided by the Texas Legislative Council:

<http://www.tlc.state.tx.us/pubsconamend/analyses05/analyses05.pdf>

We plan to have significant work done on the swimming pool in December. These maintenance items include resurfacing the bottom of the pool, fixing the underwater lights, replacing the failing grating around the edge of the pool and repairing or replacing the tile at the pool edge. We don’t have all bids in as I write this article, but the total bill will likely be around \$100,000. As I write this, the pool heater has failed. We hope to have it repaired or replaced as soon as possible. The cause of the failure is unclear as the unit is only 3 years old. The repair estimate is approximately \$7,000. Replacement cost is significantly higher at approximately \$30,000 – it takes a big heater to heat 450,000 gallons of water.

The CCHOA BOD voted to renew our contract for landscape services with Circle C Landscape. We are very happy to continue our business relationship with Circle C Landscape, owned by Susan Hoover, long-time Circle C resident.

We received several requests to increase morning lap swim hours for residents as school started. The summer hours did not work for parents who drove their kids to school. We have extended the morning swim hours for Tuesday and Thursday to end at 9:30am rather than 8:30am. For up-to-date pool hours please visit <http://www.circlecranch.info>.

The **Circle C IronKids Triathlon** will be held on Sunday, 20 November. See the article inside the newsletter for more information. The website for this event is: <http://www.ironkids.com/new/AustinIK-2k5.html>.

If you see a broken streetlight please note pole location and number (yellow tag on the pole) and report it directly to the Austin Energy at 505-7617, or via email at lightingrepair@austinenergy.com. They are directly responsible for maintaining streetlights within Circle C.

Sincerely,
Your Neighbor,
Quentin Fennessy

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 Swim Center288-6057
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 MartinSecretary
Mike Price.....Treasurer
Ed ScruggsDevelopment Officer
Matt Cano.....Director
Carolyn MerrittDirector
Contact Information.....Email: directors@circlecranch.info



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How is Circle C Homeowners Association Organized?

Submitted by Quentin Fennessy

I've heard some questions recently that reminded me that not everyone understands how our organization works. I'll admit that until I joined the board I had several misconceptions. I'll also admit that this organization is complex enough that I continue to learn more every month. This article is a brief summary of my understanding of how CCHOA works.

The Circle C Homeowners Association (CCHOA) is comprised of the property owners of the residential part of Circle C Ranch. Most of Circle C Ranch is now developed, so most of the property owners are homeowners. Developers own the remaining property.

The essential and primary goal of CCHOA is to preserve and enhance our property values.

The members of CCHOA elect a volunteer board of directors (BOD) to run the association. The board consists of seven people, all of whom must be members (ie property owners). All seven directors today are homeowners (ie no developers). I understand that some folks think that we are paid for this job. I am smiling as I write this... because there is no pay involved. Directors are elected to three year terms. We have two directors whose terms expire in 2006 (Steve Urban and Quentin Fennessy).

The CCHOA BOD is responsible for maintaining our commons areas and enforcing architectural control for new construction and home improvements, and for enforcing deed restrictions. The commons areas include the Circle C swim center and many small plots of land around the neighborhood.

The annual budget for 2005 for CCHOA is approximately \$1.7M. Income is primarily from homeowner assessments. The maximum assessment is currently \$410, and most homes within Circle C are assessed that amount. Our two largest expenses are landscaping (over 100 acres) and the Circle C Swim Center. We are in reasonably good shape financially. We have no debt. Our collection rate for assessments is good. Thanks for Terry Giles for financial management and Mike Price for oversight as treasurer.

The CCHOA BOD has hired two employees to take care of operations: Denise Nordstrom (our manager) and Gale Foster. Denise and Gale are the core of the organization. We have contracted with Circle C Landscape for landscaping services and we have contracted with YMCA of Austin for pool management services. We have contracted with Giles & Shea for book keeping and financial management.

The CCHOA BOD has monthly meetings which are open to CCHOA members. Our current schedule is to hold the meetings on the first Wednesday of each month. The Wildflower Center has kindly allowed us to use their library for our BOD meetings at no charge.

(Continued on Page 4)

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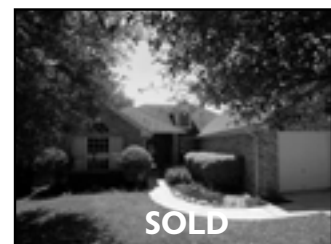
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CIRCLE C RANCH

Circle C HOA - (Continued from Page 2)

The meetings start at 6:15PM. We allot time at the beginning of each meeting for homeowners to address the board.

The CCHOA BOD currently has five officers: President (me, Quentin Fennessy), Vice President (Steve Urban), Treasurer (Mike Price), Secretary (AE Martin) and Development Officer (Ed Scruggs). Matt Cano and Carolyn Merritt also serve on the board. I am honored to work with each and every one of these people – Circle C is lucky that they have chosen to volunteer their time for our mutual benefit.

The CCHOA has several active committees. They include Education, Amenities, Pool, Special Events, Safety, Architectural Control and E-Voting. We owe significant thanks to all past and present Circle C volunteers. Circle C would not be what it is today without the volunteer efforts of hundreds of people.

The CCHOA has an annual meeting in March. We hold elections for directors at that time, report on the budget and operations to the members. We can also have elections for bylaws changes at that time.

We have several ways to contact the association. Our primary way is via our manager, Denise Nordstrom. Her office phone number is 288-8663, and email address is info@circlecranch.info. We maintain a web page at <http://www.circlecranch.info>, and a discussion forum at <http://www.circlecranch.info/forum>. We hold open board meetings. We have occasional town hall meetings on specific subjects (ie schools, trash collection, amenities, etc).

