



CIRCLE C RANCH NEWSLETTER

The Official Publication of the Circle C Homeowner's Association

Volume 4, Number 1

January 2007

www.circlecranch.info

Letter from your Board of Directors

With the holidays over and a new year looming ahead it's time to gear up for the Annual Homeowners Association Meeting. This year the meeting will be held Wednesday, March 28, 2007 at Kiker Elementary at 6:30pm. There will be (3) three board member seats up for election so if you have the time and the commitment and are interested in running for a three year term or know of a neighbor who fits the bill, please forward their name and address to the Nominating Committee via the Association Office (email: info@circlecranch.info, direct mail: 5919 La Crosse Ave, Suite 100 Austin, Texas 78739 or fax: 288-6488). We will have more information in the coming newsletters and on the website on the candidates, meetings and voting procedures.

Upcoming Events

January 6 th	Bowie Tennis Team picks up Christmas trees
February	1 st half year assessments mailed
March 7	Candidate Forum – location & time TBA
March 28	CCHOA Annual Meeting

Kiker Expansion Update

Full occupancy of the 8-classroom addition will occur upon return to school this month. Three portable buildings were removed from the campus during the winter break. The 8-classroom addition will house all 5th grades and the majority of the 4th grade classes, two will remain in the building, but will move to the end of the old '5th grade wing'.

Circle C Hosts Another Successful Annual Holiday Kid's Party!

About 200 residents turned out this past month for the Annual Kid's Holiday party which was hosted at the Lady Bird Johnson Wildflower Center this year. A big thank you to everyone who donated! Orange Santa is run under the umbrella of the Austin Christmas Bureau that qualifies recipients for Blue and Brown Santa as well. The recipients of Orange Santa are mainly the maids and food service workers for UT that are under poverty level. All gifts that remain after the four days will be given to the Austin Christmas Bureau to distribute to Blue and Brown Santa. Kids enjoyed a certified Barnum and Bailey clown show, the Joyful Fairy & Cowboy Mike, crafts, popcorn, cotton candy, cookies and more! Thanks to the Special Events Committee and especially Julie Arevalo for planning the activities. The Special Events Committee is always looking for new volunteers – if you are interested in serving on the committee or perhaps just one event, email the HOA office at info@circlecranch.info



Happy New Year

View the
Circle C Ranch Newsletter
each month online at
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CIRCLE C RANCH

CCHOA Numbers

HOA Mgmt Office	info@circlecranch.info or 288-8663
Financial Office.....	451-9901
Circle C CDC.....	288-9792
Newsletter Publisher	
Peel, Inc. Sales Office.....	512-989-8905
Adv./Kelly Peel ..advertising@PEELinc.com,	512-989-8905
Circle C Amenities	
Circle C Café.....	288-6058
Circle C Swim Center	288-6057
Circle C Tennis Club.....	Circle_CTennis@msn.com, 301-8685
Golf Course at Circle C Ranch	288-4297

2006 Board of Directors

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AE Martin	Treasurer
Brendan McEntee.....	Secretary
Carolyn Merritt	Director
Michelle Moran.....	Director
Steve Elmore.....	Director
Contact Information	Email: directors@circlecranch.info

IMPORTANT NUMBERS

BFI (Allied Waste)	247.5647
Dead Animal Collection.....	494.9400
Abandoned Vehicle	974.8119
Pothole Complaints	974.8750
Stop Signs	457.4885
Street Light Outage	505.7617
Schools	
Clayton Elementary	841.9200
Kiker Elementary.....	414.2584
Mills Elementary	841.2400
Bailey Middle School	414.4990
Small Middle School	841.6700
Bowie High School.....	414.5247
SAYSA.....	899.1049

CCHOA Announcements

CCHOA General Announcements

Submitted by Denise Nordstrom, CCHOA Manager

Circle C Homeowners Association

Calendar of Events 2007

January	CCHOA Annual Report in January Newsletter	
February	First ½ year assessment mailed	
March 7	Candidate Forum	
March 11	Pool opens	
March 26	1st Day of Spring Swim Lesson Registration	
March 28	2007 Annual Meeting - Kiker	6:30-9:30pm
April 7	Easter Egg Hunt - CDC	9:30-11am
April 8	Pool closed for Easter Holiday	
April 21	Community Wide Garage Sale	8am to 5 pm
April 28	Wildflower Seed Planting Day	1pm to 4 pm
May 7	1st Day of Summer Swim Lesson Registration	
June 1	"Sunken Treasure" Family Fun at Pool	6pm-9pm
June 8	Teen Night at Pool	7pm-10pm
June 15	Movie Night at Pool	9pm-11pm
July	Second ½ year assessment mailed	
July 3	Fireworks Event at Golf Course	7:00pm
July 4	Community Parade	11am-2 pm
	"Splash Bash" Family Fun at Pool	2pm-9pm
July 6	"Aquarium Night" Family Fun at Pool	6pm-9pm
July 13	Teen Night at Pool	7pm-10pm
July 20	Movie Night at Pool	9pm-11pm
July 27	Adult Night at Pool	8pm-11pm
August 3	"Surfing Safari" Family Fun at Pool	6pm-9pm
August 10	Teen Night at Pool	7pm-10pm
August 17	Movie Night at Pool	9pm-11pm
August 24	Adult Night at Pool	8pm-11pm
Sept. 7	"Back to School Night " Family Fun at Pool	6pm-9pm
Sept. 9 – 22	Pool closed for Annual Maintenance	
Sept. 28	Adult Night at Pool	8pm-11pm
October 20	Wildflower Seed Planting Day	1pm to 4 pm
November		
December	Kid's Holiday Party	Date TBD
December	Adult Holiday Party	Date TBD
Board of Directors Meetings , 1st Wednesday of every month, 6:30pm at the Lady Bird Johnson Wildflower Center (exception: July 11, 2007)		
Town Hall Meetings , 3rd Thursday of every month, 6:30pm, location to be announced.		

***All dates are subject to change.

Advertising Information

- Please support the businesses that advertise in the Circle C Ranch Newsletter. Their advertising dollars make it possible for all residents to receive a newsletter at no charge. No homeowners association funds are used to produce or mail the newsletters. If you would like to support the newsletter by advertising, please contact Peel, Inc. Sales Office at 512-989-8905 or advertising@PEELinc.com for ad information and pricing.

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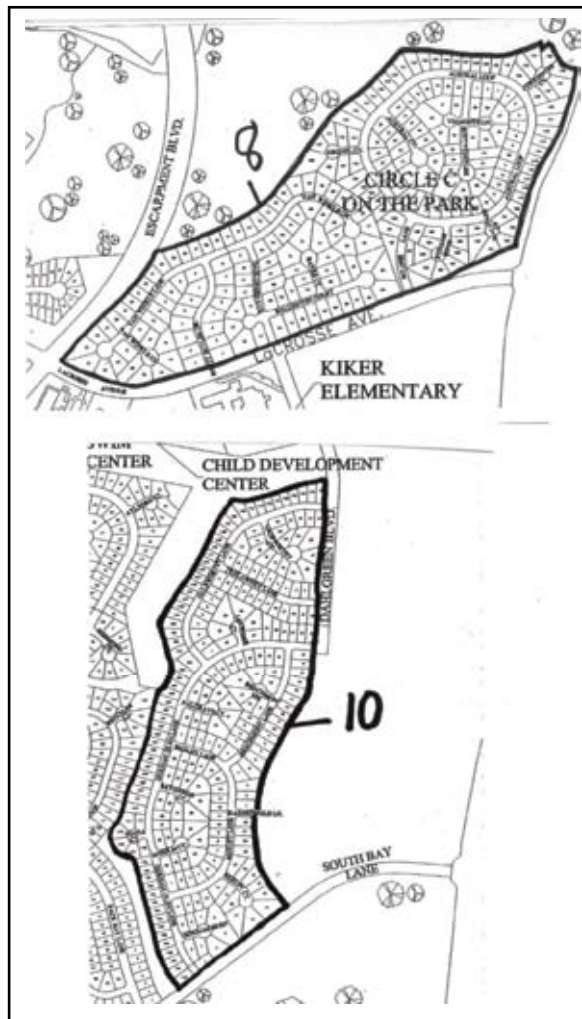
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CCHOA Announcements *Continued*

Deed Restriction Review

In January we will be driving sections (8) eight and (10) ten (please see map). We are looking for turf with excessive weeds, turf that is not mowed or edged, lack of maintenance on the exterior of your home, unauthorized vehicles such as boats, trailers and RV's just to name a few. *Due to the extreme temperatures this summer there are many yards that have suffered considerably and it is difficult to determine at this point whether grass will come back or has died completely. Due to this, we will be driving the entire neighborhood at the beginning of March 2007 to look at turf conditions only. If at that time we find yards that have areas of dead turf we will require that these area of turf be replaced.

We are required by Texas State Law to notify owners in writing via certified mail of a deed restriction violation. We also send correspondence via regular mail to ensure that you receive. If you receive a notice and have questions, please contact the HOA office at 288-8663 or via email at info@circlecranch.info to discuss. You can also view the deed restriction policy on the website at: <http://www.circlecranch.info/documents/AssociationDocuments/DeedRestrictions/CCHOA-DeedRestrictionPolicy2003.pdf>



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2 nd Letter	17	106
3 rd Letter	6	10
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CCHOA Announcements *Continued*

2007 Directory

We will be collecting new or updated information for the 2007 newsletter now through February 5th. In order to be included in the directory, we must have a completed Homeowner Information Form on file in our office. (form included in this newsletter). If correctly



listed in 2006 Directory, you do not have to submit a new form. If you would like to be included or your information or phone number has changed, submit a new form.

You can fax to 288-6488 or mail to 5919 La Crosse Ave, Suite 100 Austin, Texas 78739.

Help Name Your Newsletter

We need your ideas! We are looking for a short, catchy name for our monthly newsletter. Email your ideas to info@circlec ranch.info

Want to submit an article of interest?

