



CIRCLE C RANCH

The Official Publication of the
Circle C Homeowner's Association

Newsletter

Volume 5, Number 2

February 2008

www.circlecranch.info

Board of Director Election

Submitted by the Nomination Committee

Your time is almost up... we are still accepting questionnaires from Homeowners who are interested in running for the open Board seats in March. This is a great way to get involved and make a difference.

On March 25th, 2008 we will have the CCHOA Annual meeting at 6:30pm and will be electing two new Board Members to serve three year terms. Ryan Garcia and Michelle Moran's terms will be ending. The Nominating Committee will be collecting questionnaires that can be downloaded from the Circle C Homeowner website. If you are interested in running, please submit a questionnaire by February 4th by 5:00pm along with 20 signatures from association members representing at least 20 lots in good standing in the Association. Once the questionnaire is received, the Nominating Committee will set up a time to meet with you and share information about serving on the Board. We hope to assist any interested people in understanding the time commitment and details of the position. Our goal is to better communicate all that is involved in serving on the Board. Hopefully, people who are more informed will understand the commitment level and will be willing to serve the entire three year term. Once the nominating committee has met with each person, there will then be a Q&A for the Homeowners to hear your ideas and views.

Many people ask what the time commitment is. Well, it is hard to give an exact amount of time. Each month, week, and sometimes day brings a new topic. The board currently meets twice a month and each member is asked to commit to at least one committee as a liaison. There are then newsletter articles to occasionally write and many e-mails to read and answer. If you have further questions or would like to speak to a current board member, please email the Nominating Committee at info@circlecranch.info

*Step up,
Get Involved,
And Make a Difference!*

Trash Can and Recycling Containers

Now that we have switched to the City of Austin solid waste and recycling services, homeowners now have 2 cans that must be concealed from street view (in accordance with the deed restrictions). Please be sure to store BOTH of your containers hidden from the front street view of your home.

2008 CCHOA Annual Meeting

Tuesday, March 25th, 2008

6:30pm – 9:30pm

Check in begins at 6pm, ID required

Kiker Elementary

1st HOA Assessment Mailing February 1

The 1st half year assessments will be mailed February 1 and are due March 1. Please be sure to mail checks to:

CCHOA

PO BOX 163541

Austin, Texas 78716

Payments WILL NOT be accepted at the HOA Office on La Crosse, please do not place them in the drop box outside the office. If you have a question regarding your assessment, please contact the accounting office at 451-9901.

 Happy
Valentine's Day!

CCHOA Numbers

HOA Mgmt Officeinfo@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 Ranch288-4297

2007 Board of Directors

Ryan Garcia.....President
 Rob Johnson.....Vice President
 Russ Hodes.....Treasurer
 Cindy Groves.....Secretary
 Sam Irwin.....Board Member
 Michelle Moran.....Board Member
 Cynthia Moreland.....Board Member
 Contact Information.....Email: directors@circlecranch.info

IMPORTANT NUMBERS

BFI (Allied Waste).....247.5647
 Dead Animal Collection.....974.2000
 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

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CCHOA News

2007 Holiday Light Contest Winners

Area 1 Circle C North

1st Place – 8913 Hachita
2nd Place – 9328 Edwardson
3rd Place – 6813 Gabion

Area 2 Vintage Place and Circle C on the Park

1st Place – 10208 Banks Court
2nd Place – 10211 Banks Court
3rd Place – 10015 Estancia

Area 3 Wildflower Park and Park Place

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

Area 4 Park West & off LaCrosse, Tollesboro, Nubian, Hansa, Seneca Falls

1st Place – 10820 Tollesboro
2nd Place – 10317 Dalea Vista
3rd Place – 10809 Tollesboro

Area 5 East of Escarpment, Redmond Rd, Gorham Glen, Galsworthy, and all side streets

1st Place – 5700 Galsworthy Court
2nd Place – 10812 Galsworthy Lane
3rd Place – 5808 Tinita Court

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

1st Place – 5916 Savin Hill Court
2nd Place – 5908 Savin Hill Court
3rd Place – 5901 Savin Hill Court

Area 7 West of Escarpment, Dedham, Walpole, Old Harbor, Needham, Natick, Back Bay, Walebridge, Marden, South Bay, side streets

1st Place – 6509 Freesia Court
2nd Place – 6311 Walebridge Lane
3rd Place – 11005 South Bay Lane

Area 8 West of Escarpment, Aden, Tracton, Lafitte, Alberta, Georgian Oaks, Walebridge, Ariock, Nusser, and all side streets

1st Place – 10708 Rigsbee Court
2nd Place – 6613 Alberta Cove
3rd Place – 6604 Quincy Cove

Area 9 Magenta, Viridian, Doswell, Tanaqua, Maelin, and all side streets

1st Place – 10909 Doswell Cove
2nd Place – 11001 Sierra Ridge Ct.
3rd Place – 11008 Pairnoy Lane

Area 10 The Enclave, Split Stone, Sky Rock, Capstone, Alta Mira, Muirfield, and all side streets

1st Place – 7925 Ladera Verde
2nd Place – 11513 Hollister
3rd Place – not awarded

Thank You to all of our volunteers who gave of their time to make this event a success. Winners will be notified via US mail about prizes.

