



CIRCLE C RANCH

NEWSLETTER

Volume 3, Number 2

February 2006

www.circlecranch.info

President's Letter

Dear neighbors,

We recently hired William Hamilton as our aquatics director for Circle C HOA. William comes to us with 12 years of pool-related experience, including several years in managing water parks. He has a degree in Recreation Administration and is a Certified Pool Operator. We are looking forward to working with William as he manages our existing swim center and helps us design, build and operate the new swim center.

As I write this (in the middle of January) the board is continuing negotiations with UT/Longhorn Aquatics for their use of the Circle C Swim Center. We intend to complete negotiations by 1 February.

The pool renovation has taken more time than we anticipated. It should be complete by the time you read this. The renovations include additional short-course lane markings, new plaster pool surface and repairs to the in-pool lighting system. The next step in pool renovation will be the removal of the large light towers and associated pulley system. The Board voted in December to replace this with more attractive lighting poles for evening and morning swimming and functions. We intend to complete this in early 2006.

The Ad Hoc E-Voting Committee completed their work recently and proposed an electronic voting system for CCHOA. We intend to use this system for the 2006 election of directors for CCHOA. We hope this system will increase participation in CCHOA elections. The new system will offer the option of voting electronically or voting via paper ballot. Thanks to VP Steve Urban, Ernie Schroeder and Richard Relp for completing this project. The vendor we selected is Collaborare, using their product called BallotBox. You can read about it at <http://www.collaboraresoft.com>.

Please see Marian Wallace's article inside on school construction expansion and boundary changes.

We had a great holiday party on 17 December at the Wildflower Center. Over 250 neighbors attended for a night of dining, dancing and casino gambling. Thanks to the hard workers on the Special Events Committee for organizing and running this event. Thanks to the gamblers at my table who were patient with my not-ready-for-Vegas blackjack dealing skill.

Wal-Mart is hosting a neighborhood meeting on 13 February, 6pm at Kiker Elementary School. This meeting is for all SW Austin neighbors. Wal-Mart staff will present their plans for expansion of the existing store at Mopac and 290. I have been told that Wal-Mart

will also purchase a portion of the Monaghan tract at Mopac and Davis Lane. The Wal-Mart plan will leave this land undeveloped in perpetuity, and they will use the development rights for their store expansion. This will be a good place to go to learn about Wal-Mart's plans for our part of Austin.

The newsletter has recently included news from the Park West Homeowners Association. A friend of mine asked me Park West has their own HOA? The reason is simple – Park West at Circle C is both part of Circle C Ranch and a gated community. All gated communities in Circle C Ranch are required to have a homeowners association for the purpose of dealing with private street maintenance, street light maintenance and security gates. The Park West HOA is the organization that takes care of this work. Muirfield at Circle C is the second gated community in our neighborhood. Homeowners in each gated community will be members of two HOAs – CCHOA and the sub-association.

Our annual meeting will be held on Wednesday, 22 March at 6:30pm at Kiker. Two directors positions are up for re-election – the seats held by Steve Urban and by me. I have served on the CCHOA board for two years, and I will not run for re-election. I'd like to take a few minutes of your time to urge you to consider volunteering for the Association, and perhaps to run for election as a director.

If you happen to read the newsletter every month you will see that there are always interesting things going on at Circle C Ranch. I sometimes think that we are a lightning rod for *interesting things*. I'll list a few facts about Circle C and CCHOA – to give you a feel for the scope of our operation. We have approximately 3,700 homes in the association, and approximately 12,000 neighbors within Circle C Ranch. We are the size of a small town within the City of Austin.

We have relationships and licensing agreements with the City of Austin, and the local commercial developer (Stratus), and the local residential developers. We have a relatively high voting rate within this area – which means that politicians notice us. We have relationships with AISD, and a contract with our solid waste collection vendor (Allied Waste, formerly BFI). We receive calls from movie companies and TV networks. We get calls from the local news stations and the local newspapers. We are occasionally the subject of articles in the media – sometimes positive, and sometimes not. We have plans to build a new swim center, and to improve our existing amenities. We

(Continued on Page 2)

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



Residential Cleaning

Cleaning Tip # 219 What we are NOT:

- We're **not** a big company.
- We're **not** a franchise.
- We're **not** the lets-get-it-clean-ASAP-so-we-can-go-to-the-next-house company.
- We are a small business thinking big, started a year ago by a young college grad, and we are giving the big guys a run for their money.
- So go ahead, support a small Austin business and give us a call.

Consistently Circle C's Choice for Cleaning"

Call or email us at:
1-866-850-4103
admin@mayfairventures.com

Insured and Bonded for your protection

President's Letter - (Continued from Page 1)

have an annual budget close to \$2M. We have a monthly newsletter with a larger circulation than the Oak Hill Gazette.

I volunteered to run because I saw problems within Circle C that bothered me. I've lived here since November of 1993, and I had grown fond of this neighborhood. (Yes, I am still fond of it! :-)) I ran for a seat on the board, and no one was more surprised than I was when I learned that I had won. My time since then on the CCHOA Board has never been boring. Because of this job I have had the privilege to meet, speak or email many of you. I've also had the privilege to work with many neighbors who also volunteer their time for the neighborhood. This job has been an enriching experience for me.

If you care about Circle C Ranch, please consider working as a volunteer to maintain and improve our neighborhood. If you have questions about serving on the board, feel free to contact me at qfennessy@yahoo.com and I'll be glad to tell you more about the position.

Sincerely, your neighbor,
Quentin Fennessy

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



Personal Chef Service
www.wanderingchef.com
Chad Holt
512-587-6353
chad@wanderingchef.com

Knott Garden

DESIGNER & ARTIST

Murals
Portable Murals
Floor Cloths
(hand-painted rugs)
Trompe L'oeil
& other fun things

Kay Hughes
512.573.8177



kay@knottgarden.com



Krysten Mejia



Jaymes Willoughby

**"We aren't just neighborhood specialists,
we're YOUR neighbors!"**

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



9321 Bavaria

Capital Pacific's Llano Plan, Upgraded
Tile & Cherry Wood Cabinets
Throughout, Excellent Storage!



10305 Van Winkle

Exclusive Circle C on the Park,
Gorgeous Hardwood Floors.
Balcony Overlooks Backyard Oasis
w/ Sparkling Pool



6904 Telluride

David Weekly Custom in Legend
Oaks, Dramatic Front Porch,
Elegant Features,
& A Gourmet Chef's Kitchen!



10429 Tasajillo

Arroyo Plan in Parkwest at
Circle C, Hardwood Floors,
Granite Tops & Great Bay
Windows!



6709 Haswell

Elegant home in Circle C North.
Gleaming Hardwood Floors & Soaring
Vaulted Ceilings. Mature Trees in Serene
Backyard!

**Is your New Year's Resolution to Move?
Ask us for a free market analysis on your current home!**

(512) 347-9599
www.MetroAustinHomes.com
Austin's Most Referred Realtor, Since 1984

Keller Williams Realty, Three Barton Skyway, 1221 S Mopac, Ste. 120, Austin TX 78746

CCHOA Announcements

CCHOA Management Announcements

Paper Recycling Available

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.

Lost Keys

If you have lost a set of keys and have not contacted the CCHOA office you may want to do so. We have about 4-5 sets of keys that have been turned in to our office.

Directory

The CCHOA will be outsourcing the next directory to Peel Inc., the company that currently publishes our newsletter. If you would like to be included in this next directory, and have not already filled out a Circle C Homeowners Information Form, please contact the HOA office at 288-8663 or via email at info@circlecranch.info. We much have this information by February 28, 2006.

Nominating Committee Announcement

Submitted by Nominating Committee

The Nominating Committee is made up of resident volunteers and one board member and their charge is to facilitate the election of directors to the board. The 2006 Committee members are A.E. Martin (Board Secretary) and residents Grady Bible and Carol de Solla.

Board Election Process

The Nominating Committee is taking nominations for two open board positions that will be up for election at the March 22 Annual Meeting of the CCHOA. You can submit names by one of the following ways:

- Phone: 288-8663
- Email: info@circlecranch.info
- Fax: 288-6488

The **deadline** for submitting nominations is **February 20, 2006.**

Please let the Committee know if you have any questions regarding this process at info@circlecranch.com



The differences between
The Maids and other
housecleaners are
nothing to sneeze at.

Besides giving you the most thorough housecleaning, we also give you the healthiest. Customers who have dust or other allergy problems often tell us they can see positive results after the first clean. Here are some of the reasons:

- Our patented **Back Pack Vacs** can capture up to 99% of all dust and allergens, bacteria, dust mites, pet dander, pollen and other pollutants. They can capture particles as tiny as 1/210th the diameter of a human hair.
- We clean and disinfect all bathroom sinks, tubs, showers and floors.
- We vacuum wall registers and vents, including refrigerator vents and under beds.
- We use our own proprietary, environmentally preferable cleaning products.
- **We also provide a 100% Satisfaction Guarantee!**



2005 Ethics in Business Winner
presented by Samaritan Center

2003 Customer Service Winner
presented by The Austin Chamber of Commerce

Call today for a **FREE**, no obligation estimate.