If you would like to contribute to the HOA newsletter, please send your article to info@circlec ranch.info. The deadline is the 12th of the preceding month February's deadline will be January 12).

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CCHOA Announcements *Continued*

Circle C Landscape

Submitted by Susan Hoover

This time of year, we are often asking “have we had winter yet?” With the highs and lows, our vegetation will sometime freeze and then begin to believe that spring is right around the corner.

On the commons areas in January, we will be performing the following:

- winter pruning—at the end of January, major pruning of the perennial plants that flower in the late spring and summer occurs, along with pruning of the native grasses.
- crape myrtle pruning—we are sensitive to the idea of “crape murder”, which is the previously adopted practice of dramatically cutting back all crape myrtles on an annual basis. Newer practices dictate minimal pruning for these plants, taking off only branches that are less than a pencil width. At Circle C, we practice the latter, except in areas where the crape myrtles are planted directly under the shade trees like on Slaughter Lane and Escarpment. These original plantings need to be cut back so they won’t run into the shade trees, so you will see that in January.

At the end of the month, we add a pre-emergent weed treatment to the commons areas to prevent early Spring weeds.

By January, the crew should have finished the end of 2006 with the remainder of the landscape improvements directed by the CCHOA

Board. These include removing Asian Jasmine along La Crosse, dressing up the Eclipse entry and working on Dahlgreen to improve the vegetation.

A new design for Escarpment/Slaughter intersection is underway, and we will publish a drawing as soon as possible. If you have any questions about landscaping at Circle C, please contact me at shoover@onr.com.

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CCHOA Clubs & Announcements

Zen and the Art of Cycling

*Submitted by Paul Murphy, Circle C Ranch Cycling Club,
CCR Resident*

Disclaimer: This article has nothing really to do with Zen Buddhism, and it is only mildly concerned with cycling.

You wanted a new bicycle for a long time, but these days they just seem so complicated. And yet salvation came in the form of a series of extremely well written and frightfully informative articles in the newsletters (by... who is that witty and erudite man, anyway?). And so armed with this direction and knowledge, you proudly pull out of the garage, that shiny, new bicycle for its first day out. The machine fits you perfectly. You wisely purchased it from a great local bike shop whose staff just brimmed with knowledge. In the store the bike was adjusted to your body in preparation for miles of pain and stress free riding and armed with the aforementioned articles you felt confident in what to look for when you approached the store. In short, you look and feel great, and are ready to meet up for the first time with your neighbors of the CCR cycling club, CCRCC, at Starbucks on the weekend. (Bicycle Sport Store is a good place to seek out this sort of expertise and experience, plus they have a coffee bar there so that you can enjoy a much needed low fat, soy, double froth, single shot, decaf latte, with vanilla, as you browse.)

A Penny Saved is a Penny Earned- isn't it?

You neighbor pulls out too. You look upon him with an almost saddened, paternal eye as he puts his back out whilst straining to lift that heavy big box bike that, he quickly points out, he got for a great deal less than yours cost. Of course he did, there are reasons for that, and having read the previous articles you know what they are, but you don't mention them; he clearly cannot read or worse, did read but chose to ignore. You look kindly on him as you point out that the front forks have been put on the wrong way round and admire the fact that the color of his machine is very nice indeed. His brakes slow him rather than stop him but they can be adjusted (the shop should have done it but well, he did save there), his knees bang his chin as he pedals but again... You notice too that his helmet is very different from yours. Again, he suggests that his helmet represents a far better deal than yours as yours was obviously more expensive, is clearly is too complicated having too much adjustability, and it has too many cooling vents (after all, he is paying for the protective material, not the holes in it), plus it weighs so little (how can that protect you? He asks.)

The nights have drawn in and the mornings are darker but the joys of cycling are not for summer alone. Your New Year's resolution to get fit, get fitter, get off the couch, actually take that bike out, etc are all sound reasons for saddling up in these winter months.

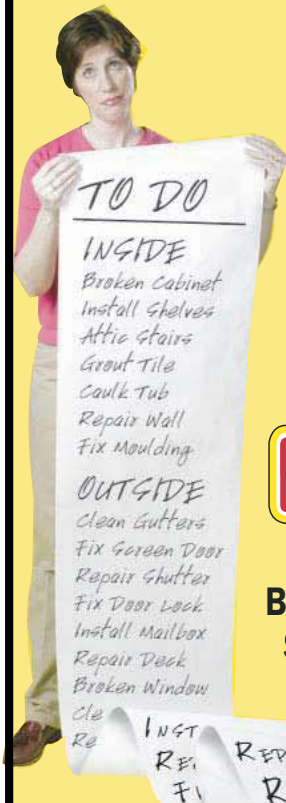
Bicycles are difficult to see on the road at the best of times and, although we ourselves are perfect and model drivers, we know that some others may not be and so protecting oneself against these whilst cycling is paramount.

The lone cyclist is easy missed when scanning the road ahead from the driver's seat, especially when trying to dial the cellphone, but not so the group of cyclists (or peleton). Especially the group who are all clad in matching, very fetching, blue lycra jerseys with "CCRCC" emblazoned on their backs- they are a good looking bunch (we may still have some cycling jerseys available, email to see). These alone

(Continued on Page 8)

"To Do" List Out of Control?

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CCHOA Clubs & Announcements *Continued*

Cycling - (Continued from page 17)

are good reasons to join an organized ride and CCRCC in particular.

Rock the Casbah

Your head is your most vulnerable and important body part. "Not Bad" head protection just isn't good enough. The best head protection is the only sensible solution- choose incorrectly and you may only get one chance of finding out. And no protection? If you have to ask that, or that is your chosen option...you know the rest.

Good helmets are priceless if they save you in an accident. High quality helmets can be expensive, but they don't need to be. The top end helmets from the top manufacturers such as Giro or Bell come in at a shade under \$200 however these two great manufacturers make first class, less expensive helmets to the same exacting safety standards as their top line models but which are available for less than \$50, the difference is largely in weight (you pay a lot to lose weight in cycling) plus the number of cooling vents (more vents typically cool the head better but represent a greater challenge to get the protection levels with less material).

Helmets need to be fitted correctly to afford the appropriate protection and, again, there is no substitute for sound advice from knowledgeable staff, especially where safety is concerned. Try on several sizes and a couple of brands as some will fit certain head shapes better than others. To get the best deal on the best protection, CCRCC members get a great discount at Bicycle Sport Shop on all cycling goods including helmets,

shoes, clothing, etc, now how does that big box "bargain" look? Okay, but you do like the color. Join CCRCC to learn more and benefit.

30 Second Summary

- You always need to wear a helmet wherever and whenever you ride. Statistically, you are quite likely to crash, and most likely not very far from home. (So ride a good distance away!)
- Even a low-speed fall from a bicycle can do significant damage to your brain.
- Laws in 21 states and over 145 localities require helmets- do you think that there may be a reason for that?
- Make sure your helmet fits properly. A good fit means that it should be level on your head and be comfortably snug, but not too tight.
- Pick white or a bright color to be help motorists and other cyclists see you.

Who rides with CCRCC?

In addition to almost 100 (yes, 100!) your neighbors, when Senator John Kerry visited Austin in late October 06, of all of the cycling clubs in Austin, and there are many, he chose CCRCC to ride with. Politics aside, of the 300 million people in the United States, only 300 are US Senators and one of them asked if he could ride with us- there aren't many clubs who have that sort of draw. And you can be part of it. Join us CCRCC is here to help you. <http://sports.groups.yahoo.com/group/CCRCC>

Questions to terence.p.murphy@smithbarney.com

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CCHOA Clubs & Announcements *Continued*

Park West HOA News (*this news pertains to Park West residents ONLY)

Submitted by Kathy Jedrzejewicz

On December 12th, 34 revelers had a Holiday Party at the Golf Club at Circle C. We had a wonderful hot buffet and a prime rib carving station supplied by the Club but the best part was the dessert table that the members provided. There were at least 20 different desserts and most of us went back more than once to sample every offering.

This was the First Annual Holiday Event planned by the group of very active senior women in Circle C now known as simply The Pinks. We have only been in existence since August and have grown to 27 participants. We have formed a Book Club, play Mexican Train as often as humanly possible, play Bunco when we have enough players and have new and exciting activities planned for 2007 including a wine tasting group.

If you're a women of a certain age and want to meet bright, lively, active and fabulous women, please join us. We have lots of ideas for new adventures so bring your enthusiasm and join us by e-mailing dkbright@austin.rr.com. Hope to see you soon.

Happy New Year! We hope that all of you had a joyful holiday season and are happy to move ahead with 2007! December was a busy month for all of us in Park West. It was great to see so many

of you at the Park West Holiday Open House on Dec. 10th! Many thanks go to Fran and JP Greve for hosting this event in their lovely home! On December 3rd the Park West Theater Group enjoyed the afternoon at the Zachary Scott Theater presentation of "Plaid Tidings". They then gathered for dinner at Romeo's Restaurant where they were treated to appetizers compliments of Romeo's owners (and Park West neighbors!) Francine and Bernie Brozek. Park West HOA is fortunate to be made up of so many friendly and generous residents!

Set the date! The Park West Homeowners Association Annual Meeting is scheduled for Tuesday Feb 6, 2007 at Kiker Elementary. Sign-in begins at 6:30 PM with meeting starting promptly at 7:00PM. (We have a lot to cover and we are required to vacate the building by 9:30!) Notification will be mailed Jan 15th to Park West residents. This packet will include the meeting agenda, proxy, annual budget, minutes of 2006 Park West HOA Annual Meeting, Park West Roster by Goodwin Management Co., and Park West Rules. Two Board of Director positions will be filled at this meeting. Please contact Dave Maril at 301-8869 if you are interested in being nominated for one of these positions.

