



CIRCLE C RANCH NEWSLETTER

The Official Publication of the Circle C Homeowner's Association

Volume 4, Number 2

February 2007

www.circlecranch.info

How Good Are You?

Submitted by AE Martin, Nominating Committee Chair

Do you think you are a good negotiator? Money manager? Communicator? People person? Budding politician? Document craftsman? If so, you have the opportunity to test your skills in your own community. Circle C Homeowners Association has three board positions up for election in March and is now accepting nominations to fill these positions. The Circle C board is responsible for financial management of service contracts valued at more than \$500,000 and overseeing a budget of \$2,000,000.

Multitasking is a given for board members and our HOA staff. Maintaining property values via enforcement of deed restrictions is a constant challenge because each infraction must be managed with courtesy and firmness. Interacting with city officials to achieve neighborhood services takes determined patience and political savvy. Drafting operational policies or organizing new committees takes creative and negotiating skills.

If you would like to see how capable you are with an active role in government this is your opportunity.

You may submit your resume to the nomination committee for consideration until February 14. Contact the HOA office via email at info@circlecranch.info or via phone at 288-8663 to get a copy of the resume form that is required.

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

2007 CCHOA Annual Meeting

Wednesday, March 28, 2007

**6:30pm to 9:30pm
Check in begins at 6:00pm**

Kiker Elementary

Letter from the Board of Directors

We are continuing to make progress on our priority list (posted below). The board distributed the Annual Report which was included in your January Newsletter edition and as stated we are including the 2006 Income and Expense Statement in this issue. We completed a management review for our operations director and through that process have formed a Pay and Benefits Committee to evaluate the personnel needs of the Association and come up with a standard for reviews and compensation. We are steadily making headway on the new baby pool with construction having started by the time this newsletter is mailed. Our new aquatics director has completed the Swim Center program guide for 2007 and we think you all will be pleased by the new programs and activities planned for this year. Program guides are available in the HOA office and also on the CCHOA website.

We encourage each of you to attend the 2007 CCHOA Annual meeting this March.

2007 Board Priority List

- ☐ Amenities Transfer Agreement
- ☐ Café Contract Review
- ☐ Baby Pool
- ☐ One House/One Vote
- ☐ ACC/Deed Restriction Position
- ☐ Park Playscapes Plan
- ☐ Trash Contract
- ☐ Swim Center Capital Improvements

Completed Projects

- ☒ Insurance Policy/Agent Review
- ☒ Capital Project Bldg
- ☒ Annual Report
- ☒ Financial Contract Review
- ☒ Office Lease
- ☒ Landscape Contract
- ☒ 2007 Budget
- ☒ Management Review Plan

Upcoming Events

February	1 st half year assessments mailed
March 6	Candidate Forum – location & time TBA
March 28	CCHOA Annual Meeting

CCHOA Numbers

HOA Mgmt Office	info@circlecranch.info or 288-8663
Financial Office.....	451-9901
Aquatics Director.....	288-4239
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 CDC.....	288-9792
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

Sam Irwin.....	President
Ryan Garcia.....	Vice President
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

New Appointed Director

On December 6, the Board of Directors unanimously voted to appoint Steve Elmore to the Board for the remainder of Ed Scruggs open seat. The Board had a great discussion session with four very qualified and energetic Homeowners that were interested in the position. We chose Steve because we felt that he would be the best fit for assisting with the needs that the community currently has. His knowledge and experience in landscape and business will prove to be of a huge asset to our Association. Steve has already stepped in and become the liaison for the landscape contract and is getting the Safety Committee up and running. Steve definitely adds another strong piece to this board. We look forward to working with Steve and continuing to make this community a better place for all of us.

Thank you to Michael Coley, Jason Bram, and Brian Pinsky for stepping forward to offer their time. We all hope that all of you will consider running for the open board seats in March.

The Board of Directors

2007 CCHOA Annual Meeting News

Annual Meeting – Mark your calendar for Wednesday, March 28 at 6:30pm at Kiker Elementary for the 2007 Annual HOA meeting. Please bring a PICTURE ID to check in at the 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.

Nominating Committee Announcement

Submitted by Nominating Committee

The Nominating Committee is made up of resident volunteers and one board member and their charge is to facilitate the election of directors to the board. The 2007 Committee members are A.E. Martin (Board Treasurer) and residents Ken Crone, and Grady Bible.

Board Election Process

The Nominating Committee is taking nominations for three open board positions that will be up for election at the March 28 Annual Meeting of the CCHOA. You can submit names by one of the following ways:

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

The deadline for submitting nominations is February 14, 2007.

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

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CCHOA Announcements

CCHOA General Announcements

Submitted by Denise Nordstrom, CCHOA Manager

Deed Restriction Review

In February we will be driving sections (13) thirteen and (14) fourteen (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 past 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. Please look for an extensive article in the March newsletter from the architectural control committee on acceptable landscape guidelines and advice on how to replace your lawn.

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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Want to submit an article of interest?

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



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CCHOA Announcements *Continued*

Holiday Lights/Decorations

Now that the holidays are behind us it's time to put away all holiday lights and decorations. The deed restrictions state in Article V, Section 5 Exterior Lighting, "...provided that Christmas lights shall be permitted without prior approval during the month of December each year, and provided further that such lights must be removed by January 15 of each year".

General Home Maintenance

As Spring approaches please review the condition of the exterior of your home – specifically look at the condition of paint, roof, gutters, shutters, trim work and siding and schedule any maintenance into your spring cleaning. It takes a cooperative effort from all homeowners to keep Circle C a beautiful place to live!

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.

HOA Assessments Mailed

You should have received your 1st half of the year assessments in the mail by now – they are due March 1, 2007. All assessments should be mailed to:

CCHOA
PO BOX 163541
Austin, Texas 78716

*We CANNOT accept your assessment at the CCHOA office on La Crosse Avenue, they should be mailed directly to the Accounting Office. For questions about your assessment, contact the Accounting Office at 451-9901.

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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CCHOA Announcements *Continued*

2006 Holiday Lighting Contest Winners

A big Thank You to all residents who participated in the holiday lighting contest as judges and as decorators. The hood was divided into 10 sections and each section was awarded a 1st, 2nd and 3rd place winner. Winners receive either a \$50, \$100 or \$150 gift card to area merchants; these gift cards are free to the HOA through their Merrill Lynch Rewards Program. A special mention for Rigsbee Court and Savin Hill Lane for their spectacular cul-de-sac decorations!

Section 1 (Circle C North)

1st Place – 6813 Gabion Drive
2nd Place – 9301 Colberg Drive
3rd Place – 9214 Colberg Drive

Section 2 (Vintage Place and Circle C on the Park)

1st Place – 10208 Banks Court
2nd Place – 5811 Van Winkle Lane
3rd Place – 10211 Banks Court

Section 3 (Wildflower Park and Park Place)

1st Place – 5719 York Bridge Circle
2nd Place – 5120 Hibiscus Valley Drive
3rd Place – 4900 Blue Star Drive

Section 4 (Park West and off La Crosse Tollesboro, Nubian, Hansa, Seneca Falls Loop)

1st Place – 10317 Dalea Vista Court
2nd Place – 10604 California Cove
3rd Place – 10808 Tollesboro Cove

Section 5 (East of Escarpment, Redmond Rd loop, Gorham Glen and Galsworthy and all side streets)

1st Place – 5700 Galsworthy Court
2nd Place – 10517 Galsworthy Lane
3rd Place – 5809 Tinita Court

Section 6 (East of Escarpment, Back Bay, Readvill, Rickerhill, Savin Hill, Pebble Garden, Mordred Lane and all side streets)

1st Place – 5848 Back Bay Lane
2nd Place – 11008 Readvill Lane
3rd Place – 6108 Utica Cove

Section 7 (West of Escarpment, Dedham, Walpole, Old Harbor, Needham, Natick, Back Bay, Walebridge, Marden, South Bay and side streets)

1st Place – 6509 Freesia Court
2nd Place – 10407 Dedham Court
3rd Place – 11009 South Bay Lane

