



CIRCLE C RANCH NEWSLETTER

Volume 3, Number 3

March 2006

www.circlecranch.info

President's Letter

Dear Neighbors,

This is a special issue of the Circle C Newsletter. We have included our 2006 Annual Report within. By including the report within this newsletter we are saving money – as production and distribution costs are offset by the advertising sold by our publishers (Peel, Inc). We would normally have to send the annual report to over 3,500 homes. Printing and delivery costs would likely be over \$5,000 if we were to produce the report on our own.

The date of 2006 Circle C Homeowners Association Annual Meeting is approaching (22 March 2006, at Kiker Elementary School). The nominating committee has received 6 names as I write this—and we may well receive a few more before the deadline of 20 Feb 2006. You should all receive a notice in the mail of the meeting, including a ballot for the two open directors spots. You will have an opportunity to vote electronically this year for the directors. Paper ballots will still be available. You can always refer to <http://www.circlecranch.info> for up-to-date information on the annual meeting and other news.

We learned recently that AISD has approved the purchase of the land for the Southwest Austin middle school – next to Circle C North along Slaughter Lane. The last schedule I saw showed the school being completed by 2010. The Kiker expansion has met more resistance within the City of Austin. We have learned that AISD proposes to spend \$213,400 to purchase additional land to mitigate the development restrictions that the SOS supporters are attempting to enforce. We hope to work with the City of Austin to gain their support for this school expansion.

Last year BFI started to recycle additional paper types for Circle C homeowners. BFI reports that we subsequently recycled significantly more tonnage in 2005 than we did in 2004 – a 42% increase, from 300 tons to 521 tons. This was attributed to the addition of other paper fibers, the BFI educational flyers and overall increased participation in the recycling program.

The CCHOA Board of Directors was unable to agree with UT on an equitable contract for lease of the Circle C Swim Center to Longhorn Aquatics. Four directors and two staffers spent many hours over several months attempting to work this out. We extended the negotiation deadline twice. The most significant problem of that contract was the last-minute, no-notice requirement from Longhorn Aquatics that we indemnify (protect against liability) the Longhorn staff and users at our pool. This indemnification was unacceptable to the Board. The contract was rejected by the Board of Directors with a vote of 6 to 1.

The Longhorn use of the pool will end on 31 March 2006.

This means that we will not have income from UT/LA after 31 March 2006. Last year's contract was for \$54,000, or \$4,500/month. Fortunately \$54,000 is a relatively small part of our \$2.3M annual budget, and as such should not be a problem for our finances. The good news is that we will be able to schedule the use of the pool entirely for the benefit of Circle C residents. This scheduling freedom should allow us to more quickly renovate the pool and to provide more space at the pool for homeowners. For example, our AM swim program will be able to use all lanes at the pool if we have sufficient participation.

The re-plastering of the pool and tile repair is complete. We have not yet scheduled the removal of the light poles as we are working with RVI to ensure the right light level at the pool – both safe and respectful of the neighbors whose windows backup to the pool. Of course the new lighting solution will be designed with esthetics in mind. We will have the electrical junction boxes for the in-pool lights repaired in the near future.

We have had both RVI and City of Austin inspections of the swim center recently. The large pool passed with no problems. Unfortunately both parties cited code violations for the kiddy pool. This means that the kiddy pool will not be open for any use until we completely resolve these problems. The City of Austin folks cited the lack of depth markings and the fact that it does not have its own filtration system (instead it shares the filtration system with the large pool). There may also be an issue with the lack of an anti-vortex drain cover or safety release system in case a child was trapped due to suction. The Board learned of these issues near the end of January. We will do what is necessary to provide a safe and code-legal kiddy pool. The fact remains that we may have a summer without a kiddy pool if we cannot resolve these problems.

I look forward to seeing you at our annual meeting at Kiker, 22 March.

Sincerely, your neighbor,
Quentin Fennessy

**See The 2006 Annual Report
Inside This Issue**

CIRCLE C RANCH

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 Center.....288-6057
Circle C Tennis Club.....Circle_CTennis@msn.com, 301-8685
Golf Course at Circle C Ranch288-4297

MARCH EVENTS

March 1	Board meeting
March 7	Board Candidate Forum
March 8	Community Safety Meeting
March 22	Annual Meeting

View the Circle C Ranch Newsletter
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2005 Board of Directors

Quentin Fennessy.....	President
Steve Urban.....	Vice President
AE Martin.....	Secretary
Mike Price.....	Treasurer
Ed Scruggs.....	Development Officer
Matt Cano.....	Director
Carolyn Merritt.....	Director
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CCHOA Announcements

CCHOA Management Office Announcements

Submitted by Denise Nordstrom

Bulletin & Marquee Boards - The board recently approved the installation of 7 additional marquis boards throughout the neighborhood so that we can reach all residents with important HOA announcements. The signs should be installed by the end of March. The board also approved the removal of the resident and HOA bulletin boards located at 12 of the older mail centers located throughout Circle C. The boards were not guarded against weather conditions, were not accessible to all mail centers and were in constant need of replacement. We will install a enclosed bulletin board at the main mail center where the management office is located. This will be for official HOA announcements as well as select resident announcements such as Lost Pets, safety announcements and reward announcements. If you would like to post such an announcement you must either drop off or email info@circlecranch.info with an attached flyer (Word Document). The flyer must be 8 1/2 x 11 in size. If you have a color flyer, please drop off at the HOA office at 5919 La Crosse Ave, Suite 100 as we do not have a color printer. If you have questions regarding this policy please contact the HOA office at 288-8663.

In the future we will be looking into adding a Resident Only

Business section to our website as well as a Vendor Referral section. Look for information in future newsletters.

For those of you who utilized the boards to post items for sale, please visit our website at www.circlecranch.info, classified section. Residents can post items for FREE.

Deed Restriction Update - As Spring is upon us we will once again be reviewing the neighborhoods for lawns that are not in compliance with the deed restrictions. We are specifically looking for lawns with dead grass or vegetation, dead shrubs or trees, weeds that are above 6" and yards that are not mowed and edged on a regular basis. If you received a violation notice last fall regarding your dead lawn or vegetation NOW is the time to begin replanting. If you have any questions regarding the deed restriction policy, please call the HOA office at 288-8663.