(Continued on Page 10)

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CCHOA Clubs & Announcements *Continued*

Park West - (Continued from page 9)

On Dec 4th, an Ad Hoc East Mail Center Landscape Design Meeting was conducted. Seventeen residents plus three board members participated. The objectives were to discuss community needs, review progress and submitted designs for the East Mail Center, and to provide input for the Board of Directors to use in seeking bids for this project. The group came to a consensus on general design and budget. Several of the members agreed to work with the board and a professional landscape designer after the Holidays, to develop a plan that addresses their requirements. The Ad Hoc group will reconvene to review the final plan before proceeding to implementation. Park West HOA has contracted with Pearson Landscape Services for front yard and common area maintenance beginning January 1st. Detailed information will be mailed to each homeowner in the very near future.

A walk around Park West can be very invigorating and reveals a lot about our neighborhood. On today's walk we noted that out of 173 homes, there is only one resale house available. Park West is a popular place to call home! The desirability of living here is enhanced by well kept homes and lawns, few parked cars, and friendly neighbors! On the other hand, a walk reveals barking dogs that are a nuisance. While their owners are at work, pets left in backyards and courtyards often cause noisy disruptions in our neighborhood. If a

neighbor's dog is disturbing you, first talk with the owner. If the dog remains a problem, call the City at 3-1-1, and Animal Control or the Police will visit the owner. One also notices a few trash containers on the street two days before pickup; this is inconsiderate and violates Circle C rules. If bins concern you, call the Circle C office. They will confirm the violation and send a letter to the home owner. Do you remember the high winds in middle November? Trash bins and recycle containers were blown everywhere! Several folks were unable to find their bin and took what they could find on the street. How can you identify your trash bin? Write down the serial number or put one of your return address stickers under the lid. Being a pedestrian in Park West makes one acutely aware of the number of automobiles that are speeding on our streets. Please keep your speed below 20 mph on Park West's narrow streets! Remember that children do play and are not always as alert as we would like for them to be.

Finally, if you walk during cold weather, the water from lawn sprinklers will freeze on the sidewalks! One resident slipped and fell recently. Thankfully she was not injured, but this is the time of year that water quickly becomes ice, and it is often impossible to tell the difference visually. Please be careful as you walk and drive in Park West, and have a Healthy New Year!



Dog Daycare

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CCHOA Clubs & Announcements *Continued*

Your Child's Room and Your Child's Well-Being

Submitted by Paul Murphy, Circle C Resident

Sometimes we come across things that are beyond our usual realm, and this is certainly that for me. This is something that came about after a conversation with a client of mine, a Feng Shui consultant, which, as a father of a robust toddler, I thought would be good to share.

We all know that our children are sensitive, creative, playful, and energetic and that many of these traits get lost as we grow up to be adults such that we can often spend some part of our lives trying to recapture the youth we were not able to fully express while growing up. (Mid life crisis anyone?)

Our children's rooms (if they have a bedroom and a play room) are very important to their energy levels and dispositions. Creating an environment that is safe and secure is key and Feng Shui (pronounced Fong Schway, meaning Wind and Water) is a useful tool to achieve this safe environment. Feng Shui is the ancient art of harmonious placement for happiness and well-being and studies have shown that children who have ADD especially benefit from a calming and harmonious environment. Below are some ideas to help our children live a healthier and happier life, today.

8 Secrets to Good Health, Happiness, and Well-Being For Your Child:

1. Make sure your child's room is successful. The best indicator of this is his or her sleeping pattern. If he or she is spending more time in the parent's bed, then that is a good sign that their room just isn't working.
2. Children spend most of their time in what is termed the highly creative "Theta" state, where shapes are their primary language. Feng Shui often counsels on the danger of attacking angles and the comfort of curves. When decorating with color, avoid high contrasts, stripes, and angles.
3. On that subject, color is an emotionally charged subject. Colors that are gender specific may not necessarily be the most suited to your child, the feel or sense the color imparts to the room is most important. As a general rule, in their room its good to have color variety. A monochromatic room inhibits emotional flexibility and creative growth. However, bright colors like reds are energizing so are best avoided in a bedroom. Remember, balance is the key.
4. Children should be able to play in their room quietly, so leave the noisy stuff for the playground. Their bedroom should inspire calmness so they can settle down to sleep easily- back to step 1.
5. Minimize clutter. Keep toys organized in crates, containers and the like and not scattered everywhere. Excitable children or those with ADD really benefit from this.
6. Keep their feet warm. Have your child sleep with pajamas with feet attached or in socks. A Scandinavian study showed that this was the single most effective sleep aid (there's a boon for parents of toddlers!).
7. Keep electrical outlets or electronics (both energy sources and energy disruptors) away from head while sleeping.
8. Do not place shelves overhanging the head area. Too much weight feels heavy and drains your child's energy.

All in all, aim for a safe, creative, and peaceful haven for your children. This will not only enhance their already beautiful qualities but get them on the road to a stress free lifestyle through using positive Feng Shui!

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CCHOA Clubs & Announcements *Continued*

Bowie Tennis Team After-Christmas Tree Pickup

Submitted by Allan Dobbin

The B will be collecting Christmas trees in the CC neighborhood on: **Tuesday, January 2nd at 9:00am** and **Saturday, January 6th at 9:00am.**

Pickup is by reservation only. Please email BowieTennisRules@yahoo.com or call 512-507-7128 and leave your phone number for a call back. Please include your name, phone number (optional), address and pick-up day in your emails or voice message.

Please have your trees outside on the sidewalk, Tuesday/Saturday morning and the **Bowie Tennis Team** will be by to pick it up for you. We are asking for a \$5-\$10 donation for the teams hard work and efforts which will go towards subsidizing uniforms, upkeep of tennis courts and purchase of new equipment for the team. You may leave a check attached to the tree or one of the team members will be glad to collect the money from you at the time of the tree pickup.

We would greatly appreciate your help with our major fundraiser for the year. Requests for more information can be emailed or called to the locations above.

Best Regards, the Bowie Tennis team.

Mills Elementary Spring Festival

Submitted by Carrie Turlington

Mills Elementary will host a Spring Festival on April, 21st, 2007; 3pm to 7pm. Wristband entry allows unlimited access to all festival activities. More details coming soon...



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CCHOA Clubs & Announcements *Continued***Kiker Elementary Sponsors Annual Golf Classic to Benefit Community***Submitted by Karen Syzdek*

A relaxing day of golf in the beautiful Texas Hill Country, camaraderie, and all with the intention of helping children! Can you think of a more perfect day? The Kiker Community invites you to join in for the Annual Golf Classic on Monday, May 7, 2007, at The Golf Club at Circle C. The event, coupled with a Silent Auction, Dinner & Dance, is expected to raise more than \$30,000 for school-wide projects, classroom materials, and staff development.

One hundred golfers will enjoy a challenging round of golf at one of the premier courses in the Texas Hill Country – The Golf Club at Circle C. The outing will begin with a shotgun start at 12:30 p.m. Prizes will be given to the first, second, and third place teams. Players will receive complimentary beverages, a boxed lunch, and dinner hosted by The Outback Steakhouse. A player registration form will be sent home with Kiker students in February. If you'd like to participate in the Classic and do not have a student at Kiker, please contact Terry Lord at 414-2584 or tlord@austinisd.org, or visit Kiker's front office.

On Sunday, May 6, 2007, more than 300 supporters will gather for Kiker's Annual Silent Auction Dinner & Dance at Creekside Pavilion in Driftwood. Unique auction items, including a variety

of fantastically themed gift baskets, A&M and UT memorabilia, kids activities, and much more, will be on display and available for competitive bidding. Participants will feast on a bar-b-que buffet and enjoy live music by Austin's own Third Language. This event is open to the public and is for adults only. Information on ticket sales will be sent home with Kiker students. If you are not a Kiker family and wish to attend the auction, dinner/dance, please contact Karen Syzdek at ksyzdek@yahoo.com, or visit the front office.

Sponsorship opportunities are available! Current sponsors include Creekside Pavilion, The Outback Steakhouse, The Golf Club at Circle C, A+ Federal Credit Union, Covert Ford, and Hill Country OB/GYN Associates. Contact Terry Lord at 414-2584 or tlord@austinisd.org.

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 at 512-989-8905 or advertising@PEELinc.com.

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CCHOA Clubs & Announcements *Continued*

Circle C Planting Day A Huge Success!

Submitted by Flo Oxley

More than 100 Girl Scouts from the Lone Star Girl Scout Council participated in the third annual Circle C Ranch Fall Planting Day on Saturday, October 28. The Scouts started their day by exploring the gardens and grounds of the Wildflower Center. As they hiked the nature trails and strolled gardens, they learned about the ecology of the Texas Hill Country. They also learned the names and bloom times of many of the wildflowers they were planting that day.

After enjoying the nature trails and learning about Hill Country wildflowers at the Wildflower center, the Scouts headed over to Circle C. Once there, they planted wildflower seeds in areas designated By Circle C Ranch as wildflower meadows. The seed mix was chosen based on the ecology of the area they were planting and all seeds were from native Hill Country species.

The Circle C Ranch Planting Day is sponsored by Circle C Ranch, Austin Real Estate Partners, Native American Seed, the Lone Star Girl Scout Council and the Lady Bird Johnson Wildflower Center. This event provides an opportunity for the Girls Scouts to earn their wildflower badges and creates beautiful native wildflower areas for Circle C residents and their families to enjoy for many years to come.



Girl Scouts collect seeds for planting

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CCHOA Clubs & Announcements *Continued*

Southwest Austin Inclusive Networking Group "Swing"

Submitted by Peter Berardino

Please join us in helping you expand your business. Modeled after another successful group in Austin. "SWING" is an inclusive group for all small business owners, sales people and professionals in the Circle C, Western Oaks and Legend Oaks neighborhood. We will share leads, business ideas and contacts. But we will NOT restrict membership. There are no membership dues, do attendance requirements. The more often you show up, the more we will get to know you- the more leads you will get. We welcome competition with industries in a non threatening, fun atmosphere. Our speakers every week will be members. There are no outside speakers. Our group is not affiliated with any local or national leads group.