Section 8 (West of Escarpment, Aden, Tracton, Lafitte, Alberta, Georgian Oaks, Walebridge, Ariock, Nusser and side streets)

1st Place – 6604 Quincy Cove
2nd Place – 10708 Rigsbee Court
3rd Place – 11300 Aden Court

Section 9 (Magenta, Viridian, Doswell, Tanaqua Maelin & side streets)

1st Place – 6829 Tanaqua Lane
2nd Place – 10724 Maelin Drive
3rd Place – 11229 Maelin Drive

Section 10 (The Enclave, Split Stone, Sky Rock and Cap Stone, Alta Mira and Muirfield)

1st Place – 7700 Crandall Road
2nd & 3rd Place – none awarded



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CCHOA Announcements *Continued*

Circle C Landscape

Submitted by Susan Hoover

The CCHOA Board of Directors has approved the following special landscape capital improvements for 2007. As may of you know, the Board has adopted the Green Community Landscape model which specifies a renovation of the older Circle C Landscape boulevards to update them to be in compliance with the model. The basic principles of the model are to reduce turf areas, emphasize native and regional plantings, improve water conservation, and plant diversified trees. All landscape capital improvements work toward achieving these goals.

Approved 2007 projects:

* Remove high resource roses and replace with drought tolerant native plantings in the following areas: Circle C North, Vinemont entrance, Escarpment, south of the dam, Escarpment/LaCrosse. The roses are beautiful when they are properly cared for, however the varieties planted are from eastern Europe. They are subject to fungus development, need fertilization every 10 to 14 days during the growing season and have to be deadheaded by hand for blooms. They further have to be watered a minimum of 3x per week. In order to reduce chemical use, control maintenance costs and conserve water these will be replaced with more native vegetation that does not have these requirements.

* Plant decorative trees along Escarpment boulevard from LaCrosse to South Bay. In order to diversify the vegetation and create more of an "urban forest", the areas between major shade trees need to have smaller decorative trees interspersed. The varieties will include tree yaupon, wax myrtle, Texas mountain laurel, desert willow, and crape myrtle.

The Board is also considering what type of final design would be appropriate for the Slaughter/Escarpment intersection where the dying Bradford pear trees were recently removed.

Over these winter months, Circle C Landscape will be performing the following services on the commons areas:

- Trimming of all perennial beds and summer blooming plants
- Minor pruning of crape myrtles
- weed treatment
- pre emergent weed treatment

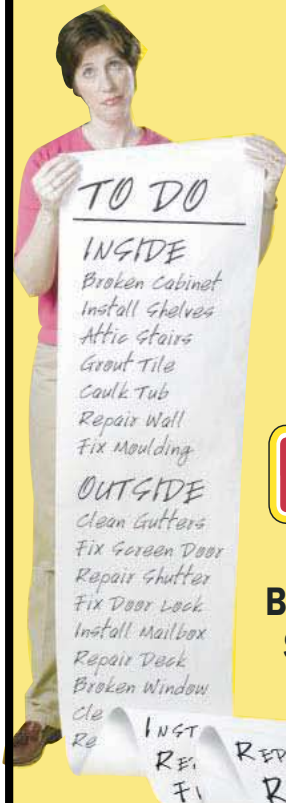
Many of the bigger retailers also encourage homeowners to get out there and fertilize your lawn. Spring fertilization is best performed after the soil is completely warm and the grass is actively growing without any chance of freezing. We do not recommend fertilizing early because the fertilizer will not be absorbed unless is it consistently warm enough. Bermuda grass will not actively grow until the night temperature is consistently above 60 degrees. St. Augustine grass is very subject to brown patch during seasonal changes. This is made worse by excessive nitrogen. So, for a better lawn, hold off on your fertilization if possible.

"To Do" List Out of Control?

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CCHOA Announcements *Continued*

Education Committee Update

Submitted by Marian Wallace, Education Committee Chair

Kiker Addition

After much anticipation, Kiker students were finally able to move into the new 8-classroom addition to Kiker Elementary last month. Following the winter break, fourth and fifth grade classes moved into the new addition, and classes from portable buildings were able to move into classrooms in the main building. Five portables are expected to remain on campus to serve as classrooms for special areas. In addition, a new cover was installed over the playslab.

Southwest Middle School

AISD School Board Trustees selected an architect for the new southwest middle school late last year. The 2-story school will be built on the 41-acre site at the northeast corner of FM 1826 and Slaughter, across from the water tower. Construction will take 18 months, preparing the school to open for classes in August 2009.

Now is the time to start thinking about a name for the school. Beginning in March, the Board of Trustees will begin accepting proposals on a name. Recommendations will be accepted from March through June, and then the Board will vote on the name in September. To make a recommendation, email the trustees at trustees@austinisd.org or mail in your recommendation to AISD Board of Trustees, 1111 West 6th Street, Austin, TX 78703.

Before voting on a name, the Board of Trustees will consider the merits of names proposed, as well as the number of times a particular name is proposed. So start thinking now and make your recommendations. Boundaries for the new school will not be determined until 2008 when a boundary committee will be formed to represent our area. The Education Committee has remained involved in monitoring the schedule affecting the middle school and we will continue to update you as developments occur.

Circle C Homeowners Association Architectural Control Committee

The Architectural Control Committee of the Circle C Homeowners Association has the responsibility to review improvements to single family homes and lots that are part of the Association. In conjunction with that responsibility they are also given the authority, under the Conditions, Covenants and Restrictions of the Association to set design guidelines to assist them in making decisions.

The Committee is currently working on updating and revising the guidelines for the following:

- Storage sheds
- Front yard landscape design
- Garden art and other front yard elements
- Satellite dish location
- Playscape location

If you are thinking of constructing an improvement to your property, please go to the Circle C Homeowners Association website at www.circlecranch.info. You will be able to view the updated guidelines and obtain the proper forms for submitting projects to the Architectural Control Committee.

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CCHOA Announcements *Continued*

Safety Committee February Update

Submitted by Steve Elmore, Board Liaison

The Safety Committee advises the CCHOA Board of Directors on matters relating to the security and safety of residents, visitors and property in Circle C. On January 3rd, the BOD approved a Safety Committee Charter and appointed board director Steve Elmore as liaison to the committee. In February the committee will select a new chair and is currently seeking new members. The only prerequisite for committee membership is willingness to serve and a time investment of a few hours a month.

Mission Statement: It is the mission of the Safety Committee to improve the security and safety of the residents, visitors and property in Circle C. The Committee, as an advisory body to the CCHOA Board of Directors, will work with local law enforcement, fire protection, emergency medical services, disaster management, and other local, state and federal agencies to develop strategies and systems to better protect the community. The Safety Committee is responsible for developing and maintaining a community disaster response plan.

The immediate goals of the Safety Committee include:

- Appointment of a chair, vice-chair and secretary
- Appointment of an APD/AISDP/UTPD liaison
- Appointment of an AFD/EMS liaison
- Appointment of an AOEM liaison
- Development of a police/fire blotter for the newsletter
- Development of a community safety program
- Development of a Circle C Neighborhood Watch
- Development of a community disaster response plan

Anyone interested in joining the Safety Committee please contact the HOA office either via email at info@circlecranch.info or phone at 288-8663.