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kbhome.com

CCHOA News Continued

Thank You to the CCHOA Annual Adult Party Sponsors!

Submitted by the Special Events Committee

A big thank you to all our sponsors who donated gift and/or services for the 2007 Annual CCHOA Adult Holiday Party:

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CCHOA News Continued

CCHOA Announcements

Submitted by the Circle C HOA Manager

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.

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!

Reminder to parents and drivers

Please be aware that the public residential streets are intended for vehicle traffic and not a safe place for children to be playing. Drivers should also be reminded that extra caution should be used while driving on residential streets. The HOA has received concerns from residents living in Vintage Place (about children playing in the street) and from residents living on Natick Lane (about speeding cars).

Architectural Control Submissions

If you are making an improvement to your home (playscape, deck, patio cover, pool, etc.) remember you MUST submit your plans to the Architectural Control Committee. For complete instructions on how to submit your plans please visit the website at: <http://www.circlecranch.info/Landscape.asp>

(Continued on Page 7)



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CCHOA News Continued

CCHOA Announcements - (Continued from page 6)

2008 CCHOA Directory

The deadline for submitting new or changed information to the HOA office is February 5th. If you were already in previous directories and your information has not changed there is no need to submit anything. If you have questions about your information please contact the accounting office at 451-9901.

New to Texas?

According to the Texas Department of Public Safety, new residents moving into Texas, who have a valid driver license from their home state, have 30 days after entry into the state to secure a Texas driver license. Information can be found at www.txdps.state.tx.us

If you are a new Texas resident and own a motor vehicle, you are required by state law to get a Texas vehicle inspection, vehicle title/registration and driver license. You must follow these steps within 30 days of moving to Texas to operate your vehicle legally. See txdps.state.tx.us

Voter Registration

In order to vote in the March primaries, you must be registered to vote by February 4th. Texas Travis County Voter Registration Application is available online at www.traviscountytax.org

Dog Leash Law Reminder

A Circle C resident was recently injured in the Circle C Metropolitan Park by an unleashed dog, here are a few reminders:

- Circle C Metropolitan Park, Frisbee Course, Walking Trails and Soccer Field have City Ordinance Requiring all dogs be kept on leashes, electronic collars are not acceptable.
- People recently have been seriously injured in the park because of dog not on leashes while with their owners
- Austin Police have investigated these instances
- Austin Park police have issued five incident report in these areas between December 24 and January 4
- An unleashed dog in an area requiring leashes can be up to a \$200 fine

Please recycle your unwanted mail...carefully

Many of us are unfortunately inundated with junk mail on a daily basis and many of you throw this junk mail into the mail center trash cans located at your mail center. Please be aware of what you are throwing away as "trash" is not protected and can easily be sifted through or stolen by someone looking for personal information. Ideally you should take all of your junk mail home and place unwanted pieces in your recycle bin (personal info should be shredded).

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CCHOA News Continued

Park West HOA News (This news is intended strictly for Park West residents)

Submitted by Jackie Rollins

Happy New Year! This issue of the Circle C Ranch Newsletter welcomes PWHOA's column back after a brief absence.

The New Year began with a brand new PWHOA Board of Directors, elected at a special meeting on December 19, 2007. Congratulations are extended to Les Weinstein, President; Richard Scott, Vice-President; Jackie Rollins, Secretary; Tom Jedrzejewicz, Treasurer; and Frances Bush, Member.

Reminder: PWHOA's Annual Meeting is just around the corner, on February 5, 2008, at Kiker Elementary School, with sign-in at 6:30 PM and the meeting starting promptly at 7:00 PM. A major order of business is the election of one director for a three-year term. Homeowners who are up-to-date on their HOA dues will be eligible to vote.

Everyone should now be aware that the City of Austin will provide our garbage and recycling services, beginning February 1, 2008. After comparing services and corresponding costs from both the City and Allied Waste, our former services provider, the City was the overwhelming choice by those who responded to the Garbage and Recycling Survey. You deserve a big thank you for taking the time to help make this important decision.