I hope this brief introduction helps better understand how CCHOA works. Please understand this is not a complete description of operations.

CCHOA Announcements

Wildflower / Vintage Place Playscape Planning

Submitted by Ed Scruggs, Amenities Committee Chair

Special neighborhood meetings are set for **Saturday, November 19** to allow residents of Wildflower Park and Vintage Place the chance to meet with our amenities planning firm and provide valuable input into the design process.

At its October meeting, the CCHOA Board of Developers approved budgeting a total of \$100,000 in 2006 for the development of up to four park / playscape plans throughout Circle C. Wildflower Park and Vintage Place have been designated as the first two locations. Additional sites will be named later.

On November 19, separate meetings open to residents of each specific neighborhood will be held. During the meetings, RVI Architectural Planning Consultant Barbara Austin will give a brief review of the planning process and provide examples of park and playscape design. Residents will then be asked for input on what they'd like to see incorporated into the plan.

This is a valuable opportunity for residents to become involved in the process. The current timeline calls for completing parks planning

(Continued on Page 5)

Thank You!

We want to thank EVERYONE who
Donated, Sponsored, and Attended
The Fall Festival at the
Child Development Center!
It was a HUGE success!



A GIANT Thank You to
Austin Real Estate Partners
(Bob, Melinda, and Terri)
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Attention Circle C Women: Have You Heard?

Residents Are Raving About Austin Adventure Boot Camp!

"I couldn't be happier with the results of the program on my body and overall health! I've gained strength, lost body fat, and feel absolutely rejuvenated! THANKS!" - Lisa H, Circle C

"I have been trying for so many years to get back in shape. I think Boot Camp has finally got me on the right path. I am having so much fun. I will be back... Thanks for the motivation!!" - Wendi C, Circle C

"I was extremely worried that I would not be able to handle the 5:30 am start time. But having a fun work out to look forward to is very motivating. I appreciate knowing that I will get a great work out once I get there. Thank YOU!" - Summer M, Circle C

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CCHOA Announcements *Continued*

Playscape Planning - (Continued from Page 4)

by Feb. 1 of 2006 – with additional planning and construction to begin soon afterward.

Meeting times and locations are as follows:

Wildflower Park

9-10:30 AM at the park in Wildflower

Vintage Place

11:00 AM – 12:30 PM at the park in Vintage Place

In case of inclement weather, the meetings will be held indoors at a site still to be determined. For additional details, please refer to the CCHOA website and flyers to be posted at local mail centers.

If you have any questions, please feel free to contact Denise Nordstrom in the CCHOA office.

Regarding pocket parks, some of you may have noticed recent developments at the corner of **Redmond Road and Escarpment**. The heavily treed but undeveloped lot has undergone a major face lift. The shrubs and worn out decorative fencing have been removed and an adjoining drainage area and open space have been mowed and cleared of brush and undesirable trees. This has dramatically opened up the area – helping to connect it visually with the nearby swim center complex. Current plans call for using donated boulders on site to create a rambling pathway. There is also discussion of heavily seeding the area for wildflowers and installing a bench and picnic table.

Ultimately, this area could provide some alternative access to the swim center – but the specifics of how this could be accomplished are still under discussion.

Recent discussions involving pool usage have led to renewed questions regarding a timeline for construction of a second swim center in Circle C West. While progress is being made, it is still too early to make accurate projections. Our amenities planning firm, RVI, will study the feasibility of the project over the coming months by gathering data and seeking input from Circle C residents. Tentative plans call for presentation of conceptual drawings in time for the March 2006 annual meeting. Only after the completion of the conceptual phase will it be possible to estimate construction costs.

If all goes well, ownership of the future swim center site, located at the corner of Spruce Canyon and LaCrosse adjacent to the new elementary school, will be transferred to CCHOA by early 2006.

While we expect to gain access to more than \$500,000 in amenities funds compiled by home builders, it is likely these funds will not cover the total costs of constructing the new swim center. Volunteers on our amenities committee are currently discussing possible fundraising scenarios. If you or someone you know is interested in assisting with this effort, please feel free to contact Denise Nordstrom in the CCHOA office.

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CCHOA Announcements *Continued*

Deed Restriction Update

Submitted by Denise Nordstrom, CCHOA Mgr.

During routine drives through the neighborhood we have noticed many homes that are in need of maintenance and upkeep. The Declaration of Covenants, Conditions and Restrictions ("the deed restrictions") state in Article VI Section 1. Duty of Maintenance: "Owners and occupants of any Lot shall jointly and severally have the duty and responsibility, at their sole cost and expense, to keep the Lot so owned or occupied, including buildings, improvements, grounds or drainage easements or rights-of-way incident thereto, and vacant land, in a well-maintained, safe, clean and attractive conditions at all times. Required maintenance includes, but is not limited to, the following:

- a. prompt removal of all litter, trash, dead vegetation, refuse & waste
- b. lawn mowing on a regular basis (maximum grass height is 6")
- c. tree and shrub pruning
- d. watering landscaped areas
- e. keeping exterior lighting facilities in working order
- f. keeping lawn and garden areas alive, free of weeds, and attractive
- g. keeping driveways in good repair
- h. complying with all government health and police requirements
- i. repair of exterior damages to improvements"

We currently have the neighborhood divided into fourteen (14) sections and drive 2-3 sections per month. We have sent a total of 266 deed restriction violation letters since January of 2005. The majority of the violations are related to landscape maintenance (weeds, dead vegetation and trimming). It may be time for you to evaluate your front yard landscape and trim, weedeat, treat lawn for weeds and replace damaged or dead vegetation (shrubs and grass). Please do your part to keep Circle C a beautiful place to live. If you have questions about the deed restriction process or would like to report a violation, please contact the management office at 288-8663 or via email at info@circlecranch.com

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CCHOA Announcements *Continued*

Speeding Cars in Circle C Ranch

Submitted by Denise Nordstrom

We have received several reports of speeding cars on residential streets here in Circle C. As everyone knows there are many children who live in our neighborhood and many active residents who walk or cycle. Please be sure to obey all speed limit signs and to be aware of pedestrians and kids at play. We've had specific reports of speeders on Allerton, Nusser, South Bay and La Crosse Avenue. It is illegal and dangerous to pass a school bus that is loading or unloading. Please take the time to stop and allow kids to board and unboard the bus safely.