HOA Annual Meeting - The annual HOA meeting will be on Wednesday, March 22nd at 6:15pm at Kiker Elementary. Check-in will begin at 5:30pm. Please bring a PICTURE ID to check into the

(Continued on Page 5)

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CCHOA Announcements *Continued*

CCHOA Management Announcements - (Continued from Page 4)
meeting. Assessments must be paid prior to the meeting in order to vote in the Board Election. If you have a question regarding your assessment, please contact the Accounting Office at 451-9901.

In early March you will receive the official notification of the annual meeting along with instructions on how to vote electronically. We will also include a paper ballot so you can continue to vote that way if you choose. By offering electronic voting we hope to increase the number of owners who vote. If you have any questions once you receive the notification, please let us know.

Board Election – the deadline for submitting candidates for the two open board positions was February 20, before the publication of this newsletter. However, after the deadline we will post the names of those residents running for the two open board positions along with their bios on the website at www.circlecranch.info

Directory Update – thank you to everyone who submitted their updated or new information to be included in the 2006 Directory. The Directory is being published by Peel, Inc. and it will be mailed to everyone by the end of the month.

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- A Living Will
- HIPAA Release

Do you have these documents? Do they reflect your current family situation? If you answered no to either question, I encourage you to contact me to schedule an appointment. As an added convenience, because I'm a Circle C resident, I will be glad to meet with you in your home.

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CCHOA Announcements *Continued*

Circle C Landscape

Submitted by Susan Hoover

Well, it is mid-February and we are enjoying one of the few winter freezes this season. Between the drought and the inconsistent weather, our Central Texas plants are a little confused. By the time you get this, spring should be on its way, and the plants will be able to settle into their normal growth pattern.

Our current maintenance services include trimming all of the perennials, grasses, and roses throughout Circle C Ranch. This year, we are also cutting back all of the Asian jasmine to get it back to a manageable height. Thus far, we have recycled over 18 truckloads of trimmed vegetation. Next, we will be supplementing mulch in all of the bed areas.

I attended the City of Austin Water Wise irrigator's seminar recently. Generally, their recommendation for winter watering with normal rainfall is to turn your irrigation system off from November through February. This year, however, that has not been possible due to the extreme lack of rain. They are currently recommending watering dormant plants about once every two weeks. As the plants begin to grow in the spring, they will need a little more water if we have no rain.

Also, even though there will be a lot of advertising for fertilizing

your lawn in early March, we recommend holding off until at least the end of March for St. Augustine lawns. A big contributing factor in brown patch disease is excessive nitrogen.

Bermuda grass will grow only when the nighttime temperature is above 60 degrees consistently, so that is a good indicator of when to do your first spring fertilization for Bermuda grass. The grass will uptake the fertilizer if it is in a growth cycle.

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CCHOA Announcements *Continued*

What Paint Colors Can I Use When Repainting My Circle C Home?

Submitted by Architectural Control Committee

The Architectural Control Committee must review your paint colors unless you are using the same neutral color that was approved for the builder when the home was first constructed. If you plan to change colors, please go to the Circle C website (www.circlecranch.info), download the Architectural Review Form and submit a sample paint chip of the color you plan to use. There is no review fee.

While the Committee is happy to look at your personal selections, there are certain colors that will not be approved. They include lime green, hot pink, bright turquoise, bright orange, bright yellow-orange. Other accent colors will be reviewed on site and be approved consistent with neighborhood standards.

Thank you to our Holiday Party Sponsors!

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Community Safety Meeting

Hosted by the Circle C Homeowners Association



Wednesday, March 8, 2006
6:30pm to 7:30pm

Kiker Elementary
Cafeteria



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Board Candidate Forum

Hosted by the Nominating Committee



Tuesday, March 7, 2006
6:30pm

Kiker Elementary
Cafeteria



This will be a question/answer time with residents who would like to become more familiar with candidates running for a board position. We encourage everyone to come out and listen to what the candidates have to say.

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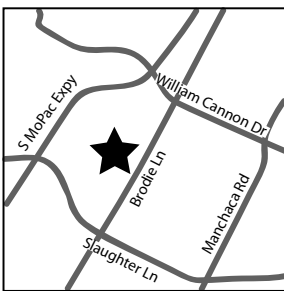
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CCHOA Clubs & Announcements

Attention New Kindergarten Students

Submitted by Angela Schuckle

New Students to Kiker and the new Southwest school – if you would like to be put on an e-mail list to receive newsletters and updates regarding Kindergarten at Kiker or the new Southwest school (or if you are new to CC and would like general info on our schools), please send an e-mail to Angela Schuckle at laerdana@yahoo.com. You will receive updates on registration information, what to expect when your child begins Kindergarten, etc.

Seton Southwest

Healthcare Center Volunteers

Submitted by Kathy Jedrzejewicz

Seton SW Healthcare Center needs you! Volunteer opportunities are available serving our patients and visitors in clinical and non-clinical areas of the hospital. Volunteers are needed morning, afternoons, evenings and weekends. Do you love to crochet or knit? We need your help to reach our goal of giving a handmade baby blanket to every baby born in our hospital! Whether you are a full time professional, work at home, college student, teenager, or are a retiree, you'll find something at Seton Southwest for your interests and talents. If you or someone you know is interested, please contact Benita Trevino, Director of Volunteer Services at (512) 324-9039 or email btrevino@seton.org.

Toy Drive! The Volunteers of Seton Southwest Healthcare Center are collecting small, safe and cuddly toys for our pediatric surgery patients. The toys help soothe our tiny patients as they go through the processes before and after surgery. New toys can be donated at Great Habits Gift Shop in the hospital lobby. Call the gift shop at (512) 324-9018 for details.

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"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.

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CCHOA Clubs & Announcements *Continued*

Circle C Area Professionals Business Referral Group

Submitted by Bob McKenna

We had an awesome year in 2005... ranking #1 in Central Texas in the most referrals given category, resulting in greater customer satisfaction across the area - and now we are looking for a few more enthusiastic, hard working and honest individuals from every profession to join our growing organization!

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!