The only thing we ask of you is that you either live in the Circle C, Western Oaks or Legend Oaks subdivisions or you have a business in that corridor. We also ask you to pay for whatever you order for breakfast.

We meet every Thursday morning from 8AM to 9:30AM. Our meeting place will be the Village Inn at the corner of William Cannon and Brush Country, in the Costco shopping center. Bring plenty of business cards. For more information, please call Peter Berardino at 482-9026 pjberardino@austin.rr.com, or Laura Walton at 921-4901 laurawaltn@aol.com.



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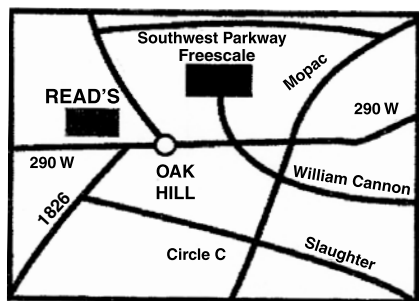
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CCHOA Clubs & Announcements *Continued*

Neighborhood Watch Group

Circle C West has formed a neighborhood watch and is looking for members. If you are interested log onto: <http://groups.yahoo.com/group/CCWNW>.

The Pinks

Submitted by Deidre Brightman

On December 12th, 34 revelers had a Holiday Party at the Golf Club at Circle C. We had a wonderful hot buffet and a prime rib carving station supplied by the Club but the best part was the dessert table that the members provided. There were at least 20 different desserts and most of us went back more than once to sample every offering.

This was the First Annual Holiday Event planned by the group of very active senior women in Circle C now known as simply The Pinks. We have only been in existence since August and have grown to 27 participants. We have formed a Book Club, play Mexican Train as often as humanly possible, play Bunco when we have enough players and have new and exciting activities planned for 2007 including a wine tasting group.

If you're a women of a certain age and want to meet bright, lively, active and fabulous women, please join us. We have lots of ideas for new adventures so bring your enthusiasm and join us by e-mailing dkbright@austin.rr.com. Hope to see you soon.



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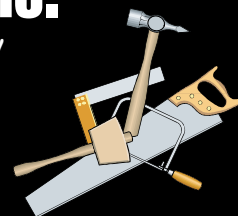
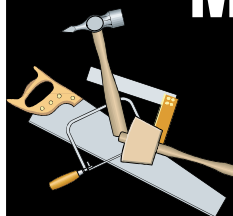
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January at the Lady Bird Johnson Wildflower Center

Submitted by Saralee Tiede

January is Free Admission Month. Experience the peaceful pleasure of our winter gardens.

Robert Harrison's Wildflower Paintings. This exhibit of 25 master works by one of Texas' most prominent landscape painters will open January 16 and be on display in the McDermott Learning Center until February 28. Harrison, raised in the Hill Country and now living in San Antonio, is considered one of the finest painters of bluebonnets. These lovely painting are here courtesy of CASETA, the Center for the Advancement and Study of Early Texas Art.

Rainwater Collection Weekend at the store. Learn to make the most of rain with Rainwater Collection for the Mechanically Challenged. Receive a free bottle of drinking water with each purchase of a rainwater collection product from the store. 9 a.m. to 5:30 p.m. Saturday, January 13, and noon to 4 p.m. Sunday, January 14.

Tree Talk, Winter Walk - Barking Up the Right Tree
Free Admission. Free Activities. Wildflower Center experts will teach you to identify and maintain native trees and help you pick trees from a sale with more than 30 species. Children's author Todd Michael signs Texas State Bird Pageant, noon to 3 p.m. in the store where you can save 20 percent on tree books, walking sticks and selected winter apparel. 9 a.m. to 5:30 p.m. Saturday, January 27

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Circle C Amenities *Continued*

The Golf Club at Circle C Ranch

Submitted by Denise Fisher

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To book your "Preview" tee time on any Tuesday at this special rate, just call the Pro Shop at 512.288.4297 extension 1 and mention the "Preview" rate. Some restrictions may apply.

Winter Hours Of Operation:

Twilight Time is 2:30pm

Grill: 6:30am - 7pm & PRO SHOP: 6:30am - 5pm

Sundays: Every Sunday at 1pm is our Sunday Skins Game

Fridays: Every Friday at 12:30pm is our Member Game

We're open Monday, January 1st & Monday, January 15th

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Circle C Amenities *Continued*

Circle C Tennis Club

Submitted by Fernando Velasco

It is time to start the New Year by playing tennis right in your backyard. The Circle C Tennis Club is located across the parking lot of the Golf Club at Circle C and offers a variety of programs for all ages and abilities.

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.

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 10am -11 and 11am – 12noon. Child Care if provided for the morning and weekend sessions at \$7.50 per hour per child. This is a great way to get back into playing tennis again. Cost of the program is \$75.00 for six one-hour sessions.

Junior Tennis Lessons: The first Winter session of Junior lessons will begin the week of January 8. 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.

WTTA Spring League: The Circle C Tennis Club is represented in the Women's Tennis Team of Austin in Flights 2, 5, 7A, 8, 9 and 10. Over 60 ladies participate in a weekly basis during the season in taking strategy sessions and playing against the other tennis clubs in the Austin area.

The Spring season will begin again in the month of March and teams selection will begin in January 2007. Players must be active members of Circle C Tennis Club. If you are interested in getting involved, please contact Fernando.

For membership information or more details of above programs, call us at 301-8685, visit our website www.circlectennis.com, or visit us at the tennis facility located across the Golf Club at Circle C.



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Circle C Amenities *Continued*

Circle C Swim Center

Currently the pool is closed for the season but when we re-open mid-March, just hold on to your hats!!!

- Formalized pool entry with resident I.D. card and guest fee system.
- Weekly morning aqua aerobics & therapy classes.
- Monthly Community First-Aid & CPR.
- Seals seasonal community youth swim team.
- Red Cross swim lessons for all abilities.
- Special Events

Employment Opportunities

Join the Circle C Aquatics Team !!!

Swim Instructor: Lead all levels of The American Red Cross Learn-to-Swim Program, 16 years minimum age and possess current certification in American Red Cross Water Safety Instruction, or comparable experience and training. 10-25 hrs per week.

Swim Aide: Lead and assist all levels of the American Red Cross Learn-to-Swim Program, 15 years minimum age and possess current certification in American Red Cross Water Safety Instruction, or comparable experience and training. We will provide extensive training to beginner instructors. 10-25 hrs per week.

Lifeguard: Primary responsibility is to prevent & respond to emergencies, supervise pool and deck, perform basic cleaning and maintenance tasks, 15 yrs. minimum age and possess current certifications in American Red Cross Lifeguard Training, First Aid, and CPR/FPR. 10-32 hrs per week.

Customer Service Attendant: Primary responsibility is to work the front desk, greet patrons, ensure documented admittance to the facility, and assess appropriate fees to guests. Duties also require cash handling, retail sales, answering phones, program registration and opening and closing the Swim Center facility. 20-32 hrs per week.

Maintenance Attendant: Primary responsibility is to clean & maintain appearance of the center bathroom, facilities, pool and other miscellaneous "handyman" duties as assigned. 10-15 hrs per week. Hours may increase during summer months and special events.

Water Therapy & Aerobics Instructor: Lead weekly water exercise & therapy classes. Requirements include certifications in nationally recognized agencies and or extensive knowledge of/experience in water aerobics and therapy and personal training. 10-25 hrs per week.

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Texas Events - January

1—FREDERICKSBURG: Hill Country Regional Lighting Trail (Began Dec. 1.) www.tex-fest.com 866/839-3378 Hill Country

1—JOHNSON CITY: Lights Spectacular Town Square. (Began Dec. 1.) www.nps.gov/lyjo 830/868-1128, 830/868-7044 or 830/868-2453 Hill Country

1—JOHNSON CITY: Winter Wonderland Light Display Just north of Johnson City on Hwy. 281 N. (Began Dec. 1.) www.winterwonderlanddisplay.com Hill Country

1—KYLE: Polar Bear Club Swim Ring in the new year with other Central Texas Polar Bears. The swim is free to all brave souls. Hours are 1 to 4 p.m. Kyle Pool. www.cityofkyle.com 512/262-3939 Hill Country

1—MARBLE FALLS: Walkway of Lights (Began Dec. 1.) www.marblefalls.org 830/693-2815 Hill Country

1—TAYLOR: Lights of the Blackland (Began Dec. 1.) www.taylorchamber.org 512/352-6364 Hill Country

1-7—FREDERICKSBURG: Eisbahn Kinderhalle. (Began Dec. 1.) www.eisbahnbfg.com 866/839-3378 or 830/997-5668 Hill Country

2-Feb. 25—AUSTIN: CASETA Art Exhibit Features creative works by early Texas artists, including, but not limited to, paintings, printmaking, watercolor and sculpture. Lady Bird Johnson Wildflower Center. www.wildflower.org 512/292-4200 Hill Country

4-6—MASON: Mason Junior Livestock Show Fort Mason City Park — Rodeo Arena. 325/347-6459 Hill Country

10—AUSTIN: Second Annual Gardere Martin Luther King Jr. Oratory Competition www.gardere.com 713/867-3248

11-14—FREDERICKSBURG: Windows on Texas Celebrates Texas music. Activities, featuring live entertainment, are held. For more information, visit the Rebel Radio Web site. www.texasrebelradio.com 830/997-2197

11-21—GEORGETOWN: Steel Magnolias Palace Theatre. 512/869-SHOW

12—KERRVILLE: Camerata First Presbyterian Church, 800 Jefferson St. www.fpckerrville.org 830/257-3310

12-13—BOERNE: Kendall County Junior Livestock Show & Sale Kendall County Fairgrounds. www.kcfa.org 830/249-2948