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. Display ads are also available. 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.

City Permit Granted for Slaughter Creek Trails

Submitted by AE Martin

In September the City of Austin granted a permit to proceed with trail construction on the Slaughter Creek Tract of the Water Quality Protection Lands. This property is adjacent to Circle C on the west side and is owned by the Water Utility's Wildlands Conservation Division. Volunteer organizations including Circle C Homeowners Association have been given the responsibility for developing use rules and developing public access. The Austin Ridge Riders Mountain Bike Club and Austin Metro Trails and Greenways have taken the lead in trail building and are still signing up volunteers. If you are interested in volunteering to help build these natural surface trails, please contact Britt Jones with the Austin Ridge Riders Mountain Bike Club at bikejones@ev1.net. Mr. Jones will compile a list of volunteers and send out monthly notifications of trail building dates.

First Saturday guided hikes on the property are scheduled for every month and you may register for a hike by calling 263-6433 or sending e-mail to nancy.didonato@ci.austin.tx.us.

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CCHOA Announcements *Continued*

Education Update

Submitted by Marian Wallace, Education Committee Co- Chair

To Circle C Residents: A+ on activism!! In September's newsletter I asked that you email or write the AISD Board of Trustees to let them know how you felt about the school boundary situation – and you responded perfectly. Many emails were sent to the trustees concerning the boundary situation in Circle C and they got the message. Our Wildflower Park neighbors were particularly vocal in making their thoughts known and, as one AISD staff member told me, "We are **very** aware of Wildflower Park's interests."

The Board of Trustees has now established a permanent boundary committee to oversee all of the boundary changes throughout AISD. Dr. Pat Forgione set up area task force boundary committees as well, to ensure that residents from affected areas would have a voice in the redistricting procedures. Jeff Walker of Circle C and I have been named to that committee for Southwest Austin, in addition to three others. We began meeting last month with the goal of presenting a plan to the Board around the start of the new year.

AISD staff is continuing to push for a south central elementary school to be built east of I-35, with the intention of relieving Manchaca Elementary *alone*. They are advising that Wildflower Park students be rezoned from Baranoff Elementary to Kiker Elementary to

help ease Baranoff's overpopulation. We are working with that plan, as well as creating the boundaries for the new elementary school in Circle C West.

The groundbreaking ceremony for the new school took place last month, and construction is underway. AISD and the architects continue to ensure us that the school will be ready to open in August 2006. To see a detailed plan of the new school, visit the education page on the Circle C website (www.circlecranch.info).

Kiker Elementary is scheduled to begin construction on the new 8-classroom addition early in 2006. Also, be sure to visit www.theappleatwork.com for a complete list of additional bond improvements and schedules for Kiker and our other area schools.

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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CCHOA Announcements *Continued*

Circle C Fire Station Open for Business!

Submitted by Michelle DeCrane, AFD Public Information Manager

The Austin Fire Department is proud to announce that its 43rd fire station, located at 11401 Escarpment Blvd., opened for business on Saturday, October 1. Although personnel and apparatus for this station have been exclusively serving Circle C from Station 29 on Deer Lane since March 2005, we're pleased to now be even closer to the homeowners we serve. This station is the sixth in Austin designed by Alan Barr of White, Dolce & Barr Architects and is the seventh built as a joint Fire/EMS station. There are 15 personnel (over the course of three shifts) assigned to this station using a brand new, 1,500 gallons per minute, pumper truck.

Station 43 is also leading the way in several areas—it is the first with a rain water collection system for irrigation, was built to the International Energy Efficiency Code (IECC), and received a Leadership in Energy and Environmental Design (LEEDS) Silver certification. In short, it's a "green" building and the first of its kind in the Austin Fire Department.

The public grand opening will be Saturday, November 19 from 1:30pm to 3:30pm. Various dignitaries and VIPs are scheduled to attend. A special thanks to H-E-B for donating the food and drinks for the opening; their mascot, H-E Buddy, will be on hand to give

out goodies to the kids. And AFD's accelerant sniffing dog, Pearl (and her handler) will be there, too.

We hope you'll join us for a tour of your new fire station! If you have questions or need more information, please contact Michelle DeCrane, AFD's public information manager, at (512) 974-0151 or via e-mail at michelle.decrane@ci.austin.tx.us.

Wildflower Planting Along Circle C / Metro Park Trails

Submitted by Melinda McKenna, Circle C Resident

Did you notice a group of Girl Scouts late last month planting wildflower seeds along the Circle C / Metro Park trails near Escarpment? Over 200 Girl Scouts volunteered to help plant a native mix of wildflowers along those trails – a beautiful site we should all enjoy next spring! Be on the look out for an article detailing the event, including photographs of the volunteers in next months Circle C Ranch Newsletter.

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CCHOA Announcements *Continued*

Fall Landscaping from Circle C Landscape

Submitted by Susan Hoover

Fall in Texas is usually a great time for all sorts of gardening. Two weeks ago, we had the perfect fall weather, however that was replaced last week with hot and humid. So all those weeds we have around really like to show their heads this time of year.