Do you know a reputable and trust worthy professional who places customer's needs first? Someone who really goes the extra mile for his/her clients? 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 - 8:00am to 9:30am
The Golf Club at Circle C Ranch
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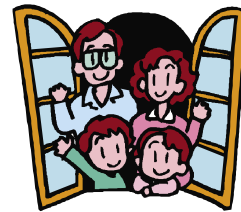
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CCHOA Clubs & Announcements *Continued*

Park West HOA News (*Park West is a gated community within Circle C)

Submitted by Kathy Jedrzejewicz

Annual HOA Meeting: Park West HOA's annual homeowners meeting was a rousing success! Approximately 80 residents attended, indicative of your commitment and concern for your community. Your participation is greatly appreciated. Three open positions on the Board of Directors were filled. Congratulations to **Keith Bolsen**, **Joe Burwell**, and re-elected member **Kathy Jedrzejewicz** as they join **Linda Bal** and **Dave Maril** to complete the newly expanded 5-member BOD. By the time this newsletter is published, officers for 2006 will have been elected and the results posted on the mail center bulletin boards.

Park West HOA President Dave Maril provided a thorough update of the "State of Park West HOA" and discussed results of the homeowners' survey that was conducted last October. Linda Bal, PW HOA Treasurer, presented an concise, well-organized summary of 2005 expenses and income, and explained the 2006 budget. As Board Liaison to the Landscape Committee, Linda also presented an overview of the process utilized to select Park West's new landscape company, and details of the landscape contract. Secretary Kathy Jedrzejewicz reminded residents that all HOA records are available for review.

Each Committee Chairperson presented a report on their progress over the past year and plans for the coming year. Congratulations to all committee members for an outstanding job—the improvements that you have made to Park West are evident and appreciated! The committees are beginning to work on their projects for 2006: additional improvements to landscape design at the mail center common areas, recommendations for tree care and maintenance, a street maintenance plan, street signs, pedestrian gate improvements, a Park West web site, back-yard garden tours, another Wine Fest at the Wildflower Center, a barbeque/picnic, and Holiday events! There will undoubtedly be other exciting things going on as we continue to get to know each other!

Prior to adjournment, the meeting included an open discussion, with requests to share the following information in this newsletter: **Children Playing:** Please closely attend to children playing in your driveway, and make sure they don't go out into the street. Most of our driveways provide relatively small playing areas, and children can easily drift out into danger on the street. Please drive slowly in our neighborhood and watch for children and other pedestrians.

(Continued on Page 13)

Residential Real Estate Market Update

(From 01/01/2006 to 02/10/2006)

<u>Area SW</u>		<u>Area W</u>	
New Listings	123	New Listings	57
Pending	108	Pending	41
Sold	76	Sold	17

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pberardino@metlife.com
"Circle C resident"

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CCHOA Clubs & Announcements *Continued*

Park West HOA News - (Continued from Page 12)

Street Parking: This topic elicited strong feedback in response to last October's homeowners' survey. During this fiscal year the Board of Directors will be working with the Bylaws and Covenants Committee to update Park West's Covenants, Conditions and Restrictions to include rules that are consistent with safety in a community that has good curb appeal.

Yard Art: Again, based on your comments in October's survey a temporary committee is being organized for the purpose of investigating and making recommendations on yard art. Please contact Dave Maril (301-8869) if you are interested in participating.

New Process: Please submit written landscape issues to parkwestlandscape@yahoo.com. Please do not call the landscape contractor for front yard issues. Contact Landscape Liaison Jackie Rollins (301-1839) with a written request only if you do not have access to email. This new process is designed to aid in tracking issues and their resolution.

Automatic Dues Payment: It is possible to have your Park West HOA dues automatically withdrawn from your checking account. Contact Marilyn Childress of Goodwin Management Company at 502-7509 for information.

Bulky Item Collection: Park West is included in this City of Austin program. Call Austin Solid Waste Services at 494-9400 or visit www.austinrecycles.com for more information.

austinrecycles.com for more information.

Park West Tennis Club is seeking new members. Contact Dorian DeWind at 301-5143 if interested. (Attention Circle C Ranch residents: you are invited to join the Tennis Club even if you do not live in Park West!).

Committees: Committees are always open for residents to join. Each committee will be electing officers at their first meeting of the new fiscal year. Watch the mail center bulletin boards for new committee contact and meeting schedule information. A special thank-you goes out to those of you who signed up for committee service at the annual meeting. We look forward to working with you and getting to know you better!

Park West Greeters: Nancy Oliphant has organized this new Social Committee sub-group. Seventeen residents enthusiastically volunteered to personally greet new residents within their sections of Park West, and to provide them with packets containing helpful information about our community. We thank Nancy for taking the initiative to lead yet another example of our community spirit.

The Board of Directors would like to thank all of you who participated in making 2005 a successful year for Park West HOA. It is your efforts that make Park West such a wonderful place to live! We also wish to extend special thanks to those of you who helped

(Continued on Page 14)



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CIRCLE C RANCH

CCHOA Clubs & Announcements *Continued*

Park West HOA News - (Continued from Page 13)
set up the room for our annual meeting.

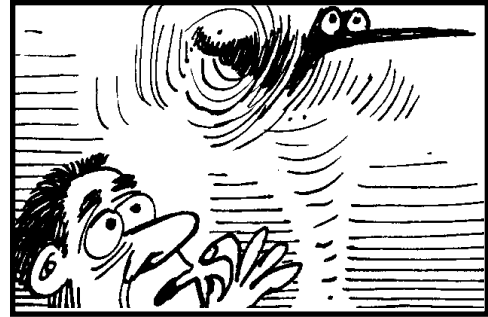
Please note that a coyote followed one of our residents home during an early morning walk. This resident was walking a large dog on a leash at the time. Be alert when you are walking in pre-dawn and after-dark hours. Several neighbors have reported hearing the coyotes barking and howling in the greenbelt very near our homes at night.

Board meetings are open to all homeowners. Time is available at the beginning of each meeting for homeowners to bring issues or information before the Board. To be listed on the agenda, call Dave Maril at 301-8869 prior to the meeting. The meeting schedule is posted at the mail center bulletin boards. Don't forget to check the mail center bulletin boards for important information as the committees are getting started with the new year.

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@circlec ranch.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.



What creature can fly straight up like a helicopter? Hmmm...a hummingbird.

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.

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Teenage Job Seekers

Teenage Job Seekers
Not Available On-Line

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!

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.

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Tony Ragan
Owner/Circle C Resident



Circle C Amenities Continued

Circle C Tennis Club

Submitted by Fernando Velasco

Circle C Tennis Club - 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 neither 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 March 27. 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.