12-13—FREDERICKSBURG: Gillespie County Livestock Show 4-H and FFA youth of the community exhibit and sell their projects. Grand Champion Run is Friday evening. Sale is Saturday. Gillespie County Fairgrounds, Hwy. 16 S. 830/997-3452

12-13—OZONA: Crockett County 4-H Livestock Show FFA and 4-H kids show rabbits, sheep, goats and pigs. Begins at 8 a.m. Fair Park Convention Center. 325/392-2721

13—HONDO: Ed Fisher Memorial Auto Show Includes antique, unique, custom, low riders and trucks, plus parts, accessories and more. Downtown Old RR Loading Dock Area. www.hondochamber.com 830/426-3037

13-14—AUSTIN: Citywide Garage Sale Palmer Events Center. E-mail: info@cwgs.com • www.cwgs.com 512/441-2828

14—AUSTIN: Clarke/Duke Project Reunites two of the most notable jazz musicians of the last three decades. One World Theatre. www.oneworldtheatre.org 512/329-6753

(Continued on page 24)

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CIRCLE C RANCH

Texas Events - (Continued from Page 23)

14—KERRVILLE: Time For Three Features a trio of young string musicians who played together for fun in their spare time and have evolved into a charismatic ensemble. Kathleen C. Cailloux Theater. www.kpas.org 830/896-5727

19—AUSTIN: Jerry Jeff Walker One World Theatre, 7701 Bee Caves Road. www.oneworldtheatre.org 512/329-6753

19-21—FREDERICKSBURG: Trade Days 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.fbgtradedays.com 830/990-4900

19-29—AUSTIN: Waiting for the Barbarians This is a dramatic allegory based on the novel by Nobel Prize-winning South African author John Maxwell Coetzee. Bass Concert Hall. www.austinlyricopera.org 800/316-7372

20—NEW BRAUNFELS: Jim Wilson He is one of the most popular new contemporary instrumental pianists. 830/627-0808

20-21—FREDERICKSBURG: 38th Annual Hill Country Gem & Mineral Show Includes jewelry, gems, minerals, fossils, meteorites, gold panning, exhibits and demonstrations. Pioneer Pavilion at Lady Bird Johnson Municipal Park. 830/895-9630

21—AUSTIN: Roald Dahl's Willie Wonka Live actors, puppets and songs make this a musical treat for the entire family. Paramount Theatre. www.austintheatre.org 512/472-5470

21—FREDERICKSBURG: Texas Bach Choir Begins at 3 p.m. United Methodist Church, 1800 N. Llano St. 830/997-5413

25—MASON: Country Opry Features Billy Mata at 7:30 p.m. Odeon Theatre. www.hillbillyhits.com 325/597-2119

25-26—HONDO: Medina County Junior Livestock Show Medina County

Fairgrounds. www.hondochamber.com 830/741-6180

25-27—JOHNSON CITY: Blanco County 4-H Youth Council Livestock Show Blanco County Show Barn. 830/868-7167

27—AUSTIN: TheatreworksUSA's Junie B. Jones A funny musical about first-grade angst-ridden situations. One World Theatre. www.oneworldtheatre.org 512/329-6753

27—BANDERA: Wild Game Dinner Enjoy everything from venison chili to wild boar, bear and elk. Dining begins at 4 p.m. Grace Lutheran Church. 830/796-3091

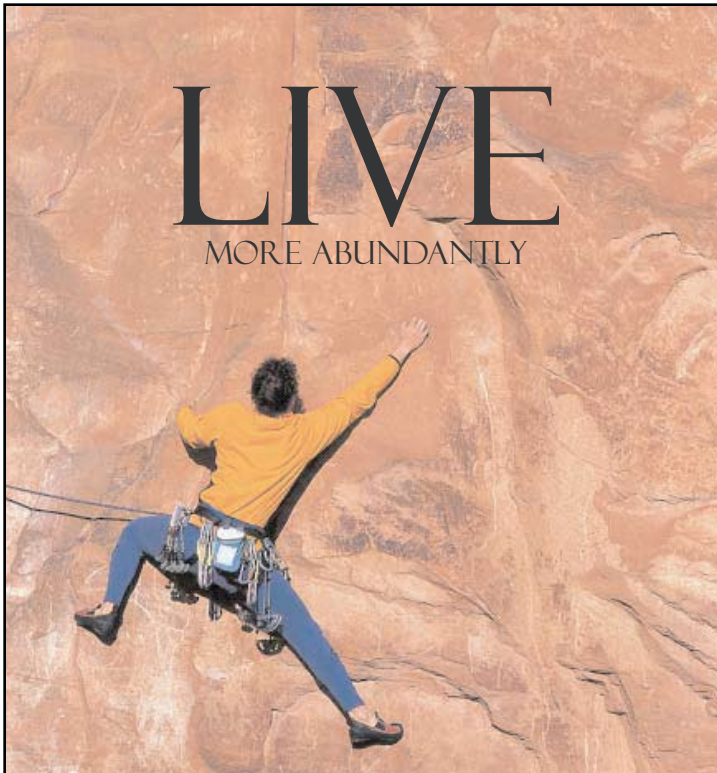
27—FREDERICKSBURG: USO Hangar Dance This is a USO-style dance. Music is provided by The Flash Backs, a 14 piece big band. Includes a swing dance contest. Hangar Hotel. www.hangarhotel.com 830/997-9990

27-28—ELDORADO: All the King's Clones Festival Spoofs the Elvis impersonation phenomenon. E-mail: eoboc@hotmail.com 325/853-3678

28—AUSTIN: A. Mozart Fest Presents: Mozart Birthday Celebration Concert Three Mozart concertos featuring bassoonist Kristin Jensen, pianist Mary Robbins, and the A. Mozart Fest Chamber Orchestra. 3 p.m. First Baptist Church, 901 Trinity St. www.amozartfest.org 512/371-7217


30—AUSTIN: The American Twenties The exhibition explores race, religion, capitalism, love and modernism in the decade immediately following World War I through contemporary literature and art. UT Harry Ransom Humanities Resource Center. www.hrc.utexas.edu 512/471-8944

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- A Living Will
- HIPAA Release

Even if you have these documents, it may be time to update to reflect your current family situation. I encourage you to contact me to schedule a review of your estate plan. As an added convenience, we can either meet in my office or your home.

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Please complete the following information and return to the CCHOA, 5919 LaCrosse Ave., #100, Austin, TX 78739 or by fax at 288-6488. These records are for the use of the Circle C Homeowners Association and are confidential. This form will be used to add you to the CCHOA database.

*If not previously submitted, you must submit this form
in order to be included in possible future Homeowner Directories.

You do not need to submit this form if you were correctly included in the 2006 directory

LAST NAME: _____

FIRST NAME(S): _____

(Please print your name as you would like for it to appear in the directory.)

HOME PHONE: _____ WORK PHONE: _____

PHYSICAL ADDRESS: _____

*MAILING ADDRESS: _____

*Use only if you would like all official correspondence from the Circle C Homeowners Association sent to this address.

Indicate here if you DO NOT want your name, address and phone number listed in the Circle C Homeowners Directory.

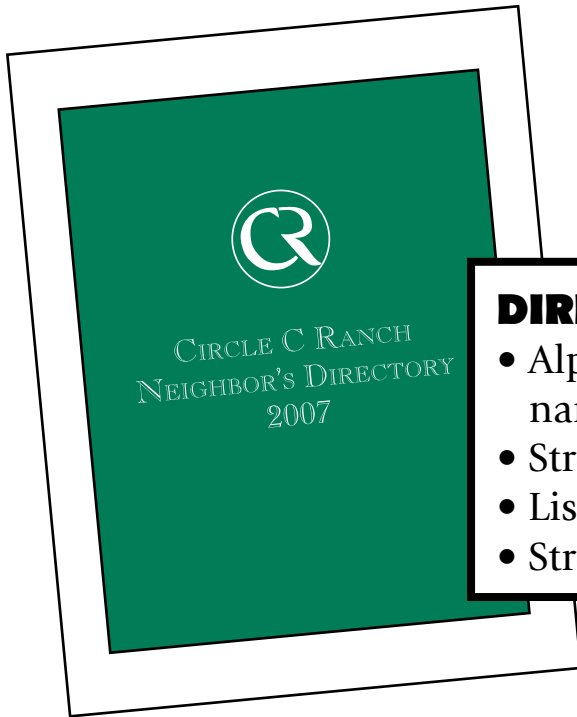
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TODAY'S DATE: _____

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- 🐾 Your pet is not exposed to illness of other kennelled animals.
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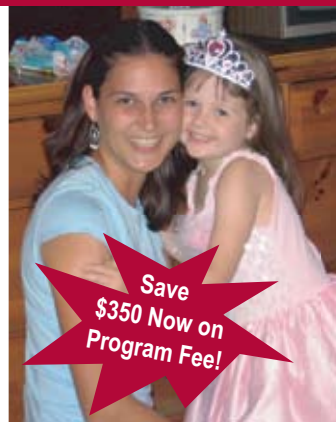
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				2	5	4		
	9	8	1				7	6
						5		
								8
1		6						
	3	7		8				
	6	1		5	4			3
								5
9						7	6	

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U	F	T	E	N	C	U	L	E	K	F	M
R	K	P	M	L	S	H	V	P	X	R	K
N	D	L	N	M	P	T	K	W	N	G	B