On the commons areas we have applied a pre-emergent weed product. If you are thinking of doing this for your home, corn gluten is a good organic alternative. The principle is that the gluten surrounds weed seeds and keeps them from sprouting. Now is a good time to do this.

We are also finalizing the last fertilization before the winter sets in. We use an organic mild fertilizer called Mulorganite. It is mild and does not need watering in like most fertilizers, is low in salts and good for the grass.

Brown patch in St. Augustine is common this type of year. These are the big brown circles you see in your yard. You can treat them with milk—1 cup per gallon. Try it about every 10 days. We don't think it matters if it is skim or 2%!!!

On the commons areas you will see that we are doing a lot of trimming, and we will be installing our winter flowers—pansies and snapdragons. If you are in a deer populated area, you may want to

go with snapdragons as the deer really like pansies.

The recent rains have caused the fire ants to pop up everywhere. First line of defense: Fire Ant Bait. This is a good time of year to treat your whole yard. A little goes a long way. Do not treat any mounds individually for three weeks after you put the bait out. You want to make sure it gets to the queen.

Happy fall gardening.

Circle C Landscape

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CCHOA Announcements *Continued*

Tips For Caring For Your Lawn

Submitted by Susan Hoover

The CCHOA has received numerous questions on lawn care. Given that September saw record high temperatures, many of the lawns experienced hot spots and scorching. That followed by cool temperatures and rainy periods can lead to lawn weakness and fungal diseases.

What can you do?

First, identify your grass type. Most Circle C residents have St. Augustine grass, but other varieties grown here include Bermuda, Buffalo and Zoysia. This month we will discuss St. Augustine.

St. Augustine Grass:

St. Augustine thrives in moderate shade, but is sensitive to full sun and will brown out.

Fall usually brings on brown patch for St. Augustine. This will create a circular pattern in your lawn of browned out grass. It is a fungus:

Organic method of treatment: 1 cup milk to one gallon of water, spray on twice, 10 days apart

Alternate treatment: Pick up a fungicide from a reputable nursery that is for brown patch. Follow label directions

Fall fertilization: Use organic with low nitrogen or top dress your lawn with organic top dressing.

Brown patch is made worse with too much nitrogen, thatch build up, and too much water. In the spring, hold off fertilization until late March/early April when ground is warming up.

If you have hot spots in the lawn from shallow soils or lack of water, rake out the dead grass and add a good quality top dressing.



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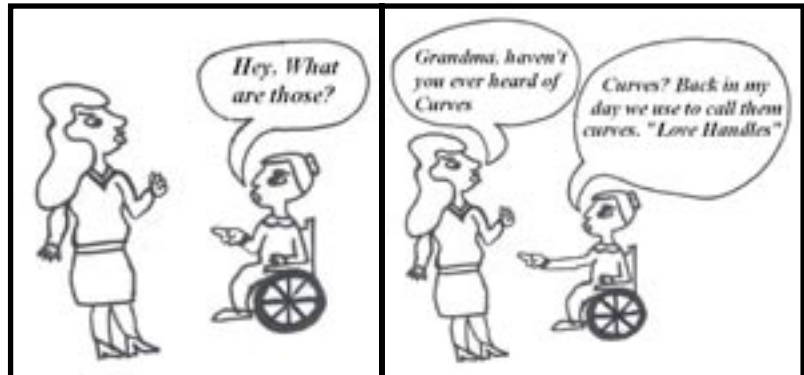
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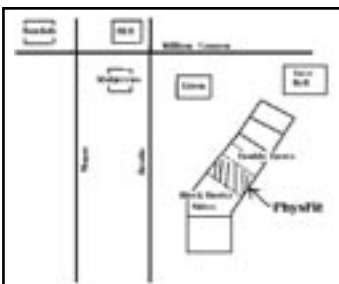


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CCHOA Announcements *Continued*

Sara Lee Ironkids Bread Triathlon Bike and Run Route

The following roads will be used for the race route from 9 a.m. to 12 p.m. Sunday, November 20th. Although the roads are not closed to traffic, please expect and plan for delays during this time. There will be young children between the ages of 7-14 competing in this event, so please be very cautious and aware of the athletes if you plan to be out on the roads.

La Crosse Ave.
Dahlgreen Ave.
Gorham Glen Ave.

S. Bay Lane
Escarpment Blvd.
Redmond Rd.

Sara Lee Ironkids Bread Triathlon Parking

Parking volunteers will be out on Saturday (packet pick up) and Sunday (race day) to help participants and spectators park. Parking for the event will be directed towards sections of East and West La Crosse Ave, sections of Dahlgreen Ave, Kiker Elementary, and near by neighborhood roads. The parking lot surrounding the Circle C Pool and Child Development Center will also be an option on Saturday during packet pick up. Please be aware that the Circle C area is limited in terms of parking so your cooperation and understanding will be greatly appreciated.

Sara Lee Ironkids Bread Triathlon Volunteers

Can you or someone you know volunteer? If so please email ironkidsaustinvolunteers@yahoo.com with your name and contact information. It's a wonderful opportunity to give back to the kids and support the sport!

Circle C Holiday Parties!

Circle C Children's Event – December 10th, 2pm to 5pm at the Circle C Swim Center. Come join the fun – Santa * Games * Face Painting * Petting Zoo * Train Rides * Smarty Pants the Clown * Prizes. Admission is donation of one unwrapped new toy for Blue Santa at the CCHOA office or online at www.circlecranch.info. Parents don't forget to bring the camera for pictures with Santa.