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Circle C Amenities *Continued*

Circle C Cafe & Catering

Submitted by Julie Arevalo
www.circleccatering.com

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The Golf Club at Circle C Ranch

Submitted by Denise Fisher

Membership opportunities available – Our membership program is your chance to experience The Golf Club at Circle C in a whole new way! Annual memberships are available in several categories including single memberships, family memberships, range memberships and corporate memberships. Limited opportunities are available so call now to learn more about what we have to offer you, your family and your business in 2006.

Come see our new and improved look! – Remodeling and renovations are complete in the clubhouse so stop by and see the new look. Work on other improvements continues including the new property entrance and redesigned parking lot with bag drop.

Follow Me to Circle C for improved course conditions in 2006! We are excited to announce that the irrigation renovation project is in full swing! The process will involve the replacement of the existing system with a more efficient system that requires less water and less man power and will result in improved course conditions. One hole will be down each week with no other interruption in play. Call the Pro Shop at 288.4297 for more information or visit www.thegolfclubatcirclec.com

Live Music & Family Dining , Friday, March 17th and every Friday starting April 7th thru November - We'll rock your backyard with our own version of the Austin music scene in our new covered Biergarten. Bring the whole family, relax in our comfortable hill country setting and enjoy the tunes of local talent. Fresh dinner and drink specials will be featured every week. Check our website for dates at www.thegolfclubatcirclec.com and call 288.4297 extension 3 to reserve your spot.

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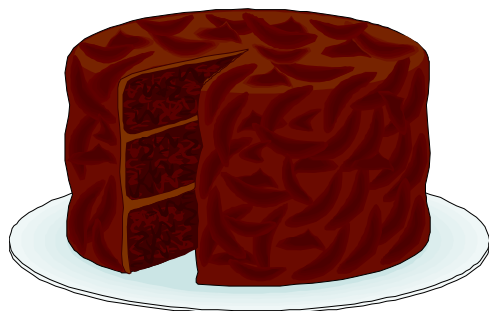
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Recipe of the Month

Earthquake Cake

- 1 cup coconut
- 1 cup chopped pecans
- 1 - 2 layer pkg. German chocolate cake mix
- 8 ounces cream cheese, softened
- ½ cup melted oleo
- 1 - 1lb. pkg. confectioners sugar

Sprinkle coconut and pecans in greased and floured 8 x 14" cake pan. Prepare cake mix using package directions. Pour into pan. Beat cream cheese and oleo in mixing bowl. Add confectioners sugar; mix well. Pour over batter. Bake at 350° for 45 minutes or until cake tests done. Yield 15 servings.



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Texas Events - March

1-12—AUSTIN: *Urinetown, the Musical* Winner of three Tony Awards, this tale of greed, love and revolution is filled with surprises and laughs as the earth's water supply causes a government-enforced ban on private toilets. Zachary Scott Theatre. www.zachscott.com

1-Apr. 16—AUSTIN: *A Slave Ship Speaks: The Wreck of the Henrietta Marie* This poignant and powerful exhibit brings to the surface artifacts recovered from the wreck of the British merchant slave ship, the Henrietta Marie. The Bob Bullock Texas State

1-May 29—AUSTIN: Exhibit: *The Vietnam Experience* Often braving the same dangers as the soldiers they followed, Navy combat artists captured on canvas the battles, aftermath, landscape, people and the visual sense of combat. LBJ Library and Museum. www.lbjlib.utexas.edu 512/721-0200

2-3—AUSTIN: UIL Girls Basketball State Championships Frank Erwin Center. www.uil.utexas.edu 512/477-6060

3—AUSTIN: Maria Schneider Orchestra Armed with her powerful jazz orchestra, Schneider's fresh, commanding compositions sweep you up to the next wave of orchestra jazz, echoing the rise of Duke Ellington. Begins at 8 p.m. Hogg Auditorium. www.utpac.org 512/471-1444 or 800/687-6010

3—AUSTIN: R. Carlos Nakai & Nawang Khechog Nakai, the world's premier Native American flutist, and Khechog, a master Tibetan flutist who studied with the Dalai Lama, meld the music of their cultures. One World Theatre. 512/329-6753

5—AUSTIN: Estonian Philharmonic Choir These impassioned virtuosos spin 500 years of music history into a night of unforgettable originality. Begins at 7 p.m. Hogg Auditorium. www.utpac.org 512/471-1444 or 800/687-6010

5—AUSTIN: Zilker Park Kite Festival Offers old-fashioned fun with contests that include the steadiest, smallest and most unusual kites. Kite flying demonstrations are held all day. Rain date is March 12. Zilker Park, 2100 Barton Springs Road. www.zilkerkitefestival.com 512/448-5483 or 512/647-7488

9-11—AUSTIN: UIL Boys Basketball State Championships Frank Erwin Center. www.uil.utexas.edu 512/477-6060

10-19—AUSTIN: South by Southwest Conferences & Festivals Participants from the music, film and Internet industries converge on Austin for 10 days to take part in three distinct — yet related — festivals, conferences and trade shows. Austin Convention Center, along with multiple theaters and music venues. E-mail: sxsw@sxsw.com • www.sxsw.com 512/467-7979

11-25—AUSTIN: Star of Texas Fair & Rodeo Come out for a hoof-pounding, show-stopping, toe-tapping good time. Offers 13 rodeo performances, 14 concerts, a carnival, fairground acts, commercial exhibits, livestock show and more. Travis County Expo Center. www.rodeoaustin.com 512/919-3000

17—AUSTIN: Judy Collins Thrills audiences with a unique blend of interpretive folk songs and contemporary themes. One World Theatre. www.oneworldtheatre.org 512/329-6753

18-19—AUSTIN: African Violet Show Austin Area Garden Center, Zilker Botanical Garden. 512/243-2289

18-19—AUSTIN: Citywide Garage Sale Offers an antique, collectible and vintage flea market. Palmer Events Center. www.cwgs.com 512/441-2828

22—AUSTIN: Rosa y Joe Perez, Rumbo Al' Anacua School teachers, self-taught musicians and creators of the NPR Mexican roots music program North of the Border, this duo truly embodies the heroic folk spirit. Begins at 8 p.m. McCullough Theatre. www.utpac.org 512/471-1444 or 800/687-6010

24—AUSTIN: Spyro Gyra Presents a unique mix of jazz, rhythm-and-blues, Latin and Brazilian music. One World Theatre. www.oneworldtheatre.org 512/329-6753

24—AUSTIN: Ying Quartet Made up of four siblings, the quintet plays with a unified voice, precise, elegant, emotionally brilliant chamber music. Begins at 8 p.m. Hogg Auditorium. www.utpac.org 512/471-1444 or 800/687-6010