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CIRCLE C RANCH

2006 Income & Expense Statement

INCOME

Homeowner Income	
Homeowner Dues	\$1,461,091.39
Resale Certificate Income	81,525.00
Transfer Fee Income	116,445.46
Late Fees Collected	7,741.21
Lien Admin Fee income	1,850.00
Filing Fee Income	1,118.00
Architectural Review Income	97,567.45
Rental Income	
Office Rent	2,325.00
Grill Rent	7,454.70
Swim Center Income	
Longhorn Aquatics	4,500.00
Pool Rental	675.00
Guest Fees	96.70
Misc. Pool Income	1,789.37
Other Owner Landscape Reimbursements	
Stratus Landscape Reimb.	95,000.00
COA Landscape Reimb.	17,600.00
Interest Income	29,516.58
Total Income	\$1,926,295.86

EXPENSES

Commons Area Services	
Landscape Maintenance Contract	\$ 600,530.43
2006 Land Additions	5,382.32
Landscape Repair & Supplies	23,621.79
Landscape Utilities – Water	133,655.68
Landscape Utilities – Electric	31,172.81
Reimbursable Landscape	(875.31)
Fence Repairs & Maintenance	3,526.26
Electrical Repairs & Maintenance	8,532.47
Swim Center Compound	
Swim – Water Utilities	21,003.10
Swim – Gas Utilities	21,470.19
Swim – Electric Utilities	26,916.57
Swim – Telephone Utilities	548.88
Repairs/Maintenance	
Swim Landscape	20,860.73
Swim Bldg, Plaza & Parking Lot	20,576.14
Pool	26,916.57
Swim Irrigation & Landscape Repairs	0.00
Grill Repair & Maintenance	1,224.25
Architectural Review	52,533.50
Financial Management	
Financial Management Services	76,376.34
Resale Certificate Expense	13,900.00
Lien Filing Fees	2,040.00
Bank Charges	2,496.56
CPA/Audit	6,195.00

EXPENSES CONTINUED

Legal	6,924.33
Taxes	
Taxes – Property	4,494.26
Taxes – Other	2,213.00
Insurance	
Insurance – D&O	7,615.00
Insurance – Gen'l Liability	38,186.06
Insurance – Property	2,469.00
Insurance – Workers Comp	4,002.96
Neighborhood Operations	
Deed Restrictions	3,223.24
Printing	10,414.41
Web Operations	829.92
Community Events	30,092.65
Holiday Lighting	10,000.00
Postage/Delivery	11,065.07
Office Equipment & Furniture	10,782.47
Office Repairs & Maintenance	2,263.69
Office Supplies	7,398.39
Utilities Telephone	1,550.76
Neighborhood Maintenance/Repairs	23,752.36
Homeowner Meetings	4,366.56
Awards	635.45
Operational Expenses – Misc.	1,395.51
Services	
Operations Salaries	85,243.93
Swim Center Staff Salaries	103,194.93
Swim Management Contract	79,996.75
Payroll Taxes	15,647.02
Insurance	3,450.06
Other Services	1,352.51
Reserve Fund	
Swim Center Compound Reserve	0.00
General Reserve	0.00
Amenities Development Reserve	53,315.40
Community Enhancement	
Consulting	12,750.00
Donations	6,000.00
Association Memberships	290.00
Authorized Capital Projects	
Landscape Improvements	22,702.95
Utility Improvements	1,178.00
Plants/Others	26,319.56
Swim Center	116,649.99

Total Expenses \$1,826,058.89

Net Profit (Loss) \$ 100,236.97

WHO COMPLETES YOUR CIRCLE?

cir.cle [sur-kuhl] – noun

1. A complete series forming a connected whole
2. A number of persons bound by a common tie.

As a resident of Circle C Ranch, Chad Goldwasser knows that its residents are bound together by one amazing tie: **YOU**, the residents! You create a fellowship of amazing people that promotes and supports great families and friendships.

To recognize and reward our amazing neighbors, we ask you to nominate a person who completes your circle and tell us how this person contributes to the great Circle C community. Each month, the Goldwasser Team will choose one winner with the most inspiring contributions and share his or her story in this newsletter.



The winner will also receive an Experience Package for 2 at The Golf Club at Circle C!

- A warm-up clinic with one of the club's Golf Professionals
- A Round of Golf for 2
- Lunch for two in Putter's Grill
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CCHOA Clubs & Announcements

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, no 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.

Mills Elementary Spring Festival 2007

Submitted by Carrie Turlington

April 21st

3 to 7

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CCHOA Clubs & Announcements *Continued***What Was My Child Thinking?****Learning with the Brain in Mind: His and Hers***Submitted by Carrie Turlington, Mills*

Are boys and girls different? Silly question. Of course they are, and so it follows that they have different learning styles. Did you know that there are actual physiological differences in male and female brains? There are real reasons why boys can't be still in the classroom.

Would you like some insight into what makes boys and girls different and some techniques that you can use to enhance their learning experience? Yes, another silly question. Of course, you would. Well you are in luck. The Joe Dan Mills Elementary Parent Education Committee is proud to welcome Dr. Rhonda Christensen to our school to lead a discussion on gender differences and how they affect our children's education experience and life.

Dr. Christensen is a world-renowned expert in the field of integrating technology into the classroom. She has utilized her research to help educators worldwide to correctly utilize technology to teach our children. She has studied at the Gurian Institute in Colorado to gain a better understanding of how boys and girls learn and grow differently; and how women and men live, work and lead in their own unique ways. She has also studied with Kathleen Fischer's Kids at Heart in

Dallas. She has co-authored six books and many, many articles on applying technology in education. Dr. Christensen is currently the Instructional Technology Specialist at Good Shepherd Episcopal School in Dallas and a project director in Instructional Technology at the University of North Texas. She also has real-world teaching experience as an elementary teacher and university instructor.

Please join us in this fascinating and educational experience.

What: What Was My Child Thinking?

Where: Joe Dan Mills Jr. Elementary School
6201 Davis Lane

When: February 7, 2007; 7 pm, Mills Cafeteria

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CCHOA Clubs & Announcements *Continued*

Circle C Ranch Fantasy Football Champion is Crowned!

Submitted by Bob McKenna

The 2006 Circle C Ranch "Awesome" Neighborhood Fantasy Football Champion was crowned last Sunday afternoon in a ceremony held at the home of Bob & Melinda McKenna.

Grady Bible, the manager of "The Thumpers", took home the massive 17 lb. trophy (see photo) provided by Don McGraw of Longhorn Trophies as the 2006 Champion after defeating Edgar Diaz and his "lil Bulldogs" by more than 35 points in the finale. Edgar vowed revenge next year. Ryan Garcia and his team, "TO's Humility", was able to secure a third place finish by defeating Joe Cappello's "Tejas Bills" in the consolation bracket.

Congratulations Grady on a fantastic Fantasy Football finish this year!



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CCHOA Clubs & Announcements *Continued*

Attention Business Owners and Marketing Professionals

Join the #1 Referral Group in Central Texas!

Submitted by Bob McKenna, Circle C Resident

Did you know the Circle C Area professional business network (The Live Oak Network) was rated #1 in membership and referrals generated in 2006? That's right... we are the #1 Chapter in Central Texas AGAIN! But you know what's even better? We are also the most fun-loving, enthusiastic and supportive group of professionals too!

Quick Quiz:

1. Do you know a reliable and trustworthy service professional (residential, commercial, health and beauty, trades, or wedding/event planning) who places their customer's needs first?
2. Would you refer them to your friends and or family members without hesitation because they are really good?

If you answered "Yes", tell them The Live Oak Network @ Circle C is looking for more experienced professionals to join our growing network today!

The Live Oak Network is a non-competitive professional referral organization that admits one high quality individual or company per

professional category to share ideas, contacts and most importantly referrals.

Are you curious? Do you want to learn how to build your business by referral? Visit us this week! We meet each Wednesday morning, and there is no obligation to join.

The Live Oak Network
Every Wednesday - 8:00 AM to 9:30 AM
The Golf Club at Circle C Ranch
7401 Highway 45, Austin, Texas 78739

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

Bring at least 40 business cards to hand out to our members. For more information email Bob@AustinReps.com, or call 288-8088.

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CCHOA Clubs & Announcements *Continued*

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

Submitted by Dave Maril, Park West President

The 2007 Park West HOA meeting is Feb 6th at Kiker Elementary, starting at 7:00 PM, with sign-in beginning at 6:30PM. Our finances, new rules, landscaping, and any other subjects of interest to Park West residents will be discussed. The membership will also elect two board members.