Circle C Adult Holiday Event – December 17th, 7pm to 10pm at the Lady Bird Johnson Wildflower Center. Join us for a night of fun – Dancing * Casino * Food * Cash Bar * Prizes. Admission is \$10 per person and tickets may be purchased at the Wildflower Center Café, the Circle C Café & Grill or at the CCHOA office. Tickets must be purchased in advance, by November 14th.

For more information on either event please contact the CCHOA office at 288-8663.



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You're invited to join the Annual
Circle C Homeowners Association
Adult Holiday Party!

Music



Celebrity Casino



Dinner



Cash Bar



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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CCHOA Clubs & Announcements

Park West HOA

Park West was a very busy community this past month! Our committees are up and running full speed and our activity groups are off to a great start as well!

The "First Annual" Park West Wine Fest was a resounding success! Congratulations to the Social Committee for their hard work (see photo)! Thirty-five residents and their guests gathered at the Wildflower Center Café to enjoy a selection of wines (including non-alcoholic selections), fabulous hors d'oeuvres thanks to Chef Jaime Arevalo, and great company on Friday September 30th. Everyone was pleased with this opportunity to relax and visit with their 'old' and 'new' neighbors. The occasion evoked a sense of what a beautiful neighborhood we live in, and what wonderful neighbors we have.

Mark your calendars for the **Park West Holiday Celebration** on Sunday, December 11, 2005 from 6PM-8PM at the Circle C Pool. Enjoy entertainment by the Bowie High School Choir presenting "Songs of the Holidays". Holiday cookies, hot cider, coffee and tea will be served. There is **no charge** for this event. Please come and gather with your neighbors to enjoy a wonderful celebration!

Thanks to the efforts of the Roads & Gates Committee, we now have lighting at both mail centers! They did an awesome job of planning! The centers are now dimly lighted after dusk, with motion sensors for very bright lighting when residents walk up to get their mail. Additionally, the East mail center can now be approached via handicap access ramp. Thank you for making our mail centers a much safer environment! Both of these improvements will be especially appreciated in the dark winter months.

The Landscape Committee has released their Request For Proposal to several landscaping companies. The bids are coming in, and the landscape committee will select a new landscape company in the near future. Much effort went into creating a comprehensive and fair landscape contract, and we appreciate all the work done by the Landscape Committee on this project. Stay tuned for more information.

In the near future, the Landscape Committee will be considering options for ensuring that all the trees in Park West are healthy—we hate to lose any of our beautiful trees! Look for more information on this project soon. Meanwhile, some trees have been identified that required 'critical care' and the HOA has contracted with an arborist to do emergency treatment on a one-time basis so these trees are not lost. The bylaws say that each homeowner is responsible for the established trees on their lot (including the front yard areas). Please take a look at your trees: do they need to be pruned, fertilized, or treated in any way? Please make arrangements to have tree maintenance performed on your property. If you have suggestions for ways that our community can fairly maintain our trees, please pass them along to the Landscape Committee.

Please note: The area outside the gate is part of the **Circle C** commons areas. All maintenance is the responsibility of the CCHOA Board of Directors, including specifications and schedules, as well as the liability. No single resident is authorized in anyway to perform any maintenance on the commons areas for these reasons. Please do not cut or trim any plants outside the gates.



"First Annual" Park West Wine Fest

Pictured left to right: Nancy Oliphant, Anna Gilbreath, Mike Hahn, Marsha Loyd. Not pictured: Virginia Brashear.

The Park West Book Club got off to a fine start on September 28th. They now have a schedule and list of books to read! Contact Linda DeMayo at 301-9973 if you would like to participate.

Is your remote control for the gates not working? Replacement auto sun-visor remotes are available for \$20 each. Contact Frank Gilbreath at 762-3714 (no calls after 7:00 PM please).

We all love our pets! We all love our lawns! Pet owners, when walking your pets please remember to carry supplies and clean up after your pets. Thank you!

For schedule and contact information about PW-HOA committees and activity groups, check the bulletin board at your mail center!

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CCHOA Clubs & Announcements *Continued*

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 20 active 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 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***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.

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Austin Lyric Opera**& Austin Symphony Orchestra***Submitted by Joan Coyle*

On Friday Opera or Symphony Evenings there is a COMPLIMENTARY BUS RIDE to and from each performance, whether you are a season ticket holder or you are attending an individual performance. The bus is boarded at Onion Creek Center at 11111 South IH 35 in front of Mustin & Porter Real Estate Co. where parking is free; attendees are dropped off and picked up in front of the performing arts center. The Symphony Bus departs at 7:00pm and the Opera Bus departs at 6:30pm. Anyone taking advantage of this wonderfully convenient service is requested to call Joan at 282-0085 to ride the opera bus, and to call Peggy at 282-0283 to ride the symphony bus, about one to three weeks in advance. Opera/Ticket information may be obtained by calling Diane at 476-5992; Symphony/Ticket information at 476-6064.

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"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."

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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.

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CCHOA Clubs & Announcements *Continued*

Austin's Amazing Real Estate Market!

Submitted by Kitty Fowler

Well, the last time I had a chance to write you all was in June and I mentioned the season was starting out like "gangbusters" and the only reason you haven't heard from me sooner is because the whole season has continued to be very strong and busy. There have continued to be lots of buyers and consequent decreases in housing inventories throughout the city; all great news for sellers!

To confirm this with real numbers: sales of existing homes in Austin were up 17% in July and 28% in August as compared to those months last year. Also, more homes have sold in Austin so far this year than all of last year. Of course, sales of this pace have meant a decrease in the number of listings; they are down 15% in August and 13% for the year to date. This hasn't yet translated to higher home prices with only a 4% increase in the median price this year but it does mean homes are selling faster and will continue to do so if this trend continues.