25—AUSTIN: The Gypsy Trail Featuring Rajamani Travel to India, the Middle East and into Europe. Children are invited to participate through movement, dance, voice, clapping and stillness. One World Theatre. www.oneworldtheatre.org 512/329-6753

30-May 7—AUSTIN: *The Exonerated* Drama features true stories of six Death Row inmates, wrongly convicted of murder, who are freed. Zachary Scott Theatre. www.zachscott.com 512/476-0541

31—AUSTIN: Assad Duo (Brazil) This guitar duo — Brazilian brothers Sergio and Odair Assad — play as though they are one person. Begins at 8 p.m. Northwest Hills United Methodist Church. www.austinclassicalguitar.org 512/300-ACGS

31-Apr. 2—AUSTIN: Ballet Austin UT's Bass Concert Hall. www.balletaustin.org 512/476-2163

31-Apr. 2—AUSTIN: Jerry Jeff Walker's Birthday Bash Jerry Jeff Walker celebrates the Texas way with three shows in three days. Broken Spoke, Paramount Theatre and Gruene Hall. www.jerryjeff.com/BirthdayBash2006.htm

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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equipment to make
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pool just for you!*

*Now that is a
"Neighborhood Specialist".*

The AustinReps' Circle C Ranch Market Report								
Circle C Ranch by Neighborhood	Sold History (August '05 - January '06)					Current Market		
	Total	Average				Total		
	Homes Sold	Square Feet	Price / Sq Feet	Year Built	Days On Market	Available	Pending Sale	
Circle C Central	53	2,780	\$ 95	1993	51	10	8	
North	35	2,135	\$ 103	1996	56	3	2	
Wildflower	18	2,284	\$ 104	2001	69	0	1	
On The Park	8	3,585	\$ 106	1997	63	2	1	
Vintage Place	3	3,163	\$ 96	2001	41	1	3	
Hielscher	27	2,992	\$ 105	2003	74	6	7	
West	16	3,584	\$ 106	2005	92	6	11	
Park West	11	2,366	\$ 123	2002	89	6	1	
Park Place	14	2,564	\$ 104	2005	183	1	0	
Muirfield	7	3,328	\$ 120	2005	106	3	0	
Enclave / Lacrosse	11	2,376	\$ 115	2005	58	6	4	
Alta Mira	3	2,957	\$ 108	2005	10	3	0	
Circle C Ranch Total	206	2,717	\$ 104	1999	72	47	38	
Corresponding Neighborhood Map on AustinReps.com								
Market Report data was obtained from the Austin-Multiple Listing Service (MLS) on 2/6/2006. In some cases new construction and FSBO homes are not included in the MLS data and therefore are not represented. Data is deemed accurate but not guaranteed.								

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CIRCLE C RANCH

2006 Annual Report

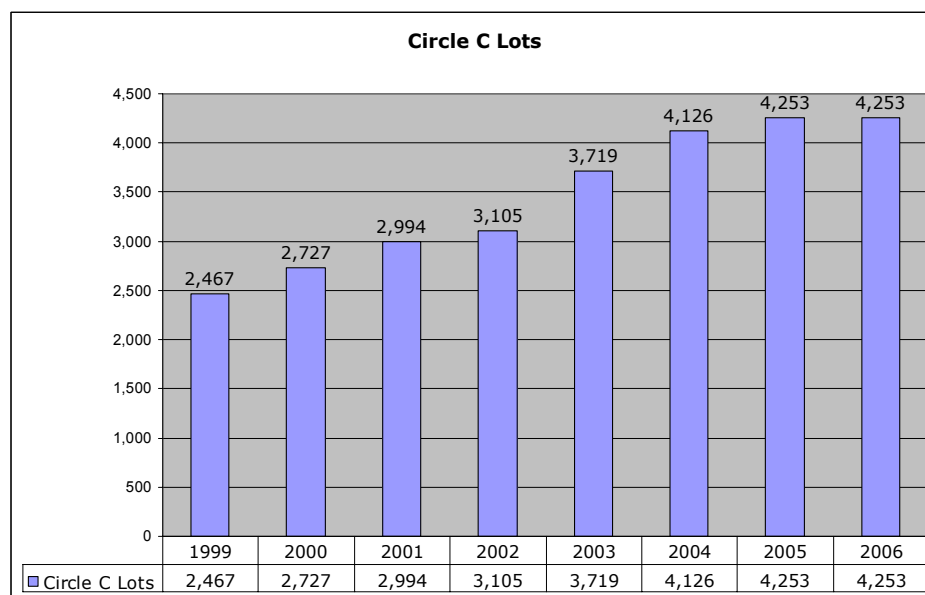
2005 Highlights for Circle C Ranch

Every year brings surprises for Circle C. We've tried to report on newsworthy events in our monthly newsletter, so I won't get very detailed in this article. Here are some of the high (and low) points for 2006 for Circle C Ranch and CCHOA.

- Outsource Swim Center Mgmt to YMCA of Austin
- IN-source Swim Center Mgmt to CCHOA
- \$100K in pool renovations
- \$10k in pool heater repairs
- 300+ homes built in Circle C
- Circle C Firestation completed and staffed
- Escarpment Village built, Escarpment opened up to the north
- New elementary school construction started (completion date 8/2006)
- Monthly newsletter delivered by US Mail to every home, zero cost for production and delivery
- *Welcome to the Neighborhood* filmed in Circle C
- Circle C Ranch in the news (talk radio, TV, NY Times!) when *Welcome to the Neighborhood* is cancelled
- Circle C Ranch in the news when we learn that *Welcome to the Neighborhood* was not so bad after all!
- Amenities Committee worked with RVi on plans for future improvements
- The Sara Lee ® 2005 IronKids Triathlon Race is held in Circle C – the largest race on the national tour.

Growth of Circle C Ranch

Circle C Ranch continues to grow, with new homes completed all the time. This chart shows the growth (by count of **lots**) of the neighborhood. There is a useful distinction between **lots** and **homes** for Circle C. When the developer adds **lots** to the Association we begin to earn revenue (property assessments). When a builder improves the lot and builds a home, the taxable value increases and so does the property assessment value. Until Circle C Ranch is completely built out we will have more lots than homes. We have about 3,600 homes. We have 3010 homes paying full assessments. The complete build-out total of homes is approximately 4,500, so we have a few years to go before the development is completed.