Did you notice the three glitches last month? The first was with our monthly payment coupon books. Goodwin Management contracts with a company in Houston to print and distribute the books. The first coupons books contained an incorrect return mailing address and corrected books were quickly mailed out. The computer then sent out a third set---for reasons known only to the computer! Which set to use? One of the last two sets mailed. Please recycle or destroy the first set and the unused 'good' set.

The second glitch occurred in printing of Park West's article for the January Circle C Newsletter. Did you notice the first few paragraphs were about a Circle C ladies group and had nothing to do with Park West? No harm done---Park West's article was printed in its entirety following those paragraphs.

The third glitch was actually not a glitch. The entry gate was

stuck in the open position for a few hours and there is a reason why: lightning! If the electricity to the gate is interrupted, as by lightning or a work crew, the gate automatically opens so residents won't be trapped in a power outage. The gate then stays open until the electricity is restored and the motor has been manually reset.

PW residents should have received your copy of the Park West Rules by now. The Rules are a compilation of City of Austin, Circle C HOA, and Park West HOA standards all located in one document and indexed so you can quickly find the answer to a question. If an item was omitted, please let a board member know.

The final two new homes are under construction in Park West. When the concrete foundations are laid, the West gate will be closed 24/7.

The gates provide an advantage to living in Park West; another advantage is the tile roofing material used on our homes. In the neighborhoods south of PW, new asphalt roofs are being installed on several homes that were built in the early 1990's. Our roofs should start wearing out in about 2040!

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So we invite you to call and schedule and see how you are -way in advance- or just to see how we can improve your present progress/condition.

And yes-it is also very inexpensive the total cost is \$30 for the test and analysis.



Dr. Jeff Echols

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CCHOA Clubs & Announcements *Continued***Living Harmoniously With Pets And Neighbors In Circle C Ranch***Submitted by Dorian de Wind*

A recent Circle C Ranch Newsletter article, addressing the Circle C Swim Center issue, referred to it as one of those "iconic topics always front and center to the people that care most about it." In looking up the word "iconic," we came across a similar word that could be used to describe a potentially contentious issue in areas where people and their animals live in close proximity, such as in Circle C. That word is "iconoclastic," [more about this later] and the issue is that of pets, in particular dogs, "behaving badly".

For many of us, cats, dogs and other pets are wonderful, faithful, and affectionate companions, and can be loved and valued members of our families. But, pets need to be protected, monitored and supervised. Dogs in particular seem to need the most attention and supervision. A review of Home Owners Associations' and other similar communities' web sites quickly reveals that "bad-behaved" dogs are a frequent and major source of frustration and discord among neighbors. Our community is no exception.

There have been several serious instances of dogs barking excessively, running loose and even fighting in Circle C. And, there is defecation by dogs or cats in other than the premises of the owner, and the failure of the owner to remove and dispose of such properly.

Feral cats, even colonies, brought about by non-neutered or non-spayed, free-running cats are also a continuing problem.

Any and all of the above "issues" with our pets can quickly sour relations between neighbors. But there are also potentially more serious health, safety, and legal ramifications such as personal injuries, injury to the pet itself, contracting a disease such as rabies, lawsuits and even citations, fines and other penalties that can ensue. The Circle C HOA, the City of Austin, and Travis County all have covenants, rules, laws and ordinances regarding the control of animals. Some of these have been published in previous Circle C Newsletters and are referred to in this article. We would like to think, however, that appealing to our common sense and consideration for others would be just as effective.

For example, barking is a natural dog behavior and most people want their dogs to bark to alert them to potential danger. However, a barking dog can quickly become a neighborhood annoyance and owners who permit their dogs to bark excessively are causing a public nuisance in violation of a specific City of Austin ordinance and can thus be issued citations and fined.

*(Continued on Page 18)***When The Pieces Come Together - The Puzzle Is Solved!****Jim Schaffrath**

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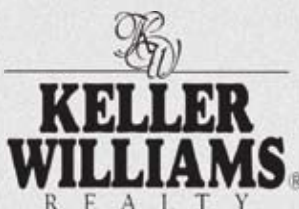
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CCHOA Clubs & Announcements *Continued*

Living Harmoniously - (Continued from Page 17)

Excessive barking is frequently the result of boredom or anxiety when a dog is left alone for long periods of time. Regular walks and play periods with your dog and teaching it tricks will help prevent boredom. There are several excellent web sites for dog owners to learn as to why dogs bark and how to control barking. A couple of these are:

http://www.ci.austin.tx.us/tlac/bark_bark.htm

<http://animalcontrol.co.la.ca.us/barking.asp>

Many communities, including Austin, have "pooper scooper" laws requiring owners to clean up after their dogs. In Austin this law applies not only to all public areas (including our greenbelt and the Circle C Metropolitan Park area) but also to private property. Law or no law, cleaning up after your dog reflects your consideration for others.

A dog who is not neutered or spayed may become an undesirable neighbor. A female dog that is not spayed usually comes into heat twice a year and the period lasts about three weeks. During this time, male dogs will be seen around the female's house, barking and becoming a nuisance to the neighbors. If, for some reason, your dog is not spayed, you should place her in a boarding kennel during the heat period. Otherwise you must keep her in the house most of the time. If you take her for a walk, be prepared to fight off male dogs. Never let her off the leash.

Talking about leashes, the City of Austin has a strict leash law that requires dogs to be walked on a leash and to be under control at all times in most public areas, including our streets and green areas. While the Austin law exempts several Austin area parks from the "leash law," our Circle C Metropolitan Park and greenbelt are not among them. But, again, for the safety of the dog and out of consideration for others, this is just common sense and courtesy. Roaming dogs may be picked up by the city and owners must pay fines to reclaim them.

If you are a cat owner, keeping your cat indoors avoids problems with neighbors and protects your cat from being hit by a car, encountering unfriendly dogs or being attacked by other animals. (There are coyotes and other wild animals living in the green areas of Circle C.) Cats who are allowed to roam may damage neighbors' gardens or use planters as litter boxes.

Just like dogs, non-spayed or non-neutered cats can also be a big nuisance.

Spaying female cats eliminates the problem of a female in heat who attracts male cats and annoys the neighbors. A male cat that is not neutered can have an uncontrollable urge to roam and fight. He can also spray urine, which has a strong, unpleasant odor.

Finally, part of responsible pet ownership is taking your pet to your veterinarian regularly to keep their vaccinations current and to be certain they are free from internal and external parasites and in general good health.

Some of the suggestions in this article came from the excellent web site on "Being a Good Pet Neighbor":

http://pets.yahoo.com/pets/cats/ne/being_a_good_pet_neighbor

We hope that Circle C residents will (continue to) exercise responsible pet ownership. Should incidents as mentioned above occur, naturally the first action should be to talk to the pet owner

in an attempt to find a friendly solution. If this fails, or it is not possible (e.g. the dog has been barking for hours and the owners can not be contacted), or it is an urgent matter (e.g. dogs fighting; an unidentifiable and threatening dog running loose, etc.), one should call 3-1-1. Of course, in an emergency call 9-1-1.

Should the problem remain unresolved, the City of Austin has relevant ordinances in their City Code: Title 3, "Animal Regulation," covers "Restrictions on Animals" (Chapter 3-2), "Regulation of Dogs and Cats" (Chapter 3-4) and perhaps most relevant when all else fails "Enforcement and Penalties" (Chapter 3-7). While this article is not intended to give legal advice, it might be a good idea for the person making the complaint to keep a good log of the events and of possible witnesses.

The following link will take you to Title 3 of the Austin City Code: http://www.amlegal.com/austin_nxt/gateway.dll/Texas/austin/title3animalregulation

In summary, pet ownership brings not only pleasure but it also entails responsibilities. Irresponsible pet care and control cannot only make for bad neighbors, but it can also lead to legal problems and, worse, it can jeopardize the safety and well-being of the pets you love and even of people around you.