419-0021

www.TheMaidsHomeServices.org



The Maids Home Services

Nobody Outcleans The Maids!

CCHOA Announcements *Continued*

Update from New Pool Manager

Submitted by William Hamilton

Greetings from the Circle C Swim Center. As you may or may not know, the pool is currently having some maintenance work done including: a new application of plaster, crack repairs, lighting repairs, new pool grating around the coping, new lane lines, and some code updates. We are proceeding forward with the goal to have all repairs finished and the pool full of water by January 20th, if all goes well and there are no unforeseen set-backs. At that point we will have the pool inspected by the City of Austin and begin the heating and curing process for the new plaster. We will open the pool as soon as possible.

In preparation for a late January opening, we are preparing to hire a crew of lifeguards to watch over the pool guests and assure their safety. Lifeguard candidates will start at \$6.50 per hour or higher based on experience. There will be a variety of shifts including early morning and evening lap swimming for the next few months, increasing to day time hours for Spring and Summer months. Circle C Swim Center strives for the objective to obtain cost effective value-added labor to staff swim center to ensure user safety, deliver excellent customer service, and maintain a clean and aesthetically pleasing facility. Applicants must meet the following minimum requirements to be considered for employment:

1. Applicant must be at least 16 years of age. (15 year old employee may be considered.)
2. Applicant must be certified with at least one of the following training agencies and supply an instructor signed copy of their current license for records (photocopy will be made and kept on file):
 - American Red Cross
 - YMCA
3. Applicant must be certified in the following minimum components:
 - Lifeguard training
 - First Aid
 - Adult, Child and Infant CPR for the Professional Rescuer
4. Applicant is responsible for any recertification's and expenses on or before the appropriate date on license.
5. Circle C Swim Center will supply paid in-service trainings to meet any and all city, county and state requirements.
6. Circle C Swim Center will provide one full uniform (hat, whistle and lanyard, t-shirt and swimsuit) to applicant upon acceptance of employment and completion of employee orientation.

We will begin interviewing lifeguard candidates in the weeks to come. If you have any questions related to the Circle C Swim Center or you are interested in employment, please feel free to contact me via the information below.

William Hamilton
Pool Manager / Aquatics Director
5919 La Crosse Ave., Suite 100
Austin, TX 78739
W (512) 288-8663 • F (512) 288-6488
whhamilton@hotmail.com

HOA Assessments Mailed

You should have received your 1st half of the year assessments in the mail by now – they are due March 1, 2006. All assessments should be mailed to:

CCHOA
PO BOX 163541
Austin, Texas 78716

*Please **DO NOT** drop off your assessments at the CCHOA office on La Crosse Avenue, they should be mailed directly to the Accounting Office. For questions about your assessment, contact the Accounting Office at 451-9901.

Deed Restriction Reminder

As per the Declaration of Covenants, Conditions and Restrictions for Circle C Ranch Subdivision Article V, Section 5 Exterior Lighting Christmas lights shall be permitted without prior approval during the month of December each year, and provided further that such lights must be removed by January 15 of each year.

Lose Weight Now!

*PhysFit Can Make Your
New Years Resolution Come True!*

60% OFF
SERVICE FEE
Can not be combined with any other offer.

1 FREE
WEEK
Can not be combined with any other offer.



Just Like Curves But Better...
Equipment, Classes, Long Hours 5am-10:30 pm 365 Days a Year!
Money Back Guarantee

PhysFit 
Fitness for Women

Call Now!
899-0198

3421 W. Wm Cannon
(SE Corner of Brodie & Wm Cannon)



CCHOA Announcements *Continued*

Education Update

Submitted by Marian Wallace, Education Committee Chair

Well, winter has been warmer than normal this year – bad news for anyone wanting to wear sweaters, but good news for construction schedules! Construction on the new elementary school in Circle C West is well underway, and AISD is fully prepared to open the school this fall. The boundary task force for AISD has also been working throughout the fall and winter to change the current boundary lines to prepare the student body for the new school, and provide relief for Kiker and Mills Elementary Schools. A formal recommendation on these boundary changes for Southwest Austin will be made to AISD Superintendent Pat Forgione and the school board early this month.

Last month, Dr. Forgione and the boundary committee presented the proposed changes to the CACs at both Kiker and Mills Elementary Schools in January, and then at a public forum at Mills last month as well. Proposed changes in boundary will primarily affect the Wildflower Park and Circle C West neighborhoods, as well as the section of Circle C homes located just west of Escarpment.

See the map for details on how the proposed change in zones would divide the zone between Kiker Elementary and the new elementary school. The boundary line would run north of SH 45 past LaCrosse, cutting through Aden, Way, Back Bay, and Walebridge streets. The task force is also recommending that Wildflower Park be rezoned to attend Kiker Elementary; and Vintage Place, Park Place and Circle C North remain at Mills Elementary.

For a full map on all proposed boundary changes for Southwest Austin, visit www.theappleatwork.com.

Dr. Forgione has assured me that the district will consider transfers, particularly for those with students entering 5th grade who wish to remain at their current schools. For complete instructions on

applying for a transfer and the deadlines, go to the AISD website, www.austinisd.org.

The proposed changes will provide a great relief to Kiker Elementary, which has had to work with severe overcrowding for several years now. It will bring its population down to around 715 students in 2006-07, with a projected growth of around 750 students in 2010. Mills Elementary will also receive some initial relief, but it is expected to continue to grow. The district has indicated that the boundary committee may need to review the growth at Mills annually to provide additional relief.

For information on work being done at all of the schools in our area, visit www.theappleatwork.com or call 414-BOND if you have questions concerning bond work being done.

Kiker Elementary is scheduled for an 8-classroom addition to be constructed this spring. However, at press time, the building permit for the addition has not been approved by the city council or by the AISD school board. Discussions regarding the permit's

approval have been ongoing because of a concern that the site at Kiker does not meet environmental regulations regarding impervious cover. AISD had scheduled this addition to be completed by fall 2006, but without a building permit, completion may be delayed until after the fall semester has begun.

The Austin City Council is scheduled to take up the matter on February 16, and upon approval, the school board will review it and sign off on the permit on February 13. Please contact our city council and school board to let them know that this permit needs to be approved immediately. The site at Kiker Elementary meets all of the environmental regulations agreed upon by AISD and the city of Austin – and our children should not have to bear the consequences of political tactics.

For additional updates on educational issues, visit our education committee page on the Circle C website – and I hope to see you in the hallways soon!



Celebrating Our 27th Anniversary!

- ★ Full Service Repair Facility
- ★ Computerized Wheel Alignment
- ★ 12 months 12,000 mile Nation Wide warranty on parts and labor
- ★ We honor most extended warranties
- ★ Free Shuttle with appointment
- ★ After hours drop off



\$25 OFF

SCHEDULED MAINTENANCE

Most vehicles - Exp 03/10/06

FREE Brake Inspection

\$25 OFF BRAKE SERVICE

On any service or repair over \$100

Most vehicles - Exp 03/10/06

Improve Your Fuel Economy

FUEL INJECTION SERVICE

\$89⁹⁹

CLEANS the fuel induction system and REMOVES combustion chamber deposits. Most vehicles - Exp 03/10/06

**LUBE, OIL &
FILTER CHANGE**

ONLY \$19.95 + tax and disposal fee

Includes a full vehicle inspection and tire rotation.

Up to 5qts Mobil 10/30 - Most vehicles - 03/10/06

Full synthetic and other oils available at an additional charge

Honest Reliable Service Since 1979



**Family Owned
& Operated**

**Mon - Fri:
7:30 AM - 6:00 PM**

8884 HWY 290 WEST - 2.7 WEST OF THE OAK HILL "Y"

512-288-3844

WWW.READSAUTO.COM



CCHOA Clubs & Announcements

Park West HOA News

Submitted by Kathy Jedrzejewicz

Annual Homeowners Association Meeting: Tuesday February 7th, 7PM, at Kiker Elementary. Sign-in starts at 6:30 PM. Plan to attend this very important meeting to vote for three open Board positions. Homeowners who are up-do-date on their HOA dues are eligible to vote. We will review expenses for 2005, the 2006 budget and accomplishments we've made over the past year. Some of the topics for discussion include,

street parking, speeding, yard art, animals, landscaping, and monthly fees.

Nominating Committee recommendations for Board of Directors. After talking with a number of strong candidates, the Park West Nominating Committee recommends three residents for consideration. Additional nominations from the floor will be accepted at the annual meeting.

Keith Bolsen: Retired professor from Kansas State, now running an active consulting business. Member of the Landscape committee. Keith is interested in maintaining property values and keeping Park West a safe place to live. Keith and Ruthie have lived at 6106 Tasajillo Trail for two years.

Joe Burwell: A patent attorney, Joe has an excellent understanding of the Association, serving as a key member of the Bylaws & Covenants, Landscape, and Roads & Gates committees. His knowledge of the law, and his interest in trees have been invaluable. Joe has lived at 6633 Tasajillo Trail for four years.