CIRCLE C RANCH

How is Circle C Homeowners Association Organized?

This is a brief summary of the Circle C Homeowners Association (CCHOA). CCHOA members are the residential property owners of Circle C Ranch. Residential development within Circle C Ranch is almost complete, so most property owners are homeowners. Developers and builders own the remaining property. The essential and primary goal of CCHOA is to preserve and enhance our property values.

Defining Documents

CCHOA is defined by a set of documents initially laid out by the developer (Gary Bradley) and subsequently modified by homeowner voting. These documents include the Certificate of Incorporation, the Declaration of Covenants, and the Amended Bylaws of CCHOA. We have adopted the Model Code to set standards of ethics and behavior for volunteers and homeowners.

- Certificate of Incorporation: <http://www.circlecranch.info/documents/AssociationDocuments/GoverningDocuments/CertificateofIncorporation.pdf>
- Declaration of Covenants, Conditions and Restrictions: <http://www.circlecranch.info/documents/AssociationDocuments/GoverningDocuments/declarationofcovenantcircleCranch.pdf>
- Amended Bylaws of CCHOA: <http://www.circlecranch.info/documents/AssociationDocuments/GoverningDocuments/cchoa-bylaws2005.pdf>
- Model Code: <http://www.circlecranch.info/Model-Code.asp>

Board of Directors

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 property owners. Directors are elected for three year terms. We have two directors whose terms expire in 2006 (Steve Urban and Quentin Fennessy). AE Martin and Ed Scruggs and Carolyn Merritt will be up for re-election in 2007. Matt Cano and Mike Price will be up for re-election in 2008.

As of this writing the CCHOA BOD has five officers: President (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. You can email the board at directors@circlecranch.info

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

Finances

The annual budget for 2006 for CCHOA is approximately \$2.3M. 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.

Operations Staff

The CCHOA BOD has two employees to manage neighborhood operations: Denise Nordstrom (operations manager) and Gale Foster. Denise reports to the President of the BOD, and Gale works for Denise. William Hamilton is our Aquatics Director and Pool Manager, and he reports to Denise. He has a staff of assistant pool managers and lifeguards. We have contracted with Circle C Landscape (owned by neighbor Susan Hoover) for landscaping services. We have contracted with Terri Giles of Giles & Shea for financial management including book keeping. Terri reports to the Treasurer.

Public Board Meetings

The CCHOA BOD holds public monthly meetings, currently scheduled at 6:15PM on the first Wednesday of each month. The Wildflower Center has kindly allowed us to use their library for BOD meetings at no charge. We allot time at the beginning of each meeting for homeowners to address the board.

Committees

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.

Amenities Committee

January marked the beginning of the home stretch in our amenities planning. The most high profile event was the Circle C Town Hall held January 19th, to help plan the new Swim Center and Amenities Complex.

Our amenities committee will present examples of what neighboring communities have done with their pools and amenities centers and explore our available options. A critical element of this meeting will be to collect your thoughts and ideas on the new facility. The data we collect will be used by our planning firm, RVI, in the creation of the conceptual plan. The plan, to include variety of conceptual sketches, will be presented at the annual neighborhood meeting in March. We invite anyone w□
shaping what will undoubtedly be our most ambitious project – your input will be valued.

In November, RVI architects Barbara Austin and Deanne Williams met with more than 50 residents of Wildflower Park and Vintage Place to discuss the park and playscape plans for those individual neighborhoods. Ms. Austin reports the input received was just what they were looking for and will play a major role in shaping the planning effort. If you live in either Wildflower Park or Vintage Place and still wish to share your views on these projects, you may e-mail Ms. Austin at baustin@rviplanning.com.

In the meantime, a number of other locations have been identified as possible sites for pocket parks or smaller playscapes. These include the corner of Aden Lane and Escarpment and land near the mail kiosk in Park Place. Other possible sites are near mail kiosks along South Bay, Quincy Cove and Magenta. Final decisions on whether these areas will be included in the conceptual plan are pending – as RVI examines their suitability for development. RVI is also looking at ways to open up our current swim center to make the green space and the basketball court more accessible to residents not necessarily interested in swimming.

Education Committee

The Education Committee, co-chaired by Marian Wallace and Bob Skrobarczyk, worked diligently throughout 2005 on a number of issues related to the 2004 AISD Bond election. In addition to the two co-chairs, the committee consists of Circle C residents Jeff Walker, Jim Bailey, Dee Dee Green, and John Jolet. Circle C Board Member Carolyn Merritt and Ed Scruggs also serve as members. Together the members represent Baranoff, Kiker, and Mills Elementary Schools, as well as Bailey and Small Middle Schools.

Throughout the year, the education committee worked with the individual schools, AISD staff, and the Board of Trustees to keep Circle C residents informed and involved in the various changes in the public schools in our area. Early in 2005, the committee worked with AISD's project manager on the renovations and improvements done to Kiker Elementary. Then in the summer, our focus turned to the groundbreaking and preparation for construction on the new elementary school in Circle C West.

In September, two Education Committee members, Marian Wallace and Jeff Walker, were asked to serve on AISD's Boundary Task Force. This task force was charged with creating a proposal for redrawing the elementary boundary lines in

(Continued)

CIRCLE C RANCH

southwest Austin. The Education Committee then hosted two community forums – one in August and another in December – to bring Circle C residents up to date on the construction schedule of the Kiker renovations and new SW school, and then on the possible changes in the boundary lines.

The Education Committee also worked consistently with Carolyn Merritt, who serves on the public oversight committee for the bond package, and Robert Schneider, our area school board trustee. Together we worked to ensure that the bond initiatives affecting our neighborhood schools would be properly implemented in a timely manner as supported by the voters of the bond package. This included protesting the AISD proposal of moving a “south central” elementary school to east Austin; working with AISD staff to move up the proposed construction date on the new middle school; and working to ensure that the classroom addition to Kiker Elementary is built for the 2006-2007 school year.

As 2006 begins, the work continues with many of these issues. The Education Committee remains committed to ensuring that the educational needs of all of our children is well represented throughout Austin.