The following is a list of important topics and issues:

- Pet issues fall under the jurisdiction of the City of Austin.
- Pets must be on leash except on the owner's property.
- Pet owners must pick up and properly dispose of their pet's waste both on their own property and within association grounds.
- Both dogs and cats are required to be vaccinated, registered with the City of Austin and wear ID collars.
- It is unlawful for pets to make frequent noise that is a disturbance to neighbors.
- Stray animals and other serious animal problems should be reported to Animal Control at phone number 3-1-1.
- If disputes regarding pet issues cannot be resolved between neighbors, the City of Austin should be contacted to enforce the law.

We hope that this article has answered most of the questions regarding pet ownership, and pet problems, in Circle C. If you have managed to stay with us this far, congratulations! A final thought: The swimming pool issue has been referred to as "iconic", and we used "iconoclastic" to describe the pet issue. Neither of these qualifiers is really appropriate for these common sense and "good neighborliness" issues. We just thought they would get your attention, apparently it worked.

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, 512-989-8905; advertising@PEELinc.com. The deadline is the 10th of each month for the upcoming month's newsletter.

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CCHOA Clubs & Announcements *Continued*

Circle C PAC Announcement

Submitted by Ken Rigsbee, PAC Chairman

Director Openings, Circle C Political Action Committee Board of Directors – The Circle C Political Action Committee (CC PAC), an arms-length affiliate of the Circle C Homeowners Association (CCHOA), managed by a separate, independent Board of Directors, is seeking volunteers to be considered for appointment to its board of directors. The primary purpose of the CC PAC is to review and analyze candidates and questions in upcoming elections from the stand point of the Circle C community, and then to make recommendations to Circle C neighbors before the election. Occasionally, the CC PAC Board will elect to endorse a particular candidate or issue, and solicit funds from Circle C neighbors in order to make a political contribution to a campaign.

Interested volunteers will be reviewed by the CC PAC Board, and the best qualified will be temporarily appointed to the CC PAC Board. Any appointments will have to be confirmed by a vote of the CCHOA membership at a regularly scheduled meeting of the Circle C Homeowners Association. Or, a separate election may be held at that time.

Interested persons, please contact Ken Rigsbee, chairman, 288-3478 or texas66@aol.com

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Circle C Amenities

February at the Lady Bird Johnson Wildflower Center

Submitted by Saralee Tiede

Like Bluebonnets? We Have Them!

San Antonio landscape artist Robert Harrison is one of the finest painters of bluebonnets in the nation---Southwest Art magazine named him one of the Top Ten Bluebonnet Painters of all time. We have 25 of his master works on display through February 25 at the McDermott Learning Center, including paintings loaned from some of Texas most prominent collections. The exhibition is guest curated by William Reaves, a founder of CASETA, The Center for the Advancement and Study of Early Texas Art. Harrison knows Texas wildflowers and it clearly shows in his finely executed oil paintings. He was born and reared in the Texas Hill Country and has lived in San Antonio for most of his life. His ability to capture the area's rugged landscape, along with the unique colors and textures of the hill country flora is unsurpassed. .

Sign Up Now for Go Native U

Go Native U is designed to teach gardeners of all skill levels to become certified native plant gardeners. Interactive classes teach the benefits of gardening native as well as the how-to. Classes may be taken individually or as a series on Saturdays at the Wildflower Center. Sign up for the entire course of Go Native U classes and

receive a \$30 discount. . Course: \$180 members, \$210 non-members. Class: \$35 members, \$40 non-members. Classes start March 17. Visit www.informalclasses.org to register.

Where the Wild Things Are

A juried art exhibit features unique perspectives on nature by 50 Austin artists. February 28 to March 31 in the McDermott Learning Center.

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Circle C Amenities *Continued*

The Golf Club at Circle C Ranch Announcements

Submitted by Denise Fisher

Exclusive Trial Memberships

The Golf Club at Circle C has made an exclusive offer to the Circle C HOA. All HOA Members now have the opportunity to purchase a TRIAL MEMBERSHIP at The Golf Club for only \$500.

Benefits include:

- Cart Fee only (\$16) golf for you and your family
- Free use of the driving range
- 15% off all logoed merchandise in the award winning Retail Shop
- Preferred tee times 14 days in advance

Memberships will be valid for 12 continuous weeks from the time of activation. The offer is only valid one time. The membership period must be complete by December 31, 2007. Trial memberships do not include Men's League activities. Price does not include 8.25% tax. Other restrictions may apply. Limited space available.

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Circle C Amenities *Continued*

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- Special Events

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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.

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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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Tips on Recycling

Submitted by Elisa Kissinger

If you are like me, lately you have been giving thought on ways you can lessen your family's impact on the environment. I've always recycled some, but recently decided that I was going to put more effort into it.

However, I've never exactly been sure about what can and can't be recycled through our curbside program. I realized walking through the neighborhood past all those blue bins that other residents must have the same misunderstandings that I have. So, I recently visited the Allied Waste/BFI recycling facility to get the straight scoop from Matt Myers, Recycling Consultant for Allied/BFI. The tour was interesting and here is what I found out.

Mr. Myers says that the main problem they have is confusion over plastics. The items you recycle are sorted several times. At the curb, paper is thrown in one compartment of the truck and plastics and metals in another. At the plant, the plastics and metals go through a mechanical sorter. The steel is removed by a magnet, aluminum is removed by an "eddy" current and that leaves the plastics that are sorted by hand. They have a giant dumpster filled with non-recyclable plastics that are headed for the landfill.

You need to check three things to find out if a plastic item is recyclable at the curb: the shape, the type of plastic, and the contents.

1. Shape: **Only plastic bottles can be recycled.** If the neck isn't smaller than the bottom, it will not be recovered.
2. Type of Plastic: Once you've determined that your item is a bottle, check the bottom for a number with the recycling arrows around it. **Only bottles made from #1 or #2 plastic can be recycled.**
3. Contents: If the bottle contained motor oil, bug spray, weed killer, adhesives, paints or solvents, it cannot be recycled.

Examples of BFI Recyclable Plastic

- Water, soda and juice bottles
- Milk jugs
- Shampoo, conditioner & liquid soap bottles
- Detergent bottles
- Bleach and all-purpose cleaner bottles

These Plastics Go In Your Garbage Cart

- Yogurt & margarine tubs
- Plastic bags (#2 and #4 can be recycled at HEB)
- Microwave trays
- Styrofoam
- Disposable plates, cups & utensils
- Containers used to hold bakery products, produce and take-out food
- Lids and caps

Paper

For recycling paper, the main thing I learned was that paper products must be kept dry or it cannot be recycled. If it is raining, do not put out your paper. The problem is that paper becomes moldy when wet. Mr. Myers asked for us not to put the paper in plastic bags, paper bags are okay.

When Allied/BFI Recycling stopped recycling glass, they promised

to recycle more paper. They now take paperboard. Paperboard was one of the most common items in our trash. It is pressed paper that makes up cereal boxes, containers that sodas come in, cake mixes, etc.

For Paper, BFI will recycle (please keep dry):

- Newspaper, Magazines, Catalogs
- Paperboard (cereal boxes, etc)
- Junk Mail
- Soft Cover Books with white paper
- Phone books
- Notebook paper (pen/pencil/crayon/paint marks okay)
- File folders
- Self Adhesive Notes
- Fax/Copy Paper
- Computer Print Outs
- Copier Paper or Cardstock (any color)

These Paper Products Go In Your Garbage Cart

- Anything above that is wet
- Cardboard (can be recycled behind the pool at Balcones Recycle Bin)
- Wax covered containers (orange juice comes in)
- Paper contaminated with food waste (paper plates, food wrappers)
- Paper towels, napkins, tissues
- Tear resistant papers (flimsy Fedex envelopes)
- Spiral bound books (plastic or metal)

Other items that BFI will Recycle:

- Steel cans that were food/beverage containers
- Aluminum beverage cans and containers

Other items that BFI will NOT Recycle:

- Tin
- Scrap metal
- Aluminum food trays
- Aluminum foil
- Glass bottles and jars
- Cardboard

*All of the above can be recycled at Ecology Action downtown**

Tips to recycle better:

- Don't let paper get wet – it becomes moldy and not recyclable
- Remove plastic lids – they are often a different type of plastic from the container
- Rinse out items with food in/on them
- Do not place paper in plastic bags; paper bags are okay

I have also found out that there are two locations in or near Circle C where you can drop off items to be recycled that Allied/BFI will not recycle. I have noticed that many residents leave cardboard in their curbside bin. Allied/BFI does NOT take cardboard boxes. However, there is a Balcones Recycling bin behind the swimming pool that is for cardboard materials. Please flatten your cardboard boxes

(Continued on Page 26)

CIRCLE C RANCH

Tips on Recycling - (Continued from Page 25)

prior to putting them in.