Kathy Jedrzejewicz: A diagnostic medical sonographer, Kathy J. was elected to a one-year term in Feb 2005, and has served as Secretary of the Board and advisor to the Communications Committee for the past year. She has been responsible for newsletters, bulletin boards, and distribution of minutes of all Board and committee meetings. If re-elected, she would like to work to establish a Park West web site and develop written processes for board and committee actions so the HOA can move forward with continuity.

We thank Bernadette Tasher, Don Brashear and Dave Maril for their efforts as this year's Nominating Committee.

Committees: If you would like to be an active participant in planning Park West's future, sign-up sheets for the various committees will be available at the annual meeting. New contact information for the Board of Directors will be posted on the bulletin boards after our annual meeting, and updated committee contact information will be posted as soon as the committees have met and elected officers for the year.

Entry Gates. Have you noticed the new lighting above the key pads at both entry gates? Several residents told the Board of their difficulty

(Continued on Page 9)

Absolute
Pest Management
(512) 444-0262

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

Includes:

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

Additional Services Available:

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

**It's Rodent Season--
Call for your FREE INSPECTION!**



Tony Ragan
Owner/Circle C Resident



Interested in Buying or Selling a Home in Circle C?

Call Team Circle C Today.

**Ask about our
Move-Up
program.**

**Call us for a
FREE market
analysis today!**



Maria Tedder - ABR
(512)-413-4343 Direct
rmtedder@austin.rr.com

Dan Nowicki - ABR, GRI
(512)-633-1780 Direct
dnowicki@austin.rr.com



"Team Circle C"
www.TeamCircleC.com



1801 S. Mopac Expressway #100
Austin, Texas 78746

Each Office Independently Owned and Operated

CCHOA Clubs & Announcements *Continued*

Park West HOA - (Continued from Page 8)

punching in the gate codes after dark. Thanks to the work of our Roads & Gates committee, the numbers are now visible at night!

Vandalism. Local news stations reported that windows of over 300 vehicles were shot out by vandals in southwest Austin last month. Average repair cost: \$500. The vandals operate after midnight, and a \$1000 reward is offered. Aren't you glad that you live in a gated community? Even though this is reassuring, we still need to be proactive about protecting ourselves and our neighbors by making our environment unwelcoming to intruders and vandals. Some things you can do are: install motion sensing lights, install and use a home alarm system, keep garage doors closed, keep doors closed and locked, keep window shades drawn and blinds closed at night, and keep your un-garaged car locked. Keep an eye out for your neighbors since you might have better visibility to some parts of their homes than they do. Get to know your neighbors and neighborhood so you'll be familiar with who should be here and what normal activity looks like. Be on the alert for suspicious behavior. Call 911 if you suspect or see something unusual.

New Gated Community. The Enclave is a gated community under construction a mile west of Park West on La Crosse. We are told they will build 90 homes about the size of ours, in the \$300K range, and with conventional roofing. Monthly HOA fees at The Enclave are \$145.

Street Party. Did you notice the crowd of people near the east

entrance in the early evening hours on January 3rd? Some of our residents had pulled their BBQ grills, tables and chairs out to the street and started cooking! Everyone who walked or drove through was invited to bring something to eat and join the party. Neighbors from all over Park West ended up enjoying the beautiful warm evening together. We're told to be on the lookout for more semi-impromptu cook-outs in the future. So keep your eyes peeled. If you see a BBQ grill in the street, run home, grab whatever you have on hand to eat, and come join the fun! We are well on the way to becoming the best—at least the friendliest—HOA in Texas!

Back By Popular Demand - The Park West Wine Fest! Our first Wine Fest at the Wildflower Center's Wildflower Café was such a rousing success that we're doing it again! Mark your calendars for Sunday, February 26, 2006 from 6:00pm to 8:00pm. The cost is \$25.00 per person. You'll enjoy six gourmet hors d'oeuvres, domestic and international cheeses, assorted fruit, three red wines, three white wines, and non-alcoholic sparkling wine—in addition to the great company of great neighbors! Space is limited to the first 50 people who reserve and make payment. Please make payments to Mike Hahn (301-5213) or Nancy Oliphant (301-7227) by February 10th.

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

*Smile
Creations*

John Calvert, D.D.S.

3022 Slaughter Lane

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

280-8800

www.johncalvertds.com

We will file your insurance • Financing available
Complimentary second opinions

We have the real answers to all your dental concerns



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

CCHOA 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! **We are looking for one enthusiastic, hard working and honest individual from every profession to join our “lively” group!**

Do you know a reputable and trust worthy Physical Therapist, Dentist, Hair Stylist, HVAC Tech, Real Estate Appraiser, Electrician, Public Relations specialist, Print Shop owner, Production Home Builder, Stockbroker, Personal Banker, Florist, Event Planner, or Event Equipment Rental Supplier? If so, send them our way.

Interested in learning more about building business by referral? Check us out – there is no obligation to join.

The Live Oak Network

Every Wednesday - 8:00 AM 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.

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 Peel, Inc. Sales Office @ 512-989-8905 or advertising@PEELinc.com.

Louis Shanks

Scott Roberson

2930 West Anderson Lane ★ 512.451.6501

- ★ Beautiful Home Furnishings
- ★ Fine Oriental Rugs
- ★ Custom flooring in stone, tile, wood, and carpet

Animal Control Issues

Submitted by Michelle Woodruff, Circle C Resident

In response to several incidents within the past few months involving the pets and other animals in Circle C Ranch and in the City of Austin, I believe that all Circle C Residents would benefit from the following information about what to do when faced with various animal control issues. The following information was copied from the Town Lake Animal Center website at <http://www.ci.austin.tx.us/tlac/control.htm>

ANIMAL ORDINANCES

Animal Protection & Control officers are there to enforce the Animal Control Ordinances (laws) of Austin and Travis County and work to protect both pets and people when animal problems arise. Call 3-1-1 to report an animal problem or emergency to Animal Protection & Control. Please keep in mind that our officers must cover a large geographical area and must battle the same traffic we all face. They will respond as quickly as possible to your request, based on the number of calls already received. Please also be aware that not all animal problems can be solved by a simple visit from an officer.

STRAY PETS

Dogs and livestock in the City of Austin and Travis County are required by law to be safely leashed or confined on the owners' property at all times, except when a dog is in a designated leash-free area. Cats are not required to be confined or leashed, so our officers do not pick up roaming cats.

If a pet or livestock is wandering, unsupervised and unleashed, in your area, please call 3-1-1 to make a report. If possible, but without putting yourself at risk, please try to confine a stray animal in a fenced yard or other enclosure to keep the animal safe while an officer makes his/her way to the area.

CRUELTY INVESTIGATION

Animal cruelty is a serious crime and should be reported to law enforcement. **Animal cruelty can be prosecuted and requires a full police investigation.** For more information on Texas animal cruelty laws, visit <http://www.animallaw.info/topics/spustexas/cruelty.htm>. If you live in Austin and witness an act of animal cruelty or suspect that an animal has been a victim of cruel or inhumane treatment, Call 3-1-1 to file a report with the Austin Police Department. Call 9-1-1 in case of an animal cruelty emergency.

INJURED ANIMALS

If the injured animal is a stray, call 311 to make a report to Animal Protection & Control.

If the injured animal belongs to you, Town Lake Animal Center cannot provide veterinary care. Take your pet to your own veterinarian, or, if it is after hours, take your injured pet to an Emergency Clinic. The North Emergency Clinic is located at 12034 Research Boulevard in Austin (331-6121) and the South Emergency Clinic is located at

(Continued on Page 12)

Grand Opening

February 1st, 2006

ZYGMONT FAMILY CHIROPRACTIC

"The Chiropractor at Circle C"



Greg Zygmunt, D.C.
5900 W. Slaughter Ln., Suite 480
Austin, TX 78749
512-288-5502

GREAT HOURS!

Saturday 9 am - 2 pm

Monday-Friday 8am-1pm + 2:30pm-6:30pm

Dr. Greg has over 15 years of Chiropractic experience, and has had excellent results treating conditions such as:

- * Injuries from car accidents
- * Headaches
- * Subluxation
- * Arm and leg pain
- * Numbness
- * Carpal Tunnel Syndrome
- * Fibromyalgia

*Acupuncture and massage therapy available
After hours and emergency care gladly provided: (228-0219)*

MOST INSURANCE ACCEPTED

(512) 288-5502

www.zygmontfamilychiropractic.com

In the Escarpment Village Shopping Center (off Mopac and Slaughter)

CCHOA Clubs & Announcements *Continued*

Animal Control - (Continued from Page 10)

4434 Frontier Trail in Austin (899-0955).

Be aware that failing to provide needed veterinary care to your pet can be considered Animal Cruelty.

Injured deer should be reported to the Texas Parks & Wildlife Game Warden at 389-4848.

To report other injured wild animals, call Wildlife Rescue at 472-WILD.