JUPITER
PLUTO

MARS
SATURN

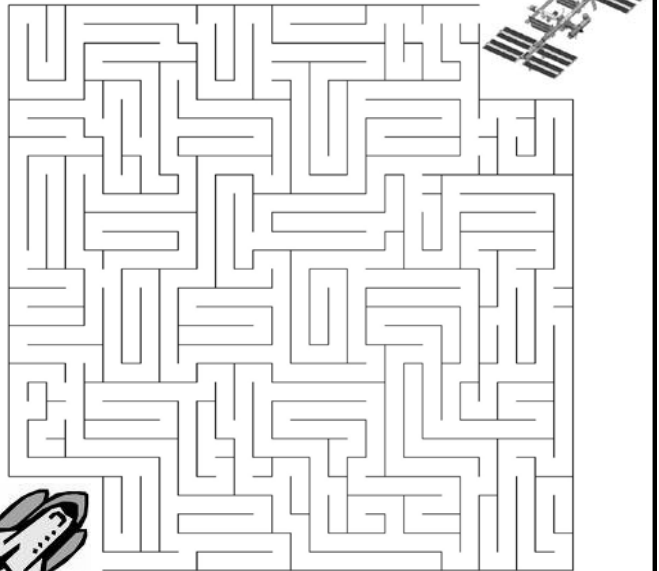
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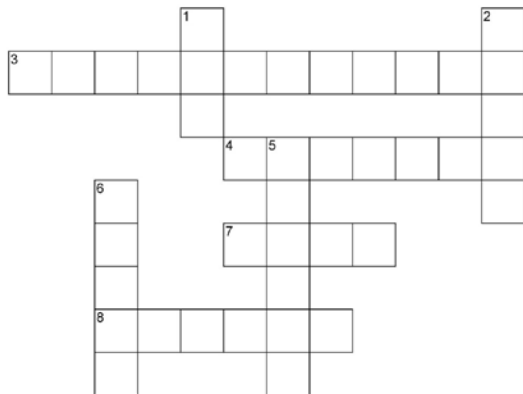
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Kidz Crossword Puzzle

Instructions: Match the correct answer with each clue to complete the puzzle.



ACROSS

DOWN

Clue	Answer	Clue	Answer
3. Liberty Bell's location	Secret	1. Shows directions	Worst
4. Smells great	Fall	2. Covers about 2/3 of Earth	Eraser
7. Follows Summer	Perfume	5. Removes a mistake	Water
8. Don't tell anyone	Philadelphia	6. Opposite of best	Map

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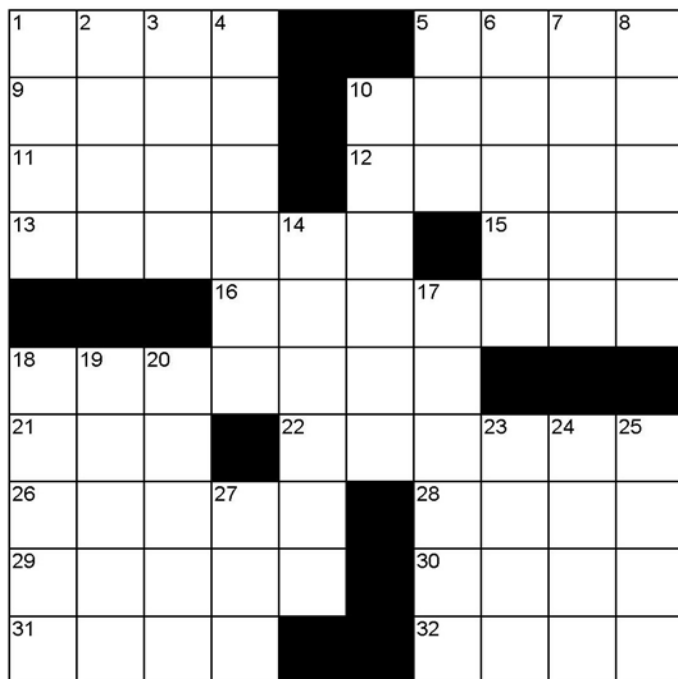
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Crossword Puzzle



ACROSS

1. Arabian
5. Partial
9. Ice cream holder
10. Hoax
11. Acres
12. Smooth tightly twisted thread
13. Insecure
15. Estimated time of arrival
16. Knife
18. A feminine name
21. Epoch
22. Center of much political dispute
26. Protective covering
28. Ill-mannered
29. Stair grips
30. Mined metals
31. Tinted
32. Lack

DOWN

1. Organization concerned with civil liberties (abbr.)
2. Colored horse
3. Green Gables dweller
4. Smear
5. ___ Lanka
6. Comforts
7. Many
8. Utopian
10. Airmen
14. Steps
17. Linear
18. Facial hair
19. Orderly arrangement
20. Synthetic fabric
23. Manner
24. Eve's garden
25. For fear that
27. Olden

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The AustinReps' Circle C Ranch Market Report							
Circle C Ranch by Neighborhood	6 Months Sold History (Jun '06 - Nov '06)					Current Market	
	Total		Average			Total	
	Homes Sold	Square Feet	Price / Sq. Feet	Year Built	Days On Market	Available	Pending Sale
Circle C Central	54	2,751	\$ 105	1993	26	10	8
North	17	2,078	\$ 118	1998	15	5	4
Wildflower	22	2,265	\$ 116	2001	23	1	3
On The Park	8	3,644	\$ 110	1996	48	3	0
Vintage Place	8	2,898	\$ 111	2005	111	8	1
Hielscher	35	3,086	\$ 112	2003	42	7	3
West	13	3,580	\$ 120	2005	71	8	2
Park West	11	2,378	\$ 135	2001	70	3	3
Park Place	8	2,565	\$ 114	2004	17	2	0
Muirfield	6	3,447	\$ 124	2006	97	5	3
Enclave / Lacrosse	2	2,596	\$ 117	2006	24	2	1
Alta Mira	8	2,810	\$ 121	2006	65	4	3
Circle C Ranch Total	192	2,790	\$ 114	2000	41	58	31
Corresponding Neighborhood Map on AustinReps.com							
Market Report data was obtained from the Austin-Multiple Listing Service (MLS) on 12/04/2006. In some cases new construction and FSBQ 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

2007 Annual Report

Circle C Priorities List

The board of directors created a priority list in late summer at the board retreat to communicate with residents a list of goals for the year. This list will carry over into 2007 and the board will continue to print the list in each newsletter with updates on what has been accomplished or added.

- ☐ 2007 Budget – the board has voted on the 2007 Budget included in this report.
- ☐ Amenities Transfer Agreement
- ☐ Landscape Contract Re-bid 2008
- ☐ New Baby Pool – the board appointed a baby pool task force committee to execute the renovation of the baby pool which should open in time for the summer season
- ☐ One House, One Vote
- ☐ Management Review Plan – the board has assigned three board members to work on a management review plan for the staff; reviews will be given annually in December
- ☐ Park Playscape Plan – surveys have been completed for both Wildflower Park and Vintage Place; by the time you receive this newsletter the board will have chosen a vendor to design and build the playscape and park area in Wildflower Park.
- ☐ Solid Waste & Recycling Contract
- ☐ Other Pool Renovations – the board has approved a small construction project which would add an on-site office for the Aquatics Director, a small breakroom for the lifeguards and a new counter area. Renovations should be complete by March of 2007. We have also purchased a new ID system which will be in place when the pool re-opens.
- ☐ Insurance Policy/Agent Review – the board has recently switched insurance agents which has resulted in a huge savings on policy premiums.
- ☐ Designation of Capital Projects - Capital authorization worksheets have been designed and financial terms defined in order to provide a consistent process for budget planning.

Growth of Circle C Ranch

Circle C Ranch continues to grow, with new homes construction almost complete. 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 4,020 homes. We have 3359 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 ANNUAL REPORT

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 three director seats whose terms expire in 2007 (Carolyn Merritt, AE Martin and Steve Elmore). Ryan Garcia and Michelle Moran will be up for re-election in 2008. Brendan McEntee and Sam Irwin will be up for re-election in 2009.

As of this writing the CCHOA BOD has four officers: President (Sam Irwin), Vice President (Ryan Garcia), Treasurer (AE Martin) and Secretary (Brendan McEntee). Michelle Moran, Carolyn Merritt and Steve Elmore 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 final income and expense report against budget for 2006 will be printed in the March newsletter since year end statements were not available at the time this report was written. However, indications are that the year will end with positive results for income over expenses. It should be noted that the amenities transfer fund of \$450,000 planned for 2006 did not occur, but that there were expenditures for master amenity planning which were paid for out of regular dues income. Transfer of the amenities fund continues to be delayed due to the bankruptcy court but the fund continues to grow and is estimated to become approximately \$850,000 at year end 2006. If this fund transfers to Circle C in 2007 it will be placed in a reserve account designated for use as prescribed by the transfer documents.

The 2007 budget is included in this report and reflects some changes in format. The most significant change is the separation of operating expenses and capital expenditures. In the past these two types of costs were intermingled on the expense side of the profit and loss report which made it difficult to track capital projects. For 2007 retained earnings, which is defined as the excess of income from all sources over operating costs, is estimated to be \$450,000 and will be the basis for the capital budget and reserve funding. The board has approved a capital budget of \$325,000 which will fund improvements at the swim center and parks, and landscape capital improvements will be approved at the end of this year. Any excess of retained earnings over capital projects will be available to increase reserves.

Another change from 2006 to note is the line item for income from new swim center programs being implemented by our Aquatic Director. Also, with the pool closed during the winter months savings will be realized in water heating costs. Additional cost savings in 2007 will come from better management of our insurance policies which will result in improved coverage at less cost.

Finally the process of establishing the budget has been improved by including more detail for income and expense line items, establishing a basis for determining the annual capital budget, introducing a three year financial planning concept, designating the allowable use of reserves, and including multiple board reviews before final approval of the budget.

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. Kelly Schmidt is our Aquatics Director and Pool Manager, and she reports to Denise. She has a staff of assistant pool managers and lifeguards. We have contracted with Circle C Landscape (owned by

CIRCLE C RANCH ANNUAL REPORT

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. The board initiated a monthly Town Hall in October, currently scheduled for the third Thursday of the month at 6:30pm at the Circle C Child Development Center.