The new HEB accepts plastic bags (HDPE #2 and LDPE #4) in blue bins located at the entrance. Common plastic bags #2 are plastic grocery bags. Common plastic bags #4 are newspaper wrappers. If you choose to look, you will find that many bags and wrappers are #4. I have found bread bags, carrot bags, toilet paper wrappers that are #4. Remember, these need to be free of food residue before recycling.

If you are interested in recycling more Ecology Action downtown takes a long list that can be seen at www.ecology-action.org. Ecology Action is located at 9th and IH-35, on the west side of the highway.

Mr. Myers said that Circle C as a community has increased the weight of what is recycled even since glass has been eliminated. This is a significant increase because glass is very heavy.

The more we increase the volume and efficiency of our recycling efforts, the more Allied/BFI can afford to expand its operations. Expansion might allow new types of equipment to increase the number of items they can accept at your curb.

I think we can all be proud that collectively we're already making a big difference in the environment by reducing landfill use and reusing resources when we can.

Balcones Recycling Bin (behind the swimming pool)

- Corrugated Cardboard
- Paperboard
- Any paper that tears

HEB at Escarpment Village – Blue Recycling Bins

- Plastic Bags HDPE #2 (grocery store plastic bags)
- Plastic Bags LDPE #4 (bags from newspapers)

Ecology Action Downtown 9th and IH-35

- Glass Bottles and Jars
- Cellular Telephones
- Tin
- Scrap metal
- Aluminum Foil and Containers

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Circle C Homeowners Association Model Code

Adopted by Director Resolution March 22, 2004

Homeowners Have the Right To:

1. A responsive and competent community association.
2. Honest, fair and respectful treatment by community
3. Participate in governing the community association
4. Access appropriate association books and records.
5. Prudent expenditure of fees and other assessments.
6. Live in a community where the property is maintained according to established standards.
7. Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options with the association before foreclosure is initiated.
8. Receive all documents that address rules and regulations governing the community association-if not prior to purchase and settlement by a real estate agent or attorney, then upon joining the community.
9. Appeal to appropriate community leaders those decisions affecting non-routine financial responsibilities or property rights.

Homeowners Have the Responsibility To:

1. Read and comply with the governing documents of the community.
2. Maintain their property according to established standards.

3. Treat association leaders honestly and with respect.
4. Vote in community elections and other issues.
5. Pay association assessments and charges on time.
6. Contact association leaders or managers, if necessary, to discuss financial obligations and alternative payment arrangements.
7. Request reconsideration of material decisions that personally affect them.
8. Provide current contact information to association leaders or managers to help ensure they receive information from the community.
9. Ensure that those who reside on their property (i.e. tenants, relatives, friends) adhere to all rules and regulations.

Community Leaders Have the Right To:

1. Expect owners and non-owner residents to meet their financial obligations to the community.
2. Expect residents to know and comply with rules and regulations of the community and to stay informed by reading materials provided by the association.
3. Respectful and honest treatment from residents.
4. Conduct meetings in a positive and constructive atmosphere.

(Continued on Page 29)

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Model Code - (Continued from Page 28)

5. Receive support and constructive input from owners and non-owners residents.
6. Personal privacy at home and during leisure time in the community.
7. Take advantage of educational opportunities (i.e. publications, training workshops) that are directly related to their responsibilities, and as approved by the association.

Community Leaders Have the Responsibility To:

1. Fulfill their fiduciary duties to the community and exercise discretion in a manner they reasonably believe to be in the best interests of the community.
2. Exercise sound business judgment and follow established management practices.
3. Balance the needs and obligation of the community as a whole with those of individual homeowners and residents.
4. Understand the association's governing documents and become educated with respect to applicable state and local laws, and to manage the community association accordingly.
5. Establish committees or use other methods to obtain input from owner and non-owner residents.
6. Conduct open, fair and well-publicized elections.
7. Welcome and educate new members of the community – owners

and non-owner residents alike.

8. Encourage input from residents on issues affecting them personally and the community as a whole.
9. Encourage events that foster neighborliness and a sense of community.
10. Conduct business in a transparent manner when feasible and appropriate.
11. Allow homeowners access to appropriate community records, which requested.
12. Collect all monies due from owners and non-owner residents.
13. Devise appropriate and reasonable arrangements, when needed and as feasible, to facilitate the ability of individual homeowners to meet their financial obligations to the community.
14. Provide a process residents can use to appeal decisions affecting their non-routine financial responsibilities or property rights where permitted by law and the association's governing documents.
15. Initiate foreclosure proceedings only as a measure of last resort.
16. Make covenants, conditions and restrictions as understandable as possible, adding clarifying "lay" language or supplementary materials when drafting or revising documents.
17. Provide complete and timely disclosure of personal and financial conflicts of interest related to the actions of community leaders i.e. officers, the board and committees.

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Texas Events - February

2—NEW BRAUNFELS: Wood's Tea Company This group weaves a musical trail through rousing sea chanties, lively folk music, spirited bluegrass and haunting Celtic ballads — all tempered with a parched New England wit. 830/627-0808

2-3—AUSTIN: Man of La Mancha Don Quixote returns to the stage in this new production. Paramount Theatre. www.austintheatre.org 512/472-5470

2-Mar. 11—GEORGETOWN: Oliver Palace Theatre. 512/869-SHOW

3—AUSTIN: Carnaval Brasileiro Includes samba music, elaborate costumes, dancing and uninhibited revelry. Renowned performers Grupo Saveiro, Kenia and Academicos da Opera provide musical highlights. Palmer Events Center. www.sambaparty.com

3—FREDERICKSBURG: Chorale Mid-Winter Concert Features a choral drama by the Fredericksburg Choral and Mark Hierholzer. Begins at 3 p.m. St. Joseph's Hall. www.fredericksburgchorale.com 830/997-0212

4—AUSTIN: Les Ballets Jazz de Montreal An international renowned contemporary company, they fuse the vibrant, eclectic dynamism of modern jazz and street dance with the beauty and discipline of classical ballet. One World Theatre. www.oneworldtheatre.org 512/329-6753

8—CANYON LAKE: Winter Texan Reception CRRC Recreation Center. www.canyonlakechamber.com 800/528-2104

9—AUSTIN: Xuefei Yang Begins at 8 p.m. Northwest Hills United Methodist Church. www.austinclassicalguitar.org 512/300-ACGS

9-11—CONCAN: River Region ArtFest Features instruction and exhibits

in fabric painting, quilting, plein air painting, water colors, sketching and more. E-mail: info@therr.com • www.therr.com 800/210-0380

9-11, 16-18—FREDERICKSBURG: Wine Lover's Trail Taste new vintage wines and enjoy different kinds of activities in celebration of the season. Wineries feature dinners, pairing of wines/foods and entertainment. www.texaswinetrail.com 888/997-2300, 830/997-6523 or 866/621-9463

10—NEW BRAUNFELS: 15th Annual Doll Show & Sale Sixty-five dealers from several states offer antique to modern collectible dolls, bears, miniatures, supplies, accessories, books and restoration. Hours are 9 a.m. to 4 p.m. New Braunfels Civic Center. E-mail: dolldr@satx.rr.com 830/606-5868

10-11—BOERNE: Market Days Features arts & crafts, antiques, collectibles, unusual items and food. Main Plaza. www.mainstreetboerne.com 830/249-5530 or 210/844-8193