ANIMAL BITES

All animal bites to humans **MUST** be reported to Animal Protection & Control! Rabies continues to be a serious threat to animals and people in our area, so any possible exposure to rabies must be reported. If the animal that bit someone is not currently vaccinated against rabies, or if the rabies vaccination status is unknown, the animal will have to be placed under quarantine for a set period of time and observed for signs of rabies.

If a person has been attacked, bitten or scratched by a pet or wild animal and they need emergency care, call 911 immediately.

If a person has been attacked, bitten or scratched by a pet or wild animal but emergency care is **NOT** required, call 311 to report the incident.

WILDLIFE

Skunks, opossums, raccoons, squirrels, etc

Wild animals should be left alone. Please do not trap healthy raccoons, skunks, opossum or other wild animals. If you are concerned about wildlife that are active on or near your property, be sure all garbage containers are securely sealed, do not feed pets outdoors, remove bird and squirrel feeders, and seal up any holes that might allow a wild animal to access your garage, shed, attic, or under your porch for shelter. You can also trim back or remove shrubs and trees from your fence lines and any that touch your home or other structures.

Animal Protection & Control Officers will **NOT** pick up healthy wild animals that have been trapped in private traps. If you bring a trapped, healthy wild animal to the shelter, it will not be relocated, but, in accordance with State Law, simply returned to the area where it was trapped. Relocating a healthy wild animal only ensures that it will be an unhealthy wild animal wherever it is released, because it will not be familiar with sources of food, water or shelter.

For more information on preventing problems with wildlife, call Animal Damage Control at 854-9613.

If you see a raccoon, skunk or opossum during daylight hours, especially if it appears to be sick, disoriented, or injured, or if such

(Continued on Page 13)



ALL FAITHS WELCOME

VOTED #1 PRIVATE SCHOOL BY **AUSTIN FAMILY MAGAZINE** IN 2003, 2005 AND 2005

PRE-K -- 8TH GRADE



ST. GABRIEL'S CATHOLIC SCHOOL

VIRTUE. EXCELLENCE. LEADERSHIP.

THE CLASSROOM SABERS. Academic Highlights: Learner-centered curriculum; Spanish curriculum in all grades; Technology integrated into content areas; Writing stressed throughout the curriculum with Collins' Writing program; University of Chicago's Everyday Mathematics program in all grades; Reading & Math resource programs; Multi-level language arts and mathematics classes, including high school Algebra I and Geometry

Open Houses & Weekly Tours.
Visit www.sgs-austin.org for details.

2500 Wimberly Lane • Austin, TX 78735 • Phone: 512.327.7755 • Fax: 512.327.4334



CCHOA Clubs & Announcements *Continued*

Animal Control - (Continued from Page 12)

an animal has been touched or handled by a person or a pet, call 3-1-1.

If you have a wild animal in a living area of your home, call 3-1-1 to reach Animal Protection & Control.

COYOTES

For problems with coyotes, call Animal Damage Control at 854-9613. Follow this link for the February 2005 progress report on coyote management in the 78731 and 78759 zip code areas of Travis County.

Click on Coyote Management Report - 03/31/05 for an update. Here is the list report of coyote sighting calls for the period of time between May 1, 2005 through September 30, 2005 - PDF And this is the map showing sightings - PDF for the same period of time.

DEER

For problems with deer, call the Texas Parks & Wildlife Game Warden at 389-4848.

WILD BIRDS

If you have found a dead blue jay, crow, or hawk, call 3-1-1 to be connected to Animal Protection and Control. For more information

about West Nile Virus, contact the Health Department at 1-888-883-9997.

BATS

If you have found a single bat— whether live, injured, sick, or dead— do not touch it, and do not allow other people or pets to touch it. Call 3-1-1 to reach Animal Protection & Control.

If you have discovered a colony of bats roosting on your property or in or near your living quarters, call Bat Conservation International at 327-9721.

Let's all look out for each other's families, including their pets and other wildlife in Circle C!



Experienced Professional Educator : Pam Riley

Private and Group Tutoring.
All Subjects. Grades K - 6.

Free, one hour consultation.
Please call 663-2812.



Kitty Fowler



Client Testimonials:

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

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

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

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

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

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

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

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

E-mail: kittyfowler@austin.rr.com

Circle C Amenities

Circle C Cafe & Catering

Submitted by Julie Arevalo

www.circleccatering.com

288-6058 Pool Cafe

Hours: Monday - Saturday 3pm-8:30pm

Closed Sunday

Serving salads, pizzas, hamburgers, and nightly gourmet specials

NEW MENU

We are now serving gourmet pizzas, check out our new menu featuring Margarita Pizza, BBQ Chicken Pizza, Spinach &

Artichoke Pizza & More!

292-4716 Wildflower Cafe

Hours: Tuesday-Saturday 10am-4pm

Sunday 12pm-4pm

Serving salads, sandwiches, soups, and desserts

Please come visit us for lunch!

301-7235 Catering Line

We cater all events large & small. Please contact us for a personalized proposal!

We appreciate your business!!!

Chef Jaime Arevalo

The 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 welcome to join. There is no Initiation Fees nor contracts for a period of time. Types of Membership available are: Family, Single Adult, Senior Family, Senior Single and Junior. 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. For membership information, please contact us at 301-8685 or visit us at the tennis facility located across the Golf Club at Circle C.

Beginners Tennis Lessons


The Circle C Tennis Club is offering lessons for adults who either have played tennis at one time and/or are interested in learning to play tennis. The co-ed groups meet on Mondays from 6 to 7 pm and Saturdays from 11:30am to 12:30 pm. The ladies' groups meet on Thursdays from 8:30 to 9:30am and Fridays from 10 am to 11 am. Child Care is provided for the morning and weekend sessions at \$5.00 per hour per child. This is a great way to get back into playing tennis again. Cost of the program is \$60.00 for six one hour sessions.

Junior Tennis Lessons

The third session of Junior lessons will begin the week of February 13. 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.



BRIOPHOTOGRAPHY



698.4664 briophotography.com



GISS'S CAFE
Full Service Breakfast Every Day
NOW OPEN 7 Days a Week
8:00 A.M. - 9:00 P.M. Monday-Saturday
8:00 A.M. - 2:00 P.M. Sundays

FREE Drink
with each Breakfast Entrée ordered.
Offer excludes alcoholic beverages - exp. 04/30/06

**Stop by and see us for
Breakfast, Lunch and Dinner!**

6001 W. William Cannon Dr.
Suite 301, Austin, TX
(512) 301-7771
www.Gisscafe.com

Teenage Job Seekers

Name Baby Pet House Yard
Phone Age Sit Sit Sit Work

Teenage Job Seekers
not available online.

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!

Pediatric Care Close to your home!



**SOUTHWEST PEDIATRIC
ASSOCIATES**

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

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

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

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

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

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

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

TAX-FREE INCOME IS THE BEST GIFT YOU CAN GIVE YOURSELF AT RETIREMENT.

With an Edward Jones Roth IRA, any earnings on your contributions grow tax-free, and distributions can be taken free of penalties or taxes.* You may even benefit from converting a traditional IRA to a Roth IRA.

At Edward Jones, we spend time getting to know your goals so we can help you reach them. To learn more about why an Edward Jones IRA can make sense for you, call or visit your local investment representative today.

* Distributions of earnings from a Roth IRA could be subject to taxes and a 10 percent penalty if the account is less than 5 years old and the owner is under age 59 1/2.



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

www.edwardjones.com
Member SIPC

Edward Jones
MAKING SENSE OF INVESTING

Lisa M. Jukes, M.D., P.A.



*Board Certified in Obstetrics & Gynecology
Fellow, American college of Obstetrics & Gynecology*

Dr. Lisa Jukes addresses the unique range of health care concerns most important to women of all ages. From gynecology and reproductive age concerns to pre-menopause and menopausal times.. Dr. Jukes and her staff provide state-of-the-art medical treatment in a compassionate, comfortable, caring atmosphere.

Introducing the Candela GentleYag... laser treatment for hair reduction and skin rejuvenation.

Begin 2006 with a laser treatment for hair reduction and skin rejuvenation at 50% off!

See Dr. Jukes for information on Innovative Skincare... the finest line of skincare products... chemical free.