As I mentioned, I have seen the results of these trends in my own sales as many of my listings that are priced correctly are flying off the market. Of course, as usual the season has slowed down somewhat as a result of school starting and will continue to slow as we head into the holidays, but I anticipate this strength will continue into the beginning of the high buying season in the spring.

So, the real estate market is strong and getting stronger in Austin and

all this is good news for homebuyers and sellers here.

Also, just a helpful tidbit of info for those of you with cell phones (which is most of us these days): Oct 12th, cell numbers are being released to telemarketing companies and you will start to receive calls and **YOU WILL BE CHARGED FOR THESE CALLS**. To prevent this, call the following number from your cell phone: 888-382-1222. It is the National Do Not Call list. It will take only 2-3 minutes and it blocks your number for 5 years.



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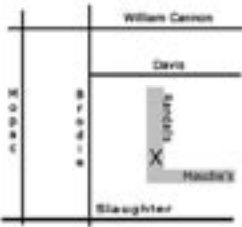
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Suzanne Burnes
Photography

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Heart Gallery Of Central Texas

Submitted by Tracy Eilers, D.M., Executive Director, Adoption Coalition of Texas

Everyday 500 Central Texas children who were abused or neglected are waiting to be adopted from foster care. Each month, another 30 children currently living in foster care become eligible for adoption, which happens when a parent's or parents' legal rights are terminated. Many children are older or have special needs, are minorities or members of a sibling group. All are considered hard-to-place children.

The Heart Gallery of Central Texas creates a window into the worlds of these children's lives and aims to elicit public support for and interest in adoption from foster care.

The Heart Gallery of Central Texas is a special project of the Adoption Coalition of Texas and CASA of Travis County. Both agencies share the common interest of finding "forever families" for children in foster care who are legally free for adoption. What does legally free mean? Legally free means these children have been removed from their homes due to abuse or neglect, and their biological parents have had their parental rights terminated, and thus, these children are wards of the State of Texas.

The Heart Gallery of Central Texas is an art exhibit featuring more than 100 children who are waiting for adoption. These are children living in the foster care system, and are wards of the State of Texas. These are children longing to be a part of a family. In January of this

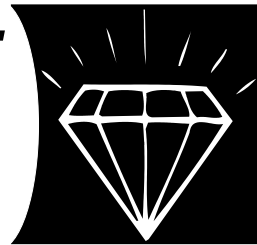
year, the Parade Magazine published a story about a recruitment project in Santa Fe, New Mexico – called the Heart Gallery. Agencies across the country strive to find homes for waiting children. In Central Texas alone, there are 500 kids daily waiting for adoption. These are kids of all ages, ethnicities and about 50% are members of sibling groups. The Heart Gallery is an effort to humanize these children – putting a picture with a story. A recent survey conducted in the Austin area revealed that approximately 84% of those surveyed did not know you could adopt from the foster care system. In addition, there are a host of myths and misconceptions about children in foster care. These portraits are step one in the process of bringing these children to life.

Fifty-five photographers volunteered their time and talents to this effort – helping not only to photograph the children, but to join the effort in promoting the adoption of children in foster care. The goal of this project was to capture the personalities and characteristics of these children, offering a glimpse into their soul, and ultimately, prompting potential families to inquire about adoption. As you can see from the pictures, these are children with hearts, and most importantly, hope.

For more information about The Heart Gallery of Central Texas and waiting children, please contact Tracy Eilers, D.M., Executive Director, Adoption Coalition of Texas at 512-301-2825. You can also visit www.heartgallerytexas.com or www.adoptioncoalitiontx.org.

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Circle C Amenities

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Recreational Swim

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Monday 3:00pm to 8:00pm

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Circle C Cafe & Catering

Submitted by Julie Arevalo

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Tony Ragan
Owner/Circle C Resident



Circle C Amenities Continued

Circle C Tennis Club

Submitted by Fernando Velasco

The Circle C Tennis Club is a Private Club. The dues paid to the Circle C Home Owners Association do not give automatic usage of the courts. Residents and non-residents of Circle C Ranch are welcomed to join. There is neither Initiation Fees nor contracts for a period of time. Monthly dues paid allow Members to use the Tennis Courts on an unlimited basis, plus be able participate in all the programs that the Tennis Club offers.

Beginners Adults Tennis Lessons - Now that the kids are back in school, it is time to begin playing tennis. The Circle C Tennis Club offers this great program to get you back on the courts, or to start you playing the "sport of a lifetime"

Our staff is ready to serve you in the following Beginners Programs:

Monday, 6 to 7 pm (Co-Ed); Thursday, 8:30 to 9:30 am (Ladies); Friday, 10 to 11am (Ladies); Saturday, 11:30 to 12:30 pm (Co-Ed)

Fee for six-week lessons is \$60.00 and includes use of the demo racquets, ball machine \$10.00 per hour, Childcare on Monday through Saturday in the mornings (\$7.50 per child/hr) and open play on the courts on a non-reservation basis.

Junior Tennis Lessons - The third session of Junior lessons will begin the week of November 7. Lessons are offered for children 3-5 years old (Pee Wee); Grand Prix for ages 6-8, 9-11, 12-15 and the Pre-Advanced Tournament Program (PATP) for juniors who are interested in competing in Tennis Tournaments or play for their school's tennis teams. Lessons are open for members and non-members. If you want us to send you a brochure with all the schedules and fees, please call Kathi at 301-8685

The Golf Club at Circle C Ranch

Submitted by Denise Fisher

The Golf Club will be closed on the following days in November:

November 7th • November 14th • November 21st • November 28th

Number "1" Reason to become a member at The Golf Club at Circle C:

1. Memberships make a great Holiday gift and rates increase in December so join now!

Live Music & Family Dining, Fridays – November 4th, 11th, 18th

Friday featured artists: November 4th - James Thomas; November 11th – Mark Campbell; November 18th - James Thomas.