15-18—AUSTIN: Director's Choice/Golden Ballet Austin presents The Golden Section from Twyla Tharp in conjunction with two other works. Paramount Theatre. www.balletaustin.org 512/476-2163

15-Mar. 25—AUSTIN: Disney's The Lion King The animal kingdom comes to life in a spectacular production of this classic coming-of-age tale. UT Performing Arts Center. www.utpac.org 512/471-1444

16-18—AUSTIN: Austin Marathon More than 10,000 runners participate in this annual event, which includes a full marathon, half marathon and social events throughout the weekend. Downtown Austin. www.austinmarathonfoundation.org 512/478-4865

(Continued on Page 31)

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Texas Events - (Continued from Page 30)

16-18—BOERNE: St. Valentine's Day Motorcycle Massacre Motorcycle rally is held at Kendall County Fairgrounds. Includes live music, two halls with vendors, bike contests, food and drink booths, and much more. www.massacrerally.com 210/865-7188

16-18—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. E-mail: fbg@moment.net • www.fbgtradedays.com 830/990-4900

17—AUSTIN: The Drum Cafe One World Theatre. www.oneworldtheatre.org 512/329-6753

17—FREDERICKSBURG: Enchanted Rock Summit Trail Tour Take a guided tour to the summit of this huge granite dome. Meet at the gazebo at Summit Trail. Enchanted Rock State Natural Area. E-mail: friends@friendsofenchantedrock.com 325/247-3903

17—LUCKENBACH: Hug-In Offers a daylong celebration of Valentine's Day. Live entertainment begins at noon. Dance starts at 9 p.m. Luckenbach Dance Hall. www.luckenbachtexas.com 830/997-3224

17—NEW BRAUNFELS: Three Men & A Tenor Live concert consists of a cappella arrangements from popular musical artists. 830/627-0808

18—AUSTIN: Eroica Trio Grammy-nominated piano trio thrills audiences with flawless technical virtuosity, irresistible enthusiasm and sensual elegance. One World Theatre. www.oneworldtheatre.org 512/329-6753

18—FREDERICKSBURG: Classic Brass Ensemble Begins at 3 p.m. United Methodist Church. 830/997-5413

20—AUSTIN: Kodo Drummers Paramount Theatre. www.austintheatre.org

20—KERRVILLE: Mardi Gras on Main Includes fine art, wine, cuisine and music. Downtown Kerrville on Water Street. 830/792-8343

22-24—BULVERDE: Bee-Luther-Hatchee by Thomas Gibbons This compelling drama poses lots of interesting questions with no easy answers. This is a fascinating literary puzzle about race, identity and the perplexing problems that can come with success. S.T.A.G.E. 830/438-2339

22-Mar. 11—COTTONWOOD SHORES: Nunsense Community Theatre. 830/798-8944

23—AUSTIN: Sara Hickman & Jonathan Edwards One World Theatre. www.oneworldtheatre.org 512/329-6753

24-25—BOERNE: Optimist Antique Show More than 70 dealers offer furniture, glassware, toys, jewelry, textiles, sports memorabilia, quilts and more. Hours are 9 a.m. to 5 p.m. Saturday and 10 a.m. to 4 p.m. Sunday. Kendall County Fairgrounds. www.texasantiqueshow.com 830/995-3670

24-25—ROUND ROCK: A Sami Arts & Crafts Show Dell Diamond. www.samishow.com 512/441-7133

25—AUSTIN: Eddie Palmieri Palmieri is one of this century's foremost Latin pianists. One World Theatre. www.oneworldtheatre.org 512/329-6753

25—NEW BRAUNFELS: Classical Guitar Concert, Peter Fletcher Performing Begins at 3 p.m. Seekatz Opera House. 830/221-4300

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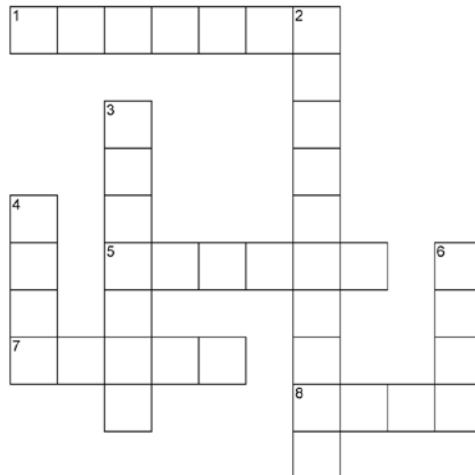
X	E	O	Y	H	Z	D	D	K	F	T	H
T	C	T	B	O	I	S	E	K	R	Y	A
V	N	N	N	O	T	S	O	B	N	G	R
D	E	E	O	Z	L	D	D	A	L	X	R
D	D	M	W	L	X	L	B	R	H	R	I
X	I	A	N	L	Y	L	P	E	M	T	S
G	V	R	T	J	A	M	L	H	Z	K	B
T	O	C	V	Z	G	E	P	D	T	M	U
P	R	A	G	N	N	Y	Q	I	D	M	R
J	P	S	R	A	T	Y	V	T	A	X	G

ALBANY	BOISE	BOSTON	HARRISBURG
HELENA	OLYMPIA	PROVIDENCE	SACRAMENTO

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Kidz Crossword Puzzle

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



ACROSS

DOWN

Clue

1. Spread on hot dogs
5. Type of computer
7. We earn it
8. A beautiful flower

Answer Clue

- | | |
|---------|-------------------------|
| Money | 2. Used to define words |
| Rose | 3. Sister or brother |
| Laptop | 4. It rhymes |
| Mustard | 6. Something funny |

Answer

- | |
|------------|
| Sibling |
| Joke |
| Dictionary |
| Poem |

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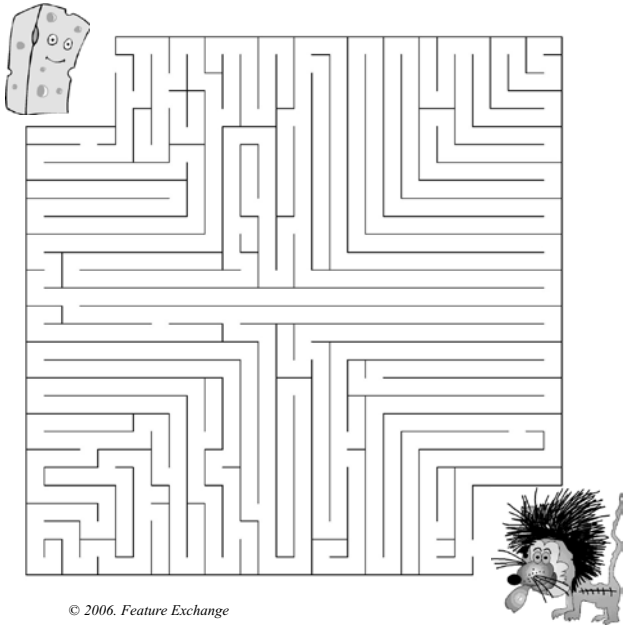


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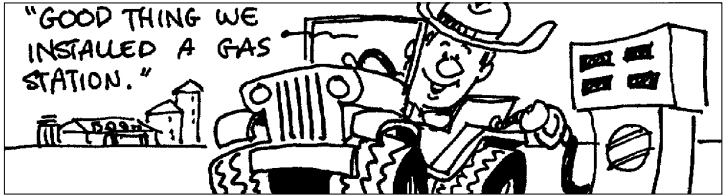
Kidz Maze Mania

Help the crazy Monster Mouse find his way through the maze to the Cheese.

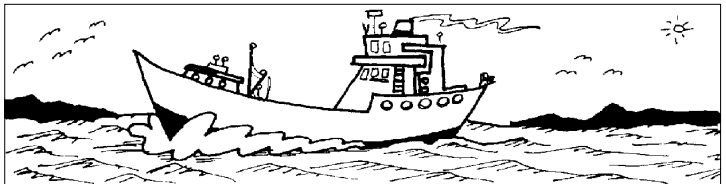


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Did You Know?