**Call 512-301-6767
for appointments**

50% OFF

Initial Treatment

Offer expires March 31, 2006



Judy Gros
Nurse practitioner

Austin:

5508 Hwy 290 West, Suite 207
Austin, Texas 78735
512-301-6767

Lake Area Specialty Clinic

201 Bay West
Horseshoe Bay, Texas 78657
1-866-313-1512



Monday-Friday 8:30 am - 5pm

Most PPOs & HMOs Accepted - Same Day Appointments Available

Texas Events - February

2—ROUND ROCK: Main Street Artisan Stroll Talented artists, musicians and performers display wares and entertain strollers from 5 to 9 p.m. Historic Downtown. www.mainstreetstroll.com 512/341-8788

2-3—AUSTIN: George Winston Begins at 7 p.m. One World Theatre, 7701 Bee Caves Road. 512/329-6753

3-4—AUSTIN: The Austin Symphony Includes Janina Fialkowska, pianist, and Peter Bay, conductor. Begins at 8 p.m. Bass Concert Hall. www.austinsymphony.org 888/462-3787 or 512/476-6064

3-5, 10-12—WIMBERLEY: Jazz Festival Features famous and soon-to-be-famous jazz musicians from surrounding areas. Cypress Creek Cafe. E-mail: bcwimbo@aol.com 512/847-2515

4—AUSTIN: Carnival Brasileiro Flamboyant costumes, Brazilian samba music and the uninhibited atmosphere make this one of the biggest such festivals outside of Brazil. Palmer Events Center. www.sambaparty.com 512/452-6832

4—FREDERICKSBURG: Chorale Mid-Winter Concert Features original and newly composed choral music by Mark Hierholzer. St. Joseph's Hall, 212 W. San Antonio St. www.fredericksburgchorale.com 830/997-0212

4—FREDERICKSBURG: Fredericksburg Peach Opry This is Branson-style opry show with music, comedy entertainment and fun for the whole family. www.texaspianoman@aol.com 210/831-3272

4-5—NEW BRAUNFELS: Antique Show Features 60 selected dealers from the Shelby, Round Top, Warrenton and Marburger Farms Antique Show. Hours are 9 a.m. to 5 p.m. Saturday and 10 a.m. to 4 p.m. Sunday. Civic Center, 380 S. Seguin Ave. 281/373-9977

7-12—AUSTIN: Peter Pan In her farewell performance, Cathy Rigby takes flight in the 100th anniversary of this immortal tale. Bass Concert Hall. www.broadwayacrossamerica.com 512/478-4265, 512/471-1444 or 800/687-6010

9-12, 16-19, 23-26—BULVERDE: Feather of the Eagle Napoleon called him the Bravest of the Brave. He called himself Pinion de L'Aiglon ... only a feather of the eagle's wing. S.T.A.G.E., 1300 Bulverde Road. 830/438-2339

9-26—MARBLE FALLS: 1940s Radio Hour Takes place in a small 5000-watt New York City radio station. Focuses on a group of performers and their attempts to make it "big" in show biz. Hill Country Community Theatre. 830/798-8944

10—AUSTIN: Ricky Skaggs & Kentucky Thunder — An Evening of Bluegrass Begins at 7 and 9:30 p.m. One World Theatre, 7701 Bee Caves Road. 512/329-6753

10—AUSTIN: Strings Attached with Monte Montgomery Montgomery is recognized by critics and musicians for his stunning six-string work and his abilities as a singer and a writer of original songs with a deep roots sensibility. Begins at 8 p.m. St. David's Episcopal Church. www.stringsattached.org 512/775-2371

10—ROUND ROCK: Valentine Dance Features live music and spaghetti dinner. Hours are 6 to 9 p.m. Senior Center. 512/218-5499

10-12—AUSTIN: Needle Arts Show & Boutique Eileen Bennett is the featured guest teacher and lecturer. A special exhibit is Michelangelo's Ceiling of the Sistine Chapel, a 40-inch by 80-inch depiction in cross stitch. Includes merchants, exhibits, boutique, tea

room and classes. Northwest Recreation Center. www.austinstitchers.org 512/858-1506

10-12, 17-19—FREDERICKSBURG: Wine Lover's Trail Travel through the Hill Country and taste new vintage wines and enjoy different kinds of activities in celebration of the season. Wineries feature dinners, pairing of wines/foods and entertainment. www.texaswinetrail.com 888/997-2300, 830/997-6523 or 866/621-9463

11—AUSTIN: Dave Douglas Quintet A master composer, innovative arranger and powerhouse trumpeter, Douglas carves new and inventive terrain from the inspirational glory of jazz legends. Begins at 8 p.m. Hogg Auditorium. www.utpac.org 512/471-1444 or 800/687-6010

11—BANDERA: Sweetheart Dance Enjoy dinner and dance in a fabulous country setting. Hours are 6:30 to 11 p.m. Farm Country Club. www.banderacowboycapital.com 830/796-4969

11—KERRVILLE: Centenary College Choir This group has been dubbed "America's Singing Ambassadors" from their numerous tours around the world. Begins at 7:30 p.m. Kathleen C. Cailloux Theater, 910 Main St. www.kpas.org 830/896-5727

11—NEW BRAUNFELS: 14th Annual Hill Country Doll Show & Sale Includes antique and modern collectible dolls, bears, miniatures, accessories, supplies, books and restoration. Hours are 9 a.m. to 4 p.m. New Braunfels Civic Center. www.dolldr.com 830/606-5868

11—NEW BRAUNFELS: American Legion's Third Annual '50s and '60s Sockhop Begins at 7 p.m. American Legion Hall, 410 W. Coll. 830/625-0719

11-12, 18-19—STONEWALL: Merlot & Chocolates Hours are 10 a.m. to 6 p.m. Saturday and noon to 6 p.m. Sunday. Becker Vineyards, 11 miles east of Fredericksburg and 3 miles west of Stonewall off Hwy. 290 on Jenschke Lane. www.beckervineyards.com 830/644-2681

12—AUSTIN: Lily Tomlin Tomlin is a cultural icon whose performances on life, love and pop culture keep the audience laughing. Paramount Theatre. www.austintheatrealliance.org 512/472-2901

14—AUSTIN: Alvin Ailey American Dance Theater This groups' daunting breadth of stylistic and technical feats take audiences to unexplored territory, making each encounter fresh and exhilarating. Begins at 8 p.m. Bass Concert Hall. www.utpac.org 512/471-1444 or 800/687-6010

14—AUSTIN: Bobby Caldwell — Valentine's Day Shows are 7 and 9:30 p.m. One World Theatre. 512/329-6753

14—KINGSLAND: Winter Texan Dinners Kingsland Community Center. 325/388-6211

16-17—AUSTIN: Cowboy Junkies Begins at 7 and 9:30 p.m. One World Theatre, 7701 Bee Caves Road. 512/329-6753

16-19—AUSTIN: Ballet Austin's New American Talent The work of the three finalists from Ballet Austin's emerging choreographers competition is performed. Paramount Theatre. www.balletaustin.org 512/476-2163

17—AUSTIN: Ojos de Brujo This collective of Spanish musicians use the tools of traditional flamenco as a foundation for cross-genre experimentation. Begins at 8 p.m. Hogg Auditorium. www.utpac.org 512/471-1444 or 800/687-6010

17-19—FREDERICKSBURG: Trade Days Includes more than 300 vendors, five barns, acres of antiques and more, biergarten and

(Continued on Page 17)

CIRCLE C RANCH

Texas Events - (Continued from Page 21)

music. Hours are 9 a.m. to 6 p.m. Friday and Saturday and 9 a.m. to 4 p.m. Sunday. Hwy. 290 E. across from Wildseed Farms. www.fbgradedays.com 830/990-4900 or 210/846-4094

18—AUSTIN: February Pops Includes the Spinners and conductor Peter Bay. Begins at 8 p.m. Riverbend Centre. www.austinsymphony.org 888/462-3787 or 512/476-6064

18—BANDERA: Cowboy Mardi Gras Celebrate Mardi Gras in a true country fashion with authentic Cajun food and music, plus a Mardi Gras parade. Main Street Bandera. E-mail: bandera@hctc.net • www.banderacowboycapital.com 800/364-3833

18-20—AUSTIN: Pop Go the Texans! Features music inspired by Texas and the West and the rich heritage of music composed by Texans. www.austinchambermusic.org 512/454-0026

19—AUSTIN: Freescale Marathon This is the 15th largest marathon in the country and draws nearly 10,000 runners to Austin. Northwest Austin to Auditorium Shores. www.freescaleaustinmarathon.com 512/478-4265

23—FREDERICKSBURG: Van der Stucken Music Festival Series of songs, skits of comedy and pathos tell the stories of historical characters presented by the Fredericksburg Chorale, Hermann Sons Mixed Chorus and the Arion Men's Choir of Fredericksburg. St. Joseph's Halle, 212 W. San Antonio St. E-mail: kenknopp@kfc.com 830/997-3273

23—KERRVILLE: Symphony Orchestra Concert — Symphony

of the Hills Classical music concert features musicians from the Hill Country. Kathleen C. Cailloux Theater. www.symphonyofthehills.com 830/792-7469

24—AUSTIN: Maynard Ferguson & his Big Bop Nouveau Band Begins at 7 and 9:30 p.m. One World Theatre, 7701 Bee Caves Road. 512/329-6753

24-25—SAN SABA: Archeological Society Artifacts Show Civic Center. 325/372-5141

24-25—UVALDE: Sahawe Indian Dancers Winter Ceremonials Presents a colorful, fast-moving and educational program of dances of Indians of the Southwest Pueblos. First United Methodist Church. E-mail: sahawe@rionet.cc • www.visituvalde.com 830/278-2016

25-26—ROUND ROCK: A Sami Show This is an arts & crafts show. Dell Diamond. www.samishow.com 512/441-7133

28—AUSTIN: Diverse Diversions Welcome Quinton Morris, Young Eight violinist, back to the stage for the fourth annual concert displaying rich, varied and rarely heard works by African-American composers. Huston-Tillotson University. www.austinchambermusic.org 512/454-0026

28—KERRVILLE: Mardi Gras on Main Includes fine art, fine wine and fine cuisine. Kathleen C. Cailloux Theater. 830/792-8395

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.