"Friday Niners" continues each Friday. There will be a 5pm shotgun start and cost is just a cart fee and \$10 for the prize fund. Format is a 4 person scramble with each team having an A, B, C and D player. Just call the Pro Shop at 288.4297 to reserve your spot each week. Join us afterwards for food, drinks and live music!

Thanksgiving Day 9am Shotgun, Thursday, November 24th – Join us for our Turkey Day open shotgun at 9am. Bring the family and enjoy a quick round of golf before the festivities of the day start. Call the Pro Shop at 288.4297, extension 2 to reserve your time.

Fall Golf Instruction Programs – The Golf Academy at Circle C has the perfect instruction program for you and your family with classes, clinics and player development programs for everyone including Little Linksters, Junior Linksters, Girls, High School students, Couples, Seniors and more. Whatever your need they have a program to fit you. Visit www.thegolfclubatcirclec.com for a full schedule.

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Texas Events - November

5—AUSTIN: Austin Pow Wow & Heritage Festival A 10:30 a.m. special grand entry is held for children. Features dancers, singers and drummers from around the nation; arts and food vendors; storytelling; flute playing and more. The Toney Burger Center. www.austinpowwow.org 512/371-0628

5—LUCKENBACH: Hunters Ball www.luckenbachtexas.com 888/311-8990

5-6—AUSTIN: Austin Celtic Festival Brings about 200 artists, musicians, actors and storytellers who explore the history and cultures of the modern Celtic nations. Fiesta Gardens. www.austincelts.org/festival 512/218-6973

5-6—AUSTIN: Fourth Annual Austin-American Statesman Snowfest Austin Convention Center. www.texassnowfest.com 800/831-3976

11—AUSTIN: Goran Krivokapic Austin Classical Guitar Society presents the latest winner of the Guitar Foundation of America competition. Northwest Hills United Methodist Church. www.austinclassicalguitar.org 512/300-ACGS

11—FREDERICKSBURG: Veterans Day Offers a patriotic address, recognition of all veterans, joint color guard, music and 21-gun salute. Admiral Nimitz State Historic Site – National Museum of the Pacific War. 830/997-4379

11-13—FREDERICKSBURG: Art Past Dark Arts & Antiques Weekend Celebrates fine arts and antiques with local artists and art shows, a gala event and more. Hangar Hotel & Conference Center. www.artpastdark.com

12—FREDERICKSBURG: Johnny Nicholas All-Star Big Band Bash Features award-winning musicians. Pioneer Pavilion at Lady Bird Johnson Park. E-mail: carolr@fisd.org • www.hilltopcafe.com 830/997-7182

12—GEORGETOWN: Market Day Features arts & crafts, antiques, collectibles and festive foods. Historic Downtown Georgetown. www.downto

wngorgetownassociation.org 512/868-8675

12—ROUND ROCK: Rockin' Around the Holidays Bazaar Vendors display wares for holiday shopping. Clay Madsen Recreation Center. www.ci.round-rock.tx.us 512/218-3216

12-13—FREDERICKSBURG: Fall Antique Show Includes more than 65 dealers. Gillespie County Fairgrounds. www.texasantiqueshow.com 830/995-3670

18-19—AUSTIN: The Austin Symphony www.austinsymphony.org 888/462-3787

18-20—FREDERICKSBURG: Trade Days More than 300 vendors sell antiques, collectibles, ranch furniture, crafts, unique clothing, jewelry and more. Hwy. 290. www.fbgtradedays.com 830/990-4900 or 210/846-4094

19-20—ROUND ROCK: A Sami Show Dell Diamond. www.samishow.com 512/441-7133

25-26—FREDERICKSBURG: Island Assault: 1944 Admiral Nimitz Museum Pacific Combat Zone. 830/997-4378

25-26—FREDERICKSBURG: TACEF Thanksgiving Invitational Art Show Marketplatz. www.tacef.org 830/896-5711

25-27—FREDERICKSBURG: The Peddler Show Gillespie County Fairgrounds. www.peddlershow.com 800/775-2774

25-Jan. 1—FREDERICKSBURG: Hill Country Regional Lighting Trail About 12 cities hold special events, displays, parades and other activities. Brochures are available. www.tex-fest.com 830/997-8515 or 866/839-3378

26—AUSTIN: Chuy's Christmas Parade Procession of giant balloons, marching bands, vintage cars, celebrities and floats kick off the holiday season.

(Continued on Page 27)

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Texas Events - (Continued from Page 26)

Congress Avenue. www.chuysparade.com 888/439-2489

26-27—AUSTIN: Citywide Garage Sale Palmer Events Center. E-mail: info@cwgs.com • www.cwgs.com 512/441-2828

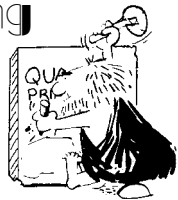
26-27—AUSTIN: Victorian Christmas on Sixth Street Enjoy parades, food, drink, handmade Victorian arts & crafts, and more. www.roadstarproductions.com 512/441-9015

Texas Events has been published with the permission of the Texas Department of Transportation. All events are taken in part from the Texas Events Calendar. All dates for events were correct at the time of publication and are subject to change.