The King Ranch, the largest in Texas, covers about as much land as does the entire state of Rhode Island.



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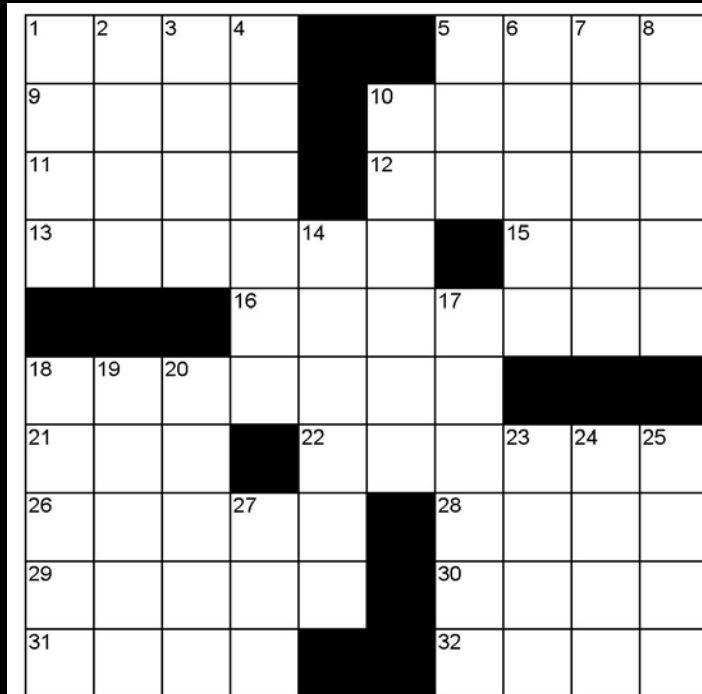


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Crossword Puzzle



ACROSS

1. What children make
5. At sea
9. Little Mermaid's love
10. Non __ (not welcome)
11. At hand
12. Old show
13. Member of an American Indian people
15. Sum
16. One of NT Gospels
18. Dauber
21. Used to be
22. Musical "slow"
26. Group of eight
28. Cut hair short
29. Sandwich cookies brand
30. Soaring plaything
31. Opp. of yeses
32. Bridge

DOWN

1. Not women's
2. Canal
3. Gemini
4. Outline
5. Be
6. __ Lee (pie brand name)
7. Composition
8. Root beer brand (3 wds.)
10. Annoyed
14. Weight units
17. Goes after
18. Pass out
19. Big
20. Sugar-free brand
23. Clasp
24. Small particle
25. Commence
27. Goddess

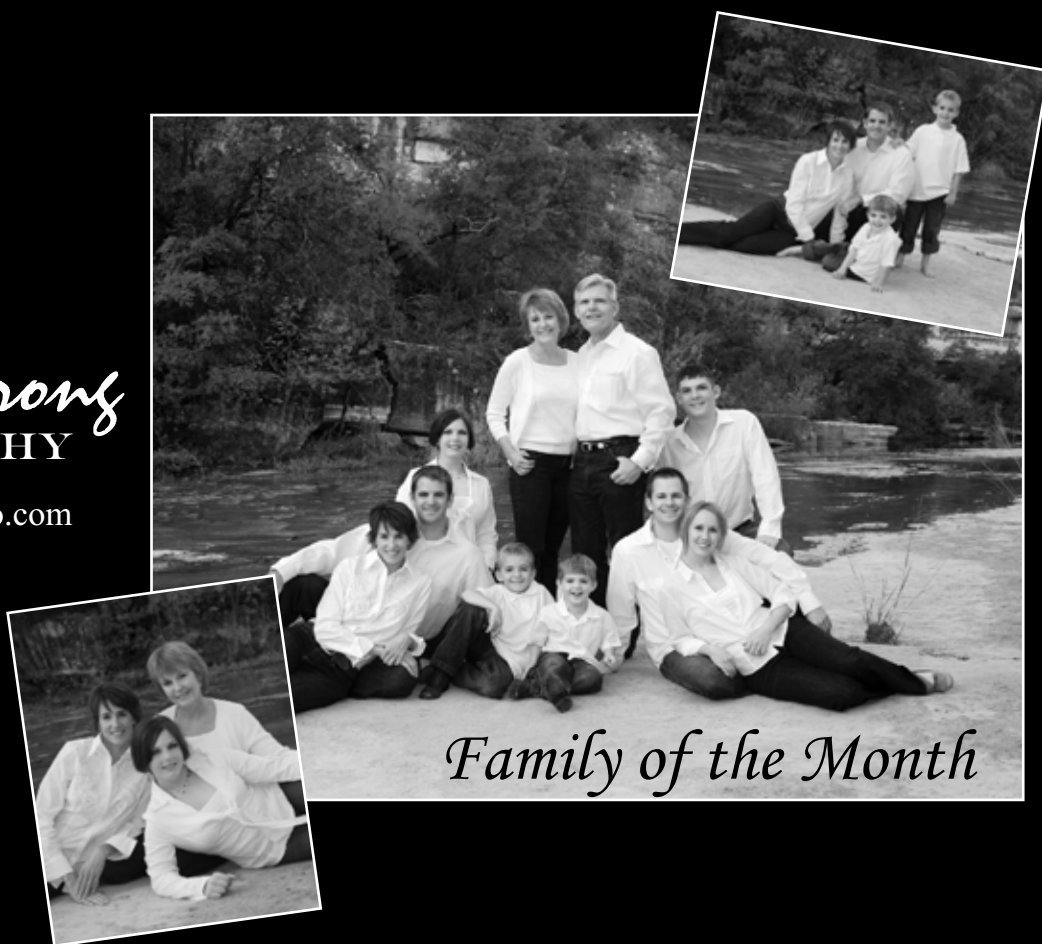
Solution found at www.PEELinc.com

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Steve Armstrong
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Hill Country/Westview Estates
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AustinReps' Five Year Trend by Neighborhood



Circle C Ranch		Year					2006 / 2005 Change %
		2002	2003	2004	2005	2006	
Circle C Central	Homes Sold	93	94	104	114	94	(18%)
	Avg Price / SF	\$89	\$86	\$85	\$92	\$102	10%
Circle C North	Homes Sold	53	41	63	64	40	(38%)
	Avg Price / SF	\$101	\$99	\$100	\$101	\$114	13%
Wildflower	Homes Sold	31	36	33	44	34	(23%)
	Avg Price / SF	\$99	\$97	\$100	\$102	\$115	13%
On The Park	Homes Sold	22	12	19	19	13	(32%)
	Avg Price / SF	\$99	\$102	\$97	\$99	\$109	10%
Vintage Place	Homes Sold	4	5	12	10	17	70%
	Avg Price / SF	\$104	\$93	\$99	\$93	\$103	11%
Hielscher	Homes Sold	25	62	66	62	70	13%
	Avg Price / SF	\$99	\$92	\$93	\$100	\$111	11%
Park West	Homes Sold	20	17	13	18	24	33%
	Avg Price / SF	\$123	\$114	\$120	\$122	\$136	11%
Circle C West	Homes Sold		3	18	15	35	133%
	Avg Price / SF		\$ 110	\$104	\$104	\$118	13%
Park Place	Homes Sold			17	25	14	(44%)
	Avg Price / SF			\$ 92	\$102	\$111	9%
Muirfield	Homes Sold				8	10	25%
	Avg Price / SF				\$ 120	\$122	2%
Enclave / Lacrosse	Homes Sold				9	17	89%
	Avg Price / SF				\$ 111	\$118	6%
Alta Mira	Homes Sold					16	n/a
	Avg Price / SF					\$119	n/a
Total	Homes Sold	248	270	345	388	384	(1%)
	Avg Price / SF	\$98	\$94	\$94	\$100	\$112	12%



Corresponding Neighborhood Map on AustinReps.com

Market Report data was obtained from the Austin-Multiple Listing Service (MLS) on 01/09/2007. In some cases new construction properties are not included in the MLS data and therefore are not represented. Data is deemed accurate but not guaranteed.



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