Hi-Tech Service In Austin With A Down-To-Earth Feel

*Helping you succeed with all your
Real Estate Needs!*



Mary Lynne Gibbs

Circle C Neighbor Since 1995
ABR, e-PRO, GRI Realtor®
Member of ALC 2004 & 2005

Office: (512) 439-7477 Direct: (512) 431-2403
Fax: (866) 301-6948
E-mail: mgibbs1@austin.rr.com

www.MaryLynneGibbs.com



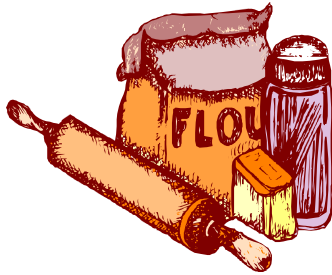
Each Office Independently Owned & Operated

Recipe of the Month

Strudel

2 cups flour
1 can Apple Pie Filling
1 cup margarine
1 cup powdered sugar
½ pt. sour cream or half & half
slivered almonds (optional)

Cut margarine into flour, stir in sour cream. Refrigerate overnight. Cut in half; roll each half out to a 16x10" rectangle. Fill center with canned pie filling. Fold over sides & ends. Bake in 350° oven 50 minutes. About 15 minutes before taking out of oven, sprinkle with almonds if desired. Combine powdered sugar & 3 tablespoons water to make icing. When cool, drizzle with icing. Any flavor pie filling may be used.



NOW OPEN

UNAILS Tan & Spa

Full Service Day Spa

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

100% Sanitized

All tools Autoclaved for your
safety and peace of mind.

Call us for specials.



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

7101 Hwy 71 W
(by Gattitown)
288-8868

Business Classified

HELPWANTED: Circle C resident publisher seeks ADVERTISING SALES ASSISTANT. Work from home! Develop leads in Greater Austin, set appointments, process contracts. Pay per appointment set plus percentage of any resulting sale. Phone sales and/or youth sports experience a plus! Call 394-0880.

SEWING IMPAIRED? - Offering Hemming, Repairs, and Minor Alterations. Experienced Seamstress and former fabric store owner Call LIZ: 301-6966.

Residential Mortgage Loans



KRISTYNE BLACKBURN

Mortgage Loan Specialist
Circle C Resident

Phone: 210-912-8734
Phone: 512-301-2403
Fax: 512-301-2899

Email: kblackburn2@austin.rr.com

I am happy to help you with your mortgage loan on a purchase, refinance, home equity loan or investment property. I also provide VA and/or Tex Vet loans. Please call me for a Good Faith Estimate.

THE BEST CAJUN FOOD IN AUSTIN OR IT'S FREE!

SUNDAYS

Flip a coin to see
who buys dessert
-you or us!

MONDAYS

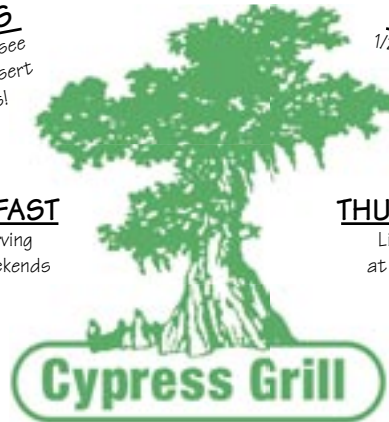
1/2 Price Wine Night

BREAKFAST

Now Serving
on the weekends

THURSDAYS

Live music
at 6:30 p.m.



"We were so pleasantly surprised on how good this restaurant was!... Great food, fun atmosphere!" -Allison S.

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

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

"It's like a piece of Louisiana in Austin!" -M. Boudreaux



4404 W. William Cannon STE. L



Prevention Is The Key To Decreasing Oak Wilt Spread TFS Urges Caution When Selecting and Transporting Oak Firewood

December 5, 2005

AUSTIN, Texas – Texas Forest Service is encouraging Texans to be careful when collecting and purchasing firewood at this time of year. Transporting and storing diseased wood is a known means of spreading the devastating oak wilt fungus to previously uninfected neighborhoods. Utilizing these prevention steps is the key to safeguarding against spreading the disease through the selection and use of firewood:

- **Select well-seasoned firewood.** Well-seasoned wood is cut before the summer and is typically dry with loose bark and cracked ends. Avoid oak wood that appears unseasoned, that may have tight bark and cut ends which show no cracks or signs of aging. The extreme heat and drying of a full Texas summer effectively destroys the fungus in cut firewood.
- **Safely store unknown sources of firewood.** If the oak wood comes from an unknown source and it is not well seasoned, cover the woodpile with a clear piece of plastic. Burying the edges

of the plastic will prevent the entry or exit of insects that might have been attracted to diseased wood and fungal mats.

- **Destroy diseased red oaks.** A knowledgeable arborist or forester should diagnose red oaks (i.e., Spanish, Texas red, blackjack or shumard oak) that die rapidly (2-3 weeks) or in groups (2 or more trees over several years) for oak wilt. Trees suspected to have died recently from oak wilt should be destroyed by burning, burying or chipping. The heat of a fire destroys the fungus and the smoke emitted poses no threat to healthy trees. When planning to do any outdoor burning, be sure you check with local officials to see if an outdoor burning ban is in place for your county and take care not to burn on windy days with low humidity.
- **Avoid wounding oaks during vulnerable seasons.** The general recommendation is to avoid injuries to oaks from February through June. The best times for pruning of oaks are during the heat of summer (minimal spore production) or the cold of

(Continued on Page 21)



restore beauty
to your
**Deck &
Fence**



**All
Weather
Services**

Brighten up the wooden beauty of your deck and fence for your enjoyment. Our technicians, with many years of experience in wood restoration, can bring that old wooden deck or fence back to life and make it look like new again.

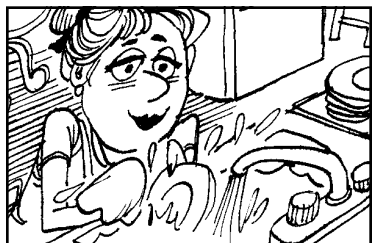
Call for a FREE estimate • All Weather Services • 512.454.6822

Prevention - (Continued from Page 20)

winter (minimal insect activity).

- **Paint all oak wounds including pruning cuts.** Throughout the year, immediately apply a thin coat of latex or pruning paint to all fresh wounds and other injuries that expose the inner bark or sapwood of oaks. This prevents contaminated sap beetles from infecting the wound with oak wilt spores.

Oak firewood is an important commodity to Texans, whether it's used for firing up the barbecue pit or for warming up the home on a cold winter's day. By selecting well-seasoned, disease-free firewood and by following other disease prevention guidelines, homeowners are taking the correct steps to prevent a new oak wilt disease outbreak in their neighborhood. Visit <http://texasforestservice.tamu.edu/forest/oakwilt/default.asp> or www.texasoakwilt.org for more information, or call the TFS/Lower Colorado River Authority's Oak Wilt Hotline- 512-473-3517.



The average American household uses about 110,000 gallons of water a year.

RESET

ACTIVATE YOUR BODY'S RESET BUTTON

LOSE THE CRAVINGS

LOSE THE POUNDS

FIND THE NEW YOU

The 100% ALL NATURAL WAY TO QUICKLY GET IN SHAPE AND STAY THAT WAY FOR LIFE!
 THIS REALLY WORKS AND I CAN PROVE IT
 Call Karen at 512-762-0966 or TheNewMe@usana.com

MARY KAY®

Anne Derfler
Independent Beauty Consultant

11013 Pairnoy Lane
Austin, TX 78739
512-394-1719
aderfler@marykay.com
www.marykay/aderfler

25% off ALL orders!

38CLA0146278
 38CLA000136C
 3312 DUKE ROAD
 AUSTIN, TEXAS 78724
 512-928-2470

*Have you had your heater checked out for the upcoming season?
 Now's the time to do it
 before the first cold snap hits!*

Winter Special

\$59.95 per system.

512-928-2470

Over 30 Years of Experience

Expires 02/28/06

Visit us on the web @ www.rmmechanical.com

512-928-2470

Don't forget

APRIL 15th

MATT A. TRLICA

CERTIFIED PUBLIC ACCOUNTANT

Circle C Resident

- Tax Preparation & Planning for both Businesses and Individuals
- Bookkeeping & Financial Statement Preparation
- Business Consulting
- Business Valuation

901 S. MoPac Expy
Barton Oaks Plaza I
Suite 300
Austin, Texas 78746

512.329.2770
Fax 866.865.7189
Mobile 512.736.4947
MATTCPA@EARTHLINK.NET

Establishing a Web Site 101 -- for Business or Fun

By Kaylee Kolditz, Kaylee@kayleeskoaching.com

As we've likely all figured out by now, the Internet is here to stay. Many of us use it daily and the rest use it at least occasionally. From weather and news to shopping and chatting with family and friends, the Web has become as much a part of our lives as the telephone and the automobile.