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

On the Amenities front, the Board has been active in a number of projects geared towards the long-term development of our neighborhood's amenities. In the spring, the Amenities Committee worked with RVI to finalize the Circle C Ranch Amenities Master Plan, a thorough compilation of our hopes to develop parks, playscapes, trails, and a host of other community amenities over the years. Although this Master Plan is by no means a specific agenda, it does describe many of the tasks that can be accomplished in the future both for developing new amenities and improving our existing ones.

The Amenities Committee also came up with a priority list of what projects they would like to see accomplished in the short term. Topping the list was the baby pool, as it had just been determined that the baby pool would be closed for the summer. After the baby pool, the Committee then felt that allocating resources towards parks would be the next best priority. Two large parks are contemplated in the Master Plan, along with the potential for other, smaller pocket parks. Of the various options available, the Committee believed that developing one park completely would be a better use of resources than in trying to distribute funds across multiple projects and have each one take many years to complete. Of the two main parks contemplated in the Master Plan, the Committee thought that Wildflower Park would be the better project to perform initially.

With that plan and recommendation in hand, the Board agreed with the Committee. The baby pool project was funded and a special ad hoc committee was formed to deal with the amenity as quickly as possible. The Board then voted to budget \$125,000 to build the Wildflower Park. Although this is less money than was estimated in the Master Plan, both the Board and the Committee believed that this amount would be more than adequate to build an impressive park that would be of great benefit to the entire neighborhood.

Under the new leadership of Committee Chair Tony Gendron, the Committee is now in the process of identifying design firms to submit bids for Wildflower Park. We anticipate selecting a firm and completing construction in 2007 and look forward to creating the first completely new amenity for the neighborhood in many years.

The other large issue that continues to be worked on in terms of amenities is the Amenities Fund. As our community continues to grow we all recognize the need for an additional pool to accommodate the ever increasing number of families in our neighborhood. Many people saw RVI's Master Plan presentation at last year's Annual Meeting, which included a section on the new pool and a potential design for the new pool center. Last year's Annual Meeting spoke of the Amenities Fund and how the Circle C Board has been working to get that fund transferred to the Homeowners Association. Although work continues on this front, we have so far been unable to reach an acceptable agreement with the estate and the bankruptcy court to free up these funds.

The duty to construct the new pool belongs to the developer. This is not the HOA, but rather the company that sold land to individual builders. As part of many of the later developments, one condition attached to the land was that builders had to pay \$1,000 for each house sold into a fund that would be used to construct a new pool. That fund is controlled by the developer, who also has the land to build the new pool.

Unfortunately, the developer is now in bankruptcy meaning that all assets are controlled by the bankruptcy court. This includes the constantly increasing fund that is set aside for the new pool. Knowing that they have an obligation to build the new pool with the money, but also knowing that attempting to build a new pool while being controlled by the bankruptcy court is a difficult situation at best, the Board and the bankruptcy court have attempted to work on an agreement that will transfer the fund to the Homeowners Association so that we can expedite the new pool's construction. However, before this agreement can be finalized and the money transferred, some key issues need to be addressed regarding impervious cover.

For those unfamiliar with the intricacies of developing in South Austin, the Save Our Springs ordinance mandates that all development over our local aquifer be limited to a certain amount of impervious cover. Normally impervious cover travels with the land, so that, for example, a 1 acre piece of land can have up to 0.15 of impervious cover. However, because of a Settlement Agreement between the City of Austin and the Bradley's parties, the land in Circle C is actually a separate entity from the impervious cover. The land covered by the

CIRCLE C RANCH ANNUAL REPORT

Bradley Settlement Agreement must be conveyed with an "Impervious Cover Allocation" which amount will be deducted from the IC bank maintained by the City of Austin Environmental Officer. Thus if you are given a 1 acre piece of land without an associated impervious cover allocation, your development options would be non-existent unless you could contribute impervious cover from another source.

The Board is still attempting to reach an agreement with the bankruptcy court to allow that fund to be transferred to the HOA. The difficulty here is that since the HOA would be taking on the duty that the developer currently owes to us, we want to make sure that we are given the same tools that the developer would have. For example, the developer is currently obliged to build the pool using the fund that builders have been paying into. The developer has already set aside land for the pool, and it also has a bank of impervious cover it can draw from in building the pool. The developer and bankruptcy court have already addressed the land and fund, but impervious cover still needs to be hammered out. We are not sure how much impervious cover they are giving us, if any, and should we take just the land and money and be obliged to build the second pool we may be forced to use any impervious cover the HOA currently has that we plan on using for building additional parks, playscapes, trails, or other community amenities.

Rest assured that we will do everything we can to help expedite the process, but at the same time we don't want to obligate the HOA to take on responsibilities it shouldn't and can't afford to accept. It is our great hope to have this issue resolved in 2007, but only if doing so benefits the neighborhood.

Education Committee

Update on the Boundary Task Force for SW Austin

The Boundary Task Force for Southwest Austin continued its work at the start of 2006. Because of the extreme overcrowding at Baranoff, Kiker, and Mills Elementary Schools, and because of the construction of the new elementary school, boundary lines were redrawn throughout Circle C. Education Committee members Marian Wallace and Jeff Walker served on the Boundary Task Force to represent the Circle C neighborhood. Upon a final approval by the Task Force, the new boundary lines were sent to the AISD school board and after review they voted unanimously to accept the changes.

Under the new boundary map, the Wildflower Park neighborhood moved from Baranoff Elementary to Kiker Elementary. The boundary lines affecting Circle C neighborhoods currently zoned for Mills Elementary (those north of Slaughter Lane) were left largely unchanged. The biggest change to Circle C then occurred in the western parts of the development, with the boundary line being drawn roughly between the older Hillshire neighborhood and the newer Circle C West neighborhood.

The changes resulted in Kiker Elementary opening the 2006 fall semester with 709 students, down from approximately 1000 students in the previous school year. Kiker is expected to increase only slightly in student population, leveling off at 757 students by 2010.

Mills Elementary received very little relief as a result of the boundary changes, primarily due to the overwhelming neighborhood response to leave the boundaries in place. After several meetings with the Mills parents and teachers, it was clear that the majority preferred an overcrowded school to changes in their boundary lines. Mills enrollment is currently around 900 students with a capacity for 850 students.

Update on 2004 AISD Bond Program

Elementary Schools:

Nan Clayton Elementary opened in August 2006 with 605 students. The school's capacity is 858 students. The dedication ceremony for Clayton Elementary took place on Sunday, November 5, 2006 and was well attended by students, their families, faculty, CCHOA neighbors, AISD Trustees and elected officials. Nan Clayton and her family were also present.

Kiker Elementary School's eight-classroom addition is nearing completion, with full occupation of the addition to occur upon return to school in January 2007. Kiker and Mills Elementary Schools will also be receiving play slab covers, which was also scheduled for completion during November. And all elementary schools will receive upgrades in their security and safety alarm systems.

Middle Schools:

Bond projects to benefit Bailey Middle School include: construction of the art room kiln ventilation hood system, replacement of the large gym sound system, and installation of safety and security enhancements. All work is scheduled to be completed by 2010.

The new southwest middle school, originally scheduled to be completed in 2010, was moved to the Phase III of the bond program and is now scheduled to open in 2009. It will be located near the corner of 1826 and Slaughter Lane. Architects and engineers were chosen at the end of November and the contractor at risk will be chosen in January 2007. The current schedule includes 12 months for design and 18 months for construction. The construction was moved forward due to current and projected enrollments in Southwest Austin.

Bowie High School:

Bowie is receiving substantial roof repair and replacement, including approximately 20,000 square feet of built-up roofing. The ventilation system has been upgraded as well. Two art classrooms were converted to biology classrooms. Work still to be completed includes security lighting, improving drainage, detention filtration pond, repairing and replacing ceilings and soffits, replacing exterior doors, frames and hardware, renovating student restrooms, replacing the clock system, and safety and security enhancements. These are all scheduled to be completed during the summer of 2007.

CIRCLE C RANCH ANNUAL REPORT

Conclusion

The Education Committee continues to take an active role in working to ensure that all of the children within the Circle C Ranch neighborhood receive an excellent education. We have maintained a good working relationship with AISD and frequently meet with members of AISD's administration to provide input and keep updated on educational information affecting our community. In addition we have a close working relationship with our AISD School Board Trustee, Robert Schneider.

Our committee is made up of twelve members, which represent every school within our area. This fall we have focused on the advancement of the new SW middle school and look forward to seeing its progress in 2007.

Circle C Swim Center Committee

The Swim Center Committee was used as a model for all other committees in 2006. The board adopted a formal charter and ratified the appointment of Cindy Groves as chair and the following members: Jeanne Irwin, Suzanne Runyan, Michael Coley, Gwen Rubenstein, Jeni Martens and Sean Tarrant. It is the charge of the Circle C Swim Center Committee to serve, in an advisory capacity, the CCHOA Board of Directors, on matters relating to use and operations of the swimming pool and the commons area identified as the pool complex. The committee assisted the board with several key issues this past year and will continue to work closely with our board of directors to bring resident needs and concerns to the table.

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. Special Events Committee had a very successful year! Last December we had our annual Children's Holiday Party at the Child Development Center. There were many games, arts and crafts projects, petting zoos, and of course Santa Claus. There was a great turn out and the children of Circle C had a grand old time! The Adult Holiday Party was held at the Wildflower Center. Fun was definitely had by all. The event was a casino theme and was sold out. We predict that this year's party will be an even bigger success. The next event was the annual Circle C Egg Hunt. As always it was a giant success and there were hundreds of very excited participants. There were plenty of eggs to be found and lots of happy faces. The "Bunny" also delighted the crowd by hopping around and posing for pictures. In July we had our annual Fourth of July Parade. The weather was a bit tricky, but we still had an enormous turnout. Our very own Firefighters came to lead the parade. Starflight also flew over and landed for the kids and kids at heart, to climb aboard and check it out.