Special Events Committee

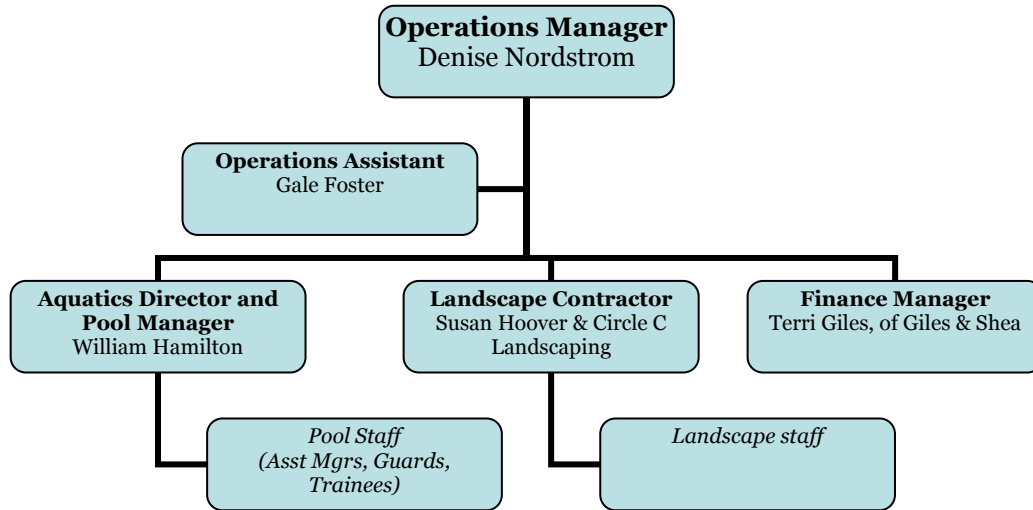
The Special Events Committee includes residents: Joy Miletic, Melinda and Bob McKenna, Michelle Moran, Denise Fisher, Mary Schaffrath, Marnie Ketchum and Julie Arevalo. This year the committee planned and coordinated the following events: Easter Egg Hunt, Annual Garage Sale, 4th of July Parade, Movie Nights at the Pool, Wildflower Planting Days, Holiday Lighting Contest, Holiday Kid’s Party and the popular Holiday Adult’s Party. If you would like to volunteer for a particular event or to be on the committee, please contact the HOA office at 288-8663 or via email at info@circlecranch.info

Annual Meeting for Members

The CCHOA holds our annual meeting in March. The annual meeting agenda includes election of directors, an income and expense report to members, and an operational report to members.

Communications

There are several ways to contact the association to ask questions, make a request or lodge a complaint. You can email or call our manager, Denise Nordstrom. Her phone number is 512-288-8663, and her email address is info@circlecranch.info. You can speak to the Board at the monthly board meeting. You can contact the directors – because they are your neighbors! We have several ways we use for neighborhood communications. Our web page is at <http://www.circlecranch.info>, including a neighbor discussion forum at <http://www.circlecranch.info/forum>. We publish a newsletter monthly, sent to your home by first class mail. We maintain several marquees around the neighborhood for announcements. We have a slowly growing list of email addresses for neighbors for announcements. We also schedule occasional town hall meetings on specific subjects (ie schools, trash collection, amenities, etc).



Circle C Homeowners Association Professional Organization Chart

Circle C Swim Center 2005 - 2006

2005 was an interesting year for the Circle C Swim Center. We transitioned the pool management *twice* in 2005. When our former pool manager resigned we signed a contract with YMCA of Austin to manage our pool. This meant that we terminated our existing lifeguard staff. To make a long story short, the YMCA pool management pleased few people. We had a rough time with both staffing and performance. The YMCA chose to exit the contract in December 2005. We subsequently interviewed several qualified candidates and are very pleased to have William Hamilton as our Aquatics Director and Pool Manager. William has extensive experience in aquatics and has already gotten off to a great start as he hires a new pool staff including assistant pool managers and lifeguards. We also had the pool heater fail in October. The heater repair cost us approximately \$10,000 and it meant that the pool was unheated for several weeks during the winter.

The Circle C Swim Center is a factor in our property resale value. The pool is the most dramatic amenity we will ever have at the main entrance to Circle C. We have started to improve the look and esthetics of the swim center. We should continue to invest to dress up the Swim Center, with the goal of making the main entrance to Circle C look special.

We have had several improvements done to the pool. The pool basin was re-plastered, some in-pool lights were repaired, the pool tiles were fixed up and we had 4 new short-course lanes installed with tile markers. These renovations cost approximately \$100,000. The last time the pool was plastered was in 1995.

UT/Longhorn Aquatics (UT/LA) has rented space in our pool for the last several years. The current contract with UT/LA expires 31 March 2006 and we will not renew with UT/LA. This should have no effect on the summer swim lessons and the summer swim league at the Circle C Swim Center. This means that for now we have no Masters swim program.

We have additional plans for pool renovations. We will remove the black steel light- and weight-towers, formerly used by UT/LA. We have recently learned that we must fix the kiddie pool – which will perhaps best be done by a complete replacement. The rusting athletic equipment south of the sport court should be removed. We should redo the fence to allow 24 hour access to the sport court. The grass within the swim center on the terraces needs replacement and the irrigation system may need upgrades. Our bath houses are hard to keep clean and should be renovated. The pump room is poorly configured, requiring us to allow the Circle C Café owners access to the same room that controls the boiler, pump, filters and chemical management of our pool, and should be improved. Not all of this work may be done in 2006 of course, depending on cost and scheduling.

CIRCLE C RANCH

CIRCLE C HOMEOWNERS ASSOCIATION INCOME & EXPENSE STATEMENT 2005

INCOME

Homeowners Dues	\$1,357,137.26
Transfer Fee Income	115,085.00
Inspection and Review Income	99,181.66
Resale Certificate Income	69,793.98
Lien Admin & Filing fee Income	2,127.00
Late Fees Collected	9,301.81
Rental Income	8,812.94
Swim Center – Longhorn Aquatics	54,500.00
Swim Center – Rental & Guest Fees	1,325.00
Stratus Landscape Reimbursement	94,200.00
COA Landscape Reimbursement	16,645.00
Other Owner Landscape Reimbursement	3,370.00
Interest Income	15,033.46
Miscellaneous Income	<u>2,250.00</u>
TOTAL INCOME	\$1,848,763.55

EXPENSES

Common Area Services

Landscape Maintenance Contract	\$ 587,831.27
2005 Land Additions	375.00
Landscape Repairs & Supplies	24,907.00
Landscape Utilities – Water	123,621.97
Landscape Utilities – Electric	26,196.86
Landscape Improvements	3,939.50
Utility Improvements	0.00
Plants/Other	16,013.03
Reimbursable Landscape	2,675.00
Fence Repairs & Maintenance	10,107.94
Electrical Repairs & Maintenance	11,983.46