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Fairfield	Strathmore	Willow Pointe
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Hastings Green	Village Creek	Winchester Trails
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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

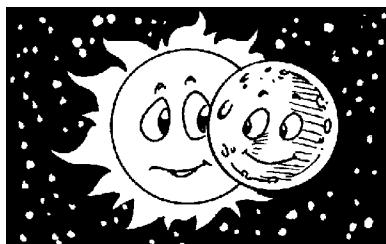
Visit with Santa

Smarty Pants-Balloons

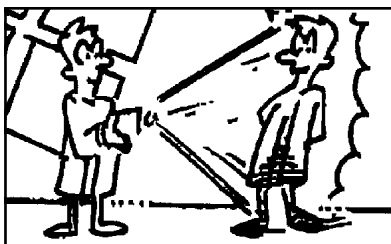
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Fit Facts™

FROM THE AMERICAN COUNCIL ON EXERCISE®

Exercising In The Cold

The biggest concern for exercising in the cold is hypothermia, or too much heat loss. When you exercise in a cold environment you must consider one primary factor: how much heat will your body lose during exercise?

Heat loss is controlled in two ways:

1. Insulation, consisting of body fat plus clothing.
2. Environmental factors, including temperature, wind and whether you're exercising in the air or in the water. Each of these factors plays a role in the body's ability to maintain a comfortable temperature during exercise.

Insulation

Although many people aspire to have a lean figure, people with a little more body fat are better insulated and will lose less heat. Clothing adds to



the insulation barrier and is clearly the most important element in performance and comfort while exercising in the cold. One study showed that heat loss from the head alone was about 50 percent at the freezing mark, and by simply wearing a helmet, subjects were able to stay outside indefinitely.

Clothing is generally a good insulator because it has the ability to trap air, a poor conductor of heat. If the air trapped by the clothing cannot conduct the heat away from the body, temperature will be maintained. Unlike air, however, water is a rapid conductor of heat and even in the coldest of temperatures, people will sweat and risk significant heat loss. With this in mind, you want to choose clothing that can trap air but allow sweat to pass through, away from the body.

By wearing clothing in layers, you have the ability to change the amount of insulation that is needed while many new products can provide such a layered barrier, it is important to avoid heavy cotton sweats or tightly woven material that will absorb and retain water. Because these materials cannot provide a layer of dry air near the skin, they can increase the amount of heat your body loses as you exercise.

Keeping the hands and feet warm is a common concern when exercising in the cold. Lower temperatures cause blood to be shunted away from the hands and feet to the center of the body to keep the internal organs warm and protected. Superficial warming of the hands will return blood flow to prevent tissue damage. Blood flow will not return to the feet unless the temperature of the torso is normal or slightly higher (.5-1.0

(Continued on Page 31)

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Fit Facts - (Continued from Page 30)

degree Fahrenheit (F) above normal). So, to keep your feet warm you must also keep the rest of your body warm at all times.

Check with the weatherman

Always check the air temperature and wind chill factor before exercising in the cold. Data from the National Safety Council suggest little danger to individuals with properly clothed skin exposed at 20° F, even with a 30 mph wind. A danger does exist for individuals with exposed skin when the wind chill factor (combined effect of temperature and wind) falls below minus 20° F.

That can be achieved by any combination of temperatures below 20° F with a wind of 40 mph and temperatures below minus 20° F with no wind. If you are exercising near the danger zone for skin exposure, it also is advisable to warm the air being inhaled by wearing a scarf or mask over your nose and mouth to warm the air being inhaled.

Rules for exercising in the cold

- Check the temperature and wind conditions before you go out and do not exercise if conditions are dangerous.
- Keep your head, hands and feet warm.
- Dress in layers that can provide a trapped layer of dry air near the skin (avoid cotton sweats and other similar materials).
- Warm the air you are breathing if temperatures are below your comfort level (usually around 0° F).

Pumpkin Cake

Wet ingredients:

- 2 ¾ cups of sugar
- 1 cup shortening
- 3 eggs
- 1 tsp. vanilla

Mix wet ingredients together then add **one 15 oz. can of pumpkin**. Beat until smooth. In a separate bowl mix together the following Dry ingredients: **3 cups of flour, ½ tsp baking powder, 1 tsp of baking soda, 1 tsp of cinnamon, 1 tsp of allspice, and 1 tsp of nutmeg**. Mix into wet mixture slowly with a mixer. Beat well for at least 5 minutes. Grease & flour a Bundt cake pan. Bake at 350 degrees for 1 hour 15 minutes. Check after 1 hour. Enjoy!

Happy Thanksgiving!



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CircleCOpenHouse.com ~ November 13th

The AustinReps' Circle C Ranch Market Report

Circle C Ranch by Neighborhood	Sold History (April - September 2005)					Current Market	
	Total	Average				Total	
	Homes Sold	Square Feet	Price / Sq. Feet	Year Built	Days On Market	Active	Pending
Circle C Central	60	2,670	\$ 93	1994	65	21	10
North	42	2,029	\$ 101	1996	69	3	9
Wildflower	22	2,226	\$ 103	2001	59	8	5
On The Park	7	3,392	\$ 103	1997	82	2	3
Vintage Place	9	3,430	\$ 92	2003	121	5	0
Hielscher	28	3,231	\$ 101	2003	74	13	7
West	4	3,618	\$ 112	2005	29	14	4
Park West	7	2,287	\$ 119	2002	129	3	2
Park Place	14	2,477	\$ 103	2005	117	14	6
Muirfield	3	3,898	\$ 114	2004	53	5	3
Enclave / Lacrosse	7	2,405	\$ 111	2005	46	2	1
Circle C Ranch Total	203	2,626	\$ 100	1998	74	90	50

Corresponding Neighborhood Map on AustinReps.com

Market Report data was obtained from the Austin-Multiple Listing Service (MLS) on 10/06/2005. 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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