The good news for businesses and individuals looking to establish themselves as an entity on the Web is that building a basic Web site has become easy and affordable. Getting started is just a matter of knowing what you need to do. So, here are six steps for launching a basic site that can be uniquely you:

1. Select a domain name.

The domain name is the address for your site -- also called the URL (for example www.companyname.com). Come up with a list of several names you can choose from; each of which should indicate to Web visitors something about your site or your business (i.e. SmithFamilyPhotos, BusinessName, WhatIKnowAboutXYZ, etc.). You can be creative, but make sure that the name is easy to spell and easy to remember.

2. Register your domain name.

Now it is time to see if the name you want is available and get it registered. You can accomplish both tasks by visiting a domain name registrar (a Google search will give you many to choose from). You will have the option to choose from a variety of

extensions (that is the part after the "dot"; i.e. com, net, biz, org). The registrar should provide guidance on the appropriate use for each extension. Dot com tends to be the most frequently used extension, so if you really like the domain name you've selected and it is already registered using ".com", consider using .net or one of the other alternatives.

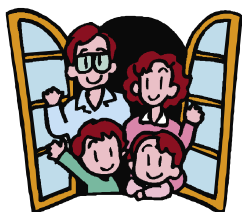
3. Find a Web host/design service.

There are numerous services that can provide both the design and the hosting of your site. Again, an online search will reveal many services you can choose from. Shop around -- review prices as well as offerings. (Keep in mind that if you want a lot of bells and whistles on your site or are developing an eCommerce site, you'll need to do a bit more research and should consider using a Web developer and/or designer for your site build.)

4. Select a template.

Perhaps the easiest way to build a site is to use the templates provided by the online design and hosting company you choose. The selection is getting broader and some services even allow limited customization, such as choice of color or addition of your own graphics. Make sure you review the selection of templates and find several options you're willing to use before you purchase your service.

(Continued on Page 23)



Are you a family with young children?

Do you have a will?

A WILL can provide peace of mind.

- Last Will and Testament—Without a will, the Court will distribute your assets and determine the guardians of your children.
- Other documents protect your family in case of incapacity: Power of Attorney, Directive to Physicians and "Living Will."
- Free Consultation, Reasonable Fees (Package as low as \$500)
- Personal Service

Let's talk about your family's needs.



ANA MCPHERSON

ATTORNEY AT LAW

Phone (512) 789-7759

anamcphersonlaw@earthlink.net

*J.D.-University of Texas School of Law 1994
B.A. Plan II-University of Texas at Austin 1991*



Total Wellness for Your Home

Clean air

Pure water

Radiant health



Nikken, a pioneer in health technology, has created **The Wellness Homes™** — an oasis of comfort and relaxation. Products that deliver pure water and air, sound sleep and peaceful relaxation lead to a balanced, full life. Wellness begins with fundamental support of sleep, nutrition and a pure environment. The Nikken Wellness Home offers all of this to your family.

NIKKEN®

Call

Karen & Chris Hammel

877-626-9261 (toll free)

wellness_home@sbcglobal.net

Independent Nikken Consultant

Web Site - (Continued from Page 22)

5. Develop your content.

Content is basically the words of your site. What will your site say to your visitors? Keeping your content short and to the point will increase your chances of having it read. Additionally, adding some personality to your words -- showing a bit of who you are or what your company culture is -- can help make your site more inviting.

6. Share with the world!

The adage "If you build it, they will come" does not apply to Web sites. If no one knows your site exists, no one will visit. So, start spreading the news. Send an email to friends, family, colleagues — everyone. If yours is a business site, look into search engine marketing and other online advertising opportunities. Know who you want to visit your site and find a way to let them know the site is now live and waiting for them!

Happy Valentine's Day ♥



© 1997

Call for competitive insurance quotes.

METLIFE AUTO & HOME®
 • Superior Products • Superb Service • Sound Advice

Peter P. Berardino, CEBS
512-482-9026 512-301-7638 (fax)
pberardino@metlife.com
"Circle C resident"

©2005 Metropolitan Life Insurance Company, New York, NY
 MetLife Auto & Home is a brand of Metropolitan Property and Casualty Insurance Company and its Affiliates, MetLife, Inc.

have you met life today?™ **MetLife®**

**Planning your Mortgage...
To Match Your Dreams**

Purchases • Refinances/Home Equity • Investment Property

Gary L. Solka
Mortgage Consultant

Milestone Mortgage
 The Joe Brown Team
 3839 Bee Caves Road, Suite 100
 Austin, Texas 78745
 512-637-9900
 gary.solka@milestonemortgage.com
 www.garysolka.com

MILESTONE
MORTGAGE CONSULTANTS



Is your home your sanctuary?
 Clear the clutter... Bring out the beauty...
 Love your home!

Clutter Control

Free consultation - 394-1042
 Misty, Circle C Resident

IT'S TIME!

FREE ESTIMATES

Mention this ad for \$100 off service of \$1000 or more

"Lots of satisfied customers"

SOUTHERN PAINTING

RESIDENTIAL & COMMERCIAL

- INTERIOR/EXTERIOR
- POWER WASHING
- CAULKING / SCRAPING
- UNIFORMED PAINTERS
- QUALITY GUARANTEED
- GENERAL REPAIRS

www.southernpainting.com
512-267-6200
 References/Bonded & Insured®

***There is a World of Difference Between
 Covering a Surface With Paint*
 And Painting
 As SOUTHERN PAINTING Does**

Fit Facts™

FROM THE AMERICAN COUNCIL ON EXERCISE®

Eat Well to Stay Motivated and Energized

Do you have trouble exercising at noon or after work even though you're truly committed to exercise and it's the only time you have to work out?

Do you feel so exhausted that you just can't face the gym?

Your diet - rather than simple sloth - may be the problem.

If you tend to skip meals in an attempt to save calories, you may be robbing yourself of important fuel for your workout. While skipping meals may temporarily make your stomach feel flatter, doing so can also leave you feeling tired, irritable and unfocused.

Then you'll be tempted to forego your noontime workout, or go home, eat and stretch out on the couch in front of the TV after work.

If, however, you follow some simple, sensible dietary practices throughout your day, you'll get that workout done. And rather than feeling lightheaded and exhausted afterward, you'll be energized and refreshed.

Stay with feel-good foods

One key to staying motivated to exercise is to keep the amount of sugar in your blood - and thus, your energy level - stable. You can best do that by eating a series of small meals throughout the day - as many as five or six - that are composed of complex carbohydrates such as whole grain breads, beans and other vegetables, whole grain crackers and fruit.

If you plan ahead and make time for grocery shopping, you can easily pack some simple meals and snacks to take to work with you.

Eating complex carbohydrates helps keep your blood sugar stable because they are digested and absorbed slowly into the blood and don't require your pancreas to produce much insulin.

Refined carbohydrates, such as potato chips, doughnuts and cookies, are absorbed very quickly and trigger the pancreas to

produce large amounts of insulin. So, while they may give you an initial boost, your energy will drop off quickly, and your mood will follow.

The amount of sugar in your blood is also related to the amount of serotonin in your brain. Serotonin is an important chemical called a neurotransmitter that helps to regulate mood.

If your level of serotonin is where it should be, you'll have a sense of well-being and confidence - and feel ready to tackle the treadmill. Should it drop, you may feel tired and depressed.

If you often experience a craving for carbs, this may be your brain's way of telling you it needs more serotonin.

You'll keep your motivation to exercise if you:

- Have a glass of juice to boost your energy before a morning workout.
- Eat a breakfast that includes whole grains and fruit or fruit juice.
- Eat small, frequent small meals and snacks during the day to maintain your blood sugar.
- Make sure to have a light, healthy snack an hour before your noon or after-work workout.
- Stay hydrated, keeping a water bottle at your desk at work.
- Limit - or eliminate - the amount of caffeine in your diet.

Cut the caffeine

What about caffeine? Good question. Many athletes rely on caffeine for the initial kick it can provide.

Remember, though, that caffeine can also affect the amount of insulin, and thus, sugar, in your blood. Further, it can cause dehydration, which can also sap your energy.

While drinking a caffeinated beverage may help get you to the gym, within an hour you may feel tired and too lightheaded to complete your workout, or to do it well.

If you plan to engage in running or other highly vigorous activity, remember that some forms of caffeine, coffee in particular, can lead to mild gastronomical distress, as can some bulky foods.

So, you'd be wise to limit the amount of coffee, tea and soda that you drink for a number of reasons.

Suppose you're an early bird, and your best time to work out is in the morning before you go to work. For quick energy, drink some juice upon rising and avoid coffee.

Once you've completed your workout, have a more solid breakfast of whole-wheat cereal or toast and fruit to fuel your concentration for the morning's work. If you work out and eat too lightly, chances are you'll get "the drowsies" by 2 p.m., if not sooner.