Baby Pool Ad-Hoc

This group was put together to assist in the planning and development of a new Baby Pool at the current Swim Center Facility. The Ad-Hoc was developed in September and met numerous times to formulate a needs and wants list. The group went on a field trip to visit many other local pools to compare. We hired TBG Partners to design and prepare the project to be bid and to assist with evaluating the bids. Currently we are awaiting the bids. Once the Board awards a company the project, the process will begin. The goal is for the Baby Pool to open by the end of May. During this project there will be other improvements that will be made to the existing grounds around the pool such as fence placements, demolition of the arbors, some drainage problems will be fixed, and some sitting area and umbrellas will be added.

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 or at the monthly Town Hall. 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 which is mailed to your home. 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 Swim Center 2005 - 2006

It's been a long year for the swim center. We have gone through a major renovation to changes in management. Hines Pool & Spa completed their resurface job early in the year and had to come back out to drain the pool twice to make repairs (both of which were under warranty). William Hamilton who began the year managing the pool left early in the year and we contracted with Lifeguard 4 Hire for management

CIRCLE C RANCH ANNUAL REPORT

services through the middle of summer.

The good news is that our search for an aquatics director ended in great success with the hiring of Kelly Schmidt. Kelly brings many years of experience in pool facility management, program implementation and oversight and personnel management.

The board voted to seek a tenant to offset the costs of heating for the winter and began negotiations with Longhorn Aquatics mid year but were unable to come to an agreement. Due to the inability to find a tenant the board voted to close the pool November 3rd for the winter season. The pool will re-open in mid March. Kelly is currently working on a number of new programs for the summer and the next winter season. These program costs will hopefully help offset the costs of remaining open all year.

Due to problems with City of Austin code requirements the baby pool was closed this summer season and the board quickly formed a task force to begin planning for a new baby pool. Plans are well underway and the baby pool should open in time for the summer. The new baby pool will feature a zero depth entry and all sorts of new water features and shade. This new addition will most certainly have a positive impact on everyone's property values.

Kelly will be using the winter down time to do some much needed repair to the pool facility and preparing for a busy summer season. Watch the website and newsletter for further updates on the renovations and upcoming programs.

Circle C Landscape

2006 was a banner year for landscaping at Circle C Ranch. With the previous adoption of the Green Community Landscape Model, which sets a new environmental standard for maintenance procedures and landscape restoration, the CCHOA Board formally adopted the Circle C Long Term Landscape Plan.

The plan specifies all areas in need of restoration, and provides a guide for allocating landscape capital improvements funds to projects that will meet the goals of the Green Community Landscape Model. These goals include limiting turf area, reducing water consumption, using drought tolerant native plants, and diversification of trees and plant materials.

The Circle C Homeowners Association and Circle C Landscape LLC have been acknowledged for their environmental efforts, being recognized by the Texas Commission on Environmental Quality as a Finalist for an Environmental Excellence Award. In addition, the Austin American Statesman produced a feature article on the new landscape plan.

The following major projects were accomplished in 2006, all in compliance with the Long Term Landscape Plan:

- Irrigation Improvements. All irrigation controllers have been updated and standardized. This has improved our water conservation efforts.
- Restoration of LaCrosse, MoPac to Escarpment. Older vegetation and grassed areas were replaced by native beds and grasses on the north side and in the medians on LaCrosse.
- Replacement of Rose Beds with Native Plants in High Traffic Areas. Roses were removed from the intersections of Escarpment/Slaughter and MoPac/LaCrosse, as well as Rhett Butler and LaCrosse. These areas had been repeatedly hit by traffic, and the roses are a high resource user in terms of water, maintenance and fertilizer.
- Implementation of Green Community Model in Circle C North. Beds in Circle C North were renovated to meet the standards of the new landscape model.
- Removal of Failing Bradford Pear Trees at Escarpment/Slaughter. The Bradford Pear Trees installed by the developer were at the end of their life and planted too closely together. They had begun to fail and lose numerous branches. These were recently removed. A new design to update this entry is currently underway.

CIRCLE C RANCH ANNUAL REPORT

2007 CCHOA INCOME BUDGET

Category	Subcategory	2007 Budget
Homeowner Income	Homeowner Dues	\$1,550,000
Homeowner Income	Resale Certificates	\$70,000
Homeowner Income	Transfer Fees Income	\$140,000
Homeowner Income	Late Fees Collected	\$7,500
Homeowner Income	Lien Fees Income	\$1,300
Homeowner Income	Filing Fee Income	\$850
Homeowner Income Total		\$1,769,650
<u>Arch Review Income</u>	<u>Architectural Review Income</u>	<u>\$46,500</u>
Arch Review Income	Total	\$46,500
Rental Income	Office Rent	\$1,200
Rental Income	Grill Rent	\$6,700
Rental Income Total		\$7,900
Swim Center Income	Pool Programs	\$79,924
<u>Swim Center Income</u>	<u>Guest Fees</u>	<u>\$700</u>
Swim Center Income	Total	\$80,624
Other Owner Lndscp Reimb	Stratus Prop Lndscp Reimb	\$97,000
<u>Other Owner Lndscp Reimb</u>	<u>COA Landscape Reimb</u>	<u>\$17,600</u>
Other Owner Landscape Reimbursements Total		\$114,600
<u>Miscellaneous Income</u>	<u>Interest Income</u>	<u>\$20,000</u>
Miscellaneous Income Total		\$20,000
<u>Transfer from General Reserve Account</u>		<u>\$50,000</u>
Total Transfers		\$50,000
Grand Total		\$2,089,274

2007 CCHOA EXPENSE BUDGET

Category	Subcategory	2007 Budget
Commons Area Services	Landscape Maint Contract	\$612,954
Commons Area Services	2006 Land Additions	\$20,000
Commons Area Services	Landscape Repairs	\$30,000
Commons Area Services	Landscape Supplies	\$12,000
Commons Area Services	Landscape Water Utilities	\$140,000
Commons Area Services	Landscape Electric Utilities	\$35,000
Commons Area Services	Fence Repairs & Maint	\$5,000
<u>Commons Area Services</u>	<u>Electrical Repairs & Maint</u>	<u>\$25,000</u>
Commons Area Services Total		\$879,954
Swim Center Compound	Water Utilities	\$18,000
Swim Center Compound	Natural Gas Utilities	\$23,600
Swim Center Compound	Electric Utilities	\$28,000
Swim Center Compound	Telephone Utilities	\$1,200
Swim Center Compound	Contract Landscape Repair/Maint	\$18,200
Swim Center Compound	Bldg Maintenance	\$8,000
Swim Center Compound	Swim Center--Staff	\$148,781
Swim Center Compound	Payroll Taxes	\$11,382
Swim Center Compound	Pking Lot Maint & Dumpster Exp	\$8,000
Swim Center Compound	Pool Repair/Maint and Supplies	\$55,000
<u>Swim Center Compound</u>	<u>Non-contract Irrigation & Landscape</u>	<u>\$4,000</u>
Swim Center Compound Total		\$324,163

(Continued on Page VIII)

CIRCLE C RANCH ANNUAL REPORT

Expense Budget - (Continued from Page VII)

<u>ACC Review Expenses</u>	Architectural Review Expenses	\$22,560
Architectural Review Expenses Total		\$22,560
Financial Management	Management Services	\$78,000
Financial Management	Resale Certificate	\$10,000
Financial Management	Lien Filing Administrative Fees	\$1,000
Financial Management	Bank Fees	\$2,500
<u>Financial Management</u>	<u>CPA/Audit</u>	<u>\$6,500</u>
Financial Management Total		\$98,000
<u>Legal Services</u>	<u>Legal Services</u>	<u>\$10,000</u>
Legal Services Total		\$10,000
Taxes	Property	\$11,000
<u>Taxes</u>	<u>Other</u>	<u>\$1,000</u>
Taxes Total		\$12,000
Insurance	General, Property, Boiler & Auto, \$1m umbrella	\$40,000
Insurance	D & O Insurance	\$1,800
<u>Insurance</u>	<u>Worker's Comp</u>	<u>\$8,000</u>
Insurance Total		\$49,800
Neighborhood Operations	Deed Restrictions	\$3,000
Neighborhood Operations	Printing	\$10,000
Neighborhood Operations	Web Operations	\$900
Neighborhood Operations	Community Events	\$22,000
Neighborhood Operations	Holiday Lighting	\$10,000
Neighborhood Operations	Postage/Delivery	\$15,000
Neighborhood Operations	Office Equipment	\$2,000
Neighborhood Operations	Office Repairs	\$2,600
Neighborhood Operations	Office Supplies	\$6,500
Neighborhood Operations	Utilities--Phone	\$1,500
Neighborhood Operations	Maintenance/Repairs	\$27,000
Neighborhood Operations	Meetings	\$8,000
Neighborhood Operations	Awards	\$1,000
<u>Neighborhood Operations</u>	<u>Operational Expenses--Misc</u>	<u>\$1,000</u>
Neighborhood Operations Total		\$110,500
Management Staff	Operations Mgmt	\$80,500
Management Staff	Payroll Taxes	\$6,158
Management Staff	Insurance Reimbursement	\$12,000
Management Staff	Staff Education and Skills Enhancement	\$3,500
Management Staff	Bonus:Program Imp (Aquatics Dir)	\$7,992
<u>Management Staff</u>	<u>Other</u>	<u>\$12,000</u>
Management Staff Total		\$122,151
Community Enhancement	Consulting	\$5,000
<u>Community Enhancement</u>	<u>Association Memberships</u>	<u>\$2,000</u>
Community Enhancement Total		\$7,000
Grand Total		\$1,636,128
Retained Earnings		\$453,146
Capital Budget		\$325,000
Project 2007-1 Swim Ctr Play Area		\$200,000
Project 2007-2 Wildflower Park Improvements	\$125,000	
Designated for Reserves		\$128,146