Swim Center Compound

Swim – Water Utilities	15,208.35
Swim - Gas Utilities	39,993.24
Swim – Electrical Utilities	29,047.18
Swim – Telephone Utilities	604.79

Repairs/Maintenance

Swim Landscape	15,208.35
Swim Bldg, Plaza, & Parking Lot	7,136.06
Pool	61,601.68
Swim Irrigation & Landscape repairs	2,274.78
Swim Center Cap Improvement	72,838.18
Grill Repair & Maintenance	1,082.73
Architectural Review	84,304.41

Financial Management

Financial Management Services	74,333.97
Resale Certificate Expense	13,100.00

Lien Filing Fees	904.00
Bank Charges	2,336.25
CPA/Audit	6,185.00
Legal	525.00
Taxes	
Taxes – Property	1,642.32
Other Taxes	0.00
Insurance	
Insurance – Auto	524.75
Insurance – Boiler & Machinery	792.00
Insurance – D&O	18,045.92
Insurance – Gen'l Liability	39,282.34
Insurance – Property	2,269.00
Insurance – Workers Comp	7,610.38
Neighborhood Operations	
Deed Restrictions	1,208.17
Printing	3,109.05
Web Operations	845.75
Community Events	31,420.27
Holiday Lighting	0.00
Postage/Delivery	7,239.47
Office Equipment	1,508.80
Office Repairs/Maintenance	571.33
Office Supplies	5,340.51
Utilities – Phone	1,299.79
Neighborhood Maintenance/Repairs	22,119.26
Homeowner Meetings	7,970.50
Awards	623.07
Operational Expenses – Misc	769.22
Services	
Operations Salaries	76,216.53
Swim Center Mgmt Salaries	5,769.25
Swim Center Staff Salaries	52,699.99
Swim Management Contract	60,000.00
Payroll Taxes	11,269.18
Insurance	2,780.00
Other Services	0.00
Reserve Fund	
Swim Center Compound Reserve	0.00
General Reserve	0.00
Community Enhancement	
Consulting	1,312.00
Association Memberships	375.00
Other	221.37
TOTAL EXPENSES	

CIRCLE C RANCH

2006 CCHOA INCOME BUDGET

Homeowner Income	
Homeowner Dues	\$1,425,000.00
Resale Certificates	\$50,000.00
Transfer Fees Income	\$100,000.00
Late Fees Collected	\$4,000.00
Lien Fees Income	\$1,300.00
Filing Fee Income	\$850.00
Architectural Review Income	
Architectural Review Income	\$70,500.00
Rental Income	
Office Rent	\$1,800.00
Grill Rent	\$6,650.00
Swim Center Income	
Longhorn Aquatics	\$76,500.00
Pool Rental	\$300.00
Guest Fees	\$1,000.00
Other Owner Landscape Reimbursements	
Stratus Properties Landscape Reimbursement	\$95,000.00
City of Austin Landscape Reimbursement	\$17,600.00
Developer/Other Landowners Landscape Reimb.	0.00
Miscellaneous	
Interest Income	\$15,000.00
Income	\$2,250.00
Amenities Transfer Fund	\$450,000.00
Other	0.00
Grand Total	\$2,317,750.00

2006 CCHOA EXPENSE BUDGET

Commons Area Services	
Landscape Maintenance Contract	\$600,780.00
2006 Land Additions	\$34,000.00
Landscape Repairs and Supplies	\$25,000.00
Landscape Water Utilities	\$140,000.00
Landscape Electric Utilities	\$28,500.00
Landscape Improvements	\$30,000.00
Landscape Utility Improvements	\$25,000.00
Landscape Plants/Other	\$30,000.00
Reimbursement for Landscaping	0.00
Fence Repairs & Maint	\$8,000.00
Electrical Repairs & Maint	\$12,000.00
Swim Center Compound	
Water Utilities	\$16,650.00
Natural Gas Utilities	\$50,585.00
Electric Utilities	\$31,950.00
Telephone Utilities	\$550.00
Landscape Repair/Maint	\$18,200.00
Building, Plaza, & Parking Lot Repair/Maint	\$16,000.00
Pool Repair/Maint	\$55,000.00
Irrigation & Landscape Repair/Maint	\$4,000.00
Capital Improvements	\$100,000.00
Grill Repair/Maint	0.00

2006 CCHOA EXPENSE BUDGET CONTINUED

Architectural Review Expenses	
Architectural Review Expenses	\$51,700.00
Financial Management	
Management Services	\$77,500.00
Resale Certificate	\$10,000.00
Lien Filing Administrative Fees	\$1,000.00
Bank Fees	\$2,500.00
CPA/Audit	\$6,200.00
Legal Services	
Legal Services	\$5,000.00
Taxes	
Property	\$11,000.00
Other	\$550.00
Insurance	
Auto Insurance	\$1,000.00
Boiler Insurance	\$1,000.00
D & O Insurance	\$26,250.00
General Liability Insurance	\$38,200.00
Property	\$15,000.00
Worker's Comp	\$8,000.00
Neighborhood Operations	
Deed Restrictions	\$2,400.00
Printing	\$10,000.00
Web Operations	\$900.00
Community Events	\$22,000.00
Holiday Lighting	\$10,000.00
Postage/Delivery	\$7,239.00
Office Equipment	\$2,000.00
Office Repairs	\$2,500.00
Office Supplies	\$5,000.00
Utilities—Phone	\$1,450.00
Maintenance/Repairs	\$25,500.00
Meetings	\$8,000.00
Awards	\$1,000.00
Operational Expenses—Misc	\$1,000.00
Services	
Operations Mgmt	\$76,500.00
Swim Center—Staff	\$145,000.00
Payroll Taxes	\$16,000.00
Insurance	\$5,000.00
Other	\$12,000.00
Reserve Fund	
Swim Center Compound Reserve	\$25,000.00
General Reserve	\$5,146.00
Amenity Development Reserve	\$450,000.00
Community Enhancement	
Association Memberships	\$2,000.00
Other	\$1,000.00
Grand Total	\$2,317,750.00

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Fairfield
Harvest Bend, The Village
Hastings Green
High Meadow Ranch
Lakes on Eldridge
Lakes on Eldridge North

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