Keep in mind that finding the right combination of food and drink to energize your workout - whatever time of day you choose - may take some experimenting. It all depends upon your individual tastes and your metabolism.

With a little patience, an open mind and a little creativity, you'll determine which foods suit you best.



*Reprinted with permission from the
American Council on Exercise.*

what a girl wants

...to set a shining example...

what a girl needs

FitStudio O₂
WESTLAKE WOMEN'S FITNESS

what a girl gets...

Try
14 days
FREE

NO RISK, NO OBLIGATION!

before you buy!

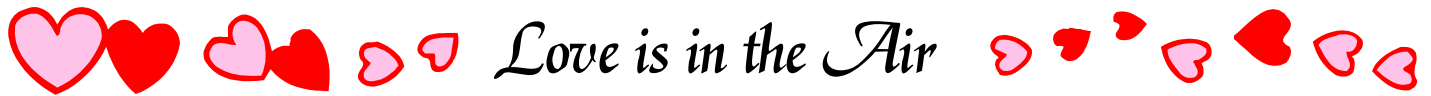
3267 Bee Cave Rd., Suite 118 • Austin

(Located in the Westwood Shopping Center
next to Alisa's Dance Academy)

512-329-5655 www.fitstudio02.com

Featuring: • Fit O₂ Circuit Training • Yoga • Pilates • Personal Training • Abs/Core Strength
• Nia Dance • Cardio Hip Hop/Salsa • Aromatherapy Facials • Waxing • Body Treatments

get informed • get moving • get fit



| | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| O | Z | G | R | C | F | E | F | E | C | D | T | K | W | R | W | U | Y | X | U |
| C | N | H | Q | R | L | N | T | Q | B | M | F | R | P | I | K | N | D | L | J |
| N | O | I | T | A | R | I | M | D | A | Z | S | F | A | N | S | D | N | C | H |
| V | C | R | I | N | H | T | E | L | G | G | I | G | I | E | E | E | A | P | I |
| R | U | P | E | W | E | N | K | I | S | S | L | P | D | T | H | R | C | A | H |
| Y | D | L | V | D | Z | E | Y | F | M | M | R | F | A | N | T | S | Q | R | U |
| B | D | O | U | E | L | L | T | K | P | E | I | L | G | R | G | T | H | T | G |
| H | L | L | D | N | X | A | L | R | L | N | O | L | U | F | N | A | C | Y | P |
| D | E | P | O | L | J | V | C | A | U | C | V | S | E | M | T | N | K | P | I |
| Z | R | E | P | N | L | V | T | B | O | O | T | F | L | E | H | D | R | P | E |
| G | M | N | V | F | Z | I | Y | H | T | A | F | A | Q | N | O | I | I | K | F |
| L | J | N | M | F | O | Q | C | Q | E | C | G | O | I | H | A | N | M | R | A |
| Z | Z | X | F | N | L | H | M | F | Z | E | O | A | U | F | P | G | I | F | S |
| Q | M | X | S | W | O | O | O | O | S | B | D | J | N | Z | P | E | U | F | L |
| W | F | H | M | E | M | I | W | L | N | V | J | N | D | N | N | S | L | D | T |
| D | I | Z | N | Z | E | Z | L | E | V | G | E | V | B | D | O | I | M | R | C |
| P | R | O | M | A | N | T | I | C | R | E | O | H | T | V | Y | K | X | A | D |
| V | O | F | F | F | C | U | H | S | N | S | P | E | V | O | L | C | Y | C | L |
| H | A | P | P | Y | T | L | Z | G | N | U | I | O | G | W | Y | L | K | F | T |
| P | N | L | S | A | L | F | X | K | Q | Q | X | V | H | Q | G | F | L | G | D |

Words listed on page 27

How much do you PAY your realtor?

Sellers -

- List and sell your home without spending thousands in real estate commissions.

Buyers -

- Learn how you could earn a **2% Rebate** on the home you purchase.

www.nicolepeel.com



Nicole Peel

Realtor®

Office: (512) 249-6299

Mobile: (512) 740-2300



Love is in the Air Word Search Words

| | | |
|--------------|---------------|-----------|
| ADMIRATION | HUG | PINK |
| CANDY | CARD | CHOCOLATE |
| PARTY | ROMANTIC | CUDDLE |
| FLOWERS | FOURTEENTH | LOVE |
| RELATIONSHIP | UNDERSTANDING | FRIEND |
| GIGGLE | HAPPY | TRUST |
| RED | HEART | HOPE |
| SMILE | WHITE | VALENTINE |
| KISS | | |



Buying? Selling? Investing?

Call Hal Patterson for Proven Results.

Hal Patterson, Realtor®

Mobile: 512-925-HOME

Office: 512-439-7489

E-mail: HalPatterson@KW.com

www.HalSellsHomes.com

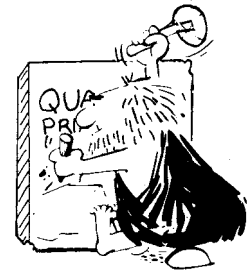


Each Office Independently Owned & Operated

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 Peel, Inc. Sales Office, 512-589-5471; advertising@PEELinc.com. The deadline is the 10th of each month for the upcoming month's newsletter.

Peel, Inc. Printing & Publishing



**Publishing
community newsletters
since 1991**

Kelly Peel, Sales Manager
kelly@PEELinc.com • 512-989-8905

512-989-8905
www.PEELinc.com

We currently publish newsletters for the following subdivisions:

Austin:

Barker Ranch
Cherry Creek on Brodie Lane
Circle C Ranch
Courtyard
Coventry
Davenport Ranch
Estates of Shady Hollow
Granada Hills
Highland Park West Balcones Area
Lakeside Estates
Ridgewood
Scenic Brook
Settlers Estates, Crossing, Overlook
Stone Canyon
Westcreek

Houston:

Berkshire
Cypress Mill
Fairfield
Harvest Bend, The Village
Hastings Green
High Meadow Ranch
Lakes on Eldridge
Lakes on Eldridge North
Sommerall
Steeplechase
Strathmore
Summerwood
Village Creek
Villages of Langham Creek
Waterford Harbor
Willowbridge
Willowlake
Willow Pointe
Winchester Country
Winchester Trails
Wortham Village



AustinReps

Austin Real Estate Partners



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

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

Did you know?

*The Circle C Child Development Center is actually a **non-profit**?
Donations given to the school is actually a tax write off.*

*Did you also know?
Austin Real Estate Partners is proud to support the Circle C Child Development Center with a donation each time we close on a house in Circle C Ranch.*

| AustinReps' Five Year Trend by Neighborhood | | | | | | |
|---|----------------|-------|-------|-------|-------|-------|
| Circle C Ranch | | Year | | | | |
| | | 2001 | 2002 | 2003 | 2004 | 2005 |
| Circle C Central | Homes Sold | 126 | 93 | 94 | 104 | 114 |
| | Avg Price / SF | \$93 | \$89 | \$86 | \$85 | \$92 |
| Circle C North | Homes Sold | 63 | 53 | 41 | 63 | 64 |
| | Avg Price / SF | \$100 | \$101 | \$99 | \$100 | \$101 |
| Wildflower | Homes Sold | 21 | 31 | 36 | 33 | 44 |
| | Avg Price / SF | \$106 | \$99 | \$97 | \$100 | \$102 |
| On The Park | Homes Sold | 23 | 22 | 12 | 19 | 19 |
| | Avg Price / SF | \$97 | \$99 | \$102 | \$97 | \$99 |
| Vintage | Homes Sold | 8 | 4 | 5 | 12 | 10 |
| | Avg Price / SF | \$96 | \$104 | \$93 | \$99 | \$93 |
| Hielscher | Homes Sold | 8 | 25 | 62 | 66 | 62 |
| | Avg Price / SF | \$99 | \$99 | \$92 | \$93 | \$100 |
| Park West | Homes Sold | 15 | 20 | 17 | 13 | 18 |
| | Avg Price / SF | \$118 | \$123 | \$114 | \$120 | \$122 |
| Circle C West | Homes Sold | | | 3 | 18 | 15 |
| | Avg Price / SF | | | \$110 | \$104 | \$104 |
| Park Place | Homes Sold | | | | 17 | 25 |
| | Avg Price / SF | | | | \$92 | \$102 |
| Muirfield | Homes Sold | | | | | 8 |
| | Avg Price / SF | | | | | \$120 |
| Enclave | Homes Sold | | | | | 9 |
| | Avg Price / SF | | | | | \$111 |
| Total | Homes Sold | 264 | 248 | 270 | 345 | 388 |
| | Avg Price / SF | \$98 | \$98 | \$94 | \$94 | \$100 |

Corresponding Neighborhood Map on AustinReps.com

Market Report data was obtained from the Austin Multiple Listing Service (MLS) on 09/10/2006. In some cases new construction properties are not included in the MLS data and therefore are not represented. Data is deemed accurate but not guaranteed.

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

Peel, Inc.

203 W. Main Street, Suite D
Pflugerville, Texas 78660

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

☎ Voice 512-989-8905

💻 www.PEELinc.com