Speaking of garbage and recycling, this is a good place to remind everyone about the length of time for our collection bins to remain at the curb. Complaints continue to surface about bins being left at the curb far beyond the designated time frame, sometimes for several days. With the City providing 90-gallon containers for recycling, along with large containers for garbage, this has the potential to create vehicle navigation and parking problems. Per the PWHOA Rules, "containers may be set out in the evening prior to a collection day and must be returned to their storage location by the night of the collection." (This deadline is more generous than the one in the Circle C Covenants, which states a total of 12 hours for containers to be left curbside.) If you are away and unable to meet this deadline, please ask a neighbor to assist. Thanks in advance for your cooperation in saving Park West from a "trashy" reputation!

The PWHOA landscape contract does not include a planting of seasonal color for residents' front yard beds; however, Lance will be offering homeowners that option for \$2.99 per 6-inch pot, including labor. Information about the selection of flowers (e.g., pansies, snapdragons) will be available soon, which conveniently takes us to the next subject.

(Continued on Page 9)

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CCHOA News Continued

Park West HOA News - (Continued from page 8)

Question: How many options do Park West residents have for keeping up with the latest information and happenings in our community, as well as communicating with each other?

Answer: Several, so there are no reasons to be information deprived. Obviously, there's this monthly column in the Circle C Ranch Newsletter. Then there are the bulletin boards – one at the front of each mail center - with the latest news, such as the Garbage and Recycling Survey, Notice of the Annual Meeting, the December 19, 2007 Special Election, the new HOA Board of Directors, Book Club monthly selections - and much more. Are you taking a few extra minutes, when you pick up your mail, to read what's been posted? We hope so! Next, there's our amazing Park West website, with links to information concerning our HOA (including legal and financial documents and Board minutes), classified ads, favorite recipes and a host of other items – even a place to post a photo of your pet! If you haven't signed on yet, it's easy. Go to www.hoatown.com/parkwest. When the page comes up, click on "Member Login" at the top. In the response, there will be a box that asks "Need User Name and Password? Create your new member profile. **Create.**" Click on **Create** and follow the prompts. That's all there is to it and you'll soon be surfing the site like a pro. Finally, there's the informal "Parkwest Villas" e-mail chat forum through Yahoo. Information about signing on to the forum is available on the unlocked bulletin boards at the back wall of each mail center.

One last reminder: This is your column and your input is important. Please contact Jackie Rollins, 301-1839 or JackieRollins02@aol.com, with suggestions or information you would like to have mentioned in our section of the newsletter. Thanks!



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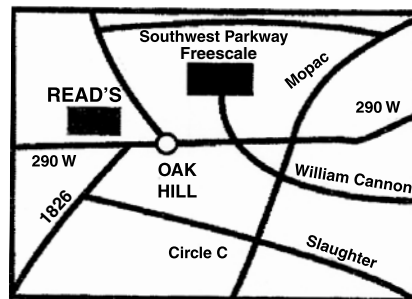
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CCHOA News Continued

Keep bringing us your aluminum soda can pop tabs!



The HOA is continuing to collect aluminum soda can tabs in the management office (thank you to everyone who has donated) so please do not throw your cans away without taking off the tabs. The tabs will be donated to the Ronald McDonald House Charities of Austin and Central Texas. To read more about the Ronald McDonald House Charities of Austin and Central Texas, you can visit <http://www.rmhc-austin.org/>

Thank you to Circle C resident Bob Hendee for helping us coordinate this effort.

Circle C Landscape

Submitted by Susan Hoover

As we make it through the up and down temperatures of winter—hot one day, and freezing the next, there are specific landscape tasks that are important this time of year.

On the commons areas you will see the landscape crew doing the major perennial pruning. This is primarily for the perennial plants that will be flushing out in early summer. Things not to prune this time of year include: Texas Mountain Laurel, wisteria, honeysuckle, Carolina jessamine and any other early spring bloomers. The perennials that start blooming late May and June are the ones that are good for pruning this time of year.

We will also be doing minor pruning on the crepe myrtles. The recommended thinking is that it is okay to take off the old blooms and any twigs up to a pencil width wide. That being said, there are a few areas where you will see the landscape crew pruning the crepe myrtles more dramatically. This is on the medians on Escarpment and Slaughter on the original trees. They were planted to be a sub-tree and exist underneath the shade trees on the medians. They have gotten so big that if we don't prune them down at least once every two years, they will run right into those shade trees!!

Another activity going on will be lifting the canopies of the shade trees on Escarpment and other pedestrian areas. We will also be prepping the areas that will get improvements this spring, including the front entrance at Escarpment/Slaughter and the LaCrosse/Escarpment area.

The end of January and early February is generally when we put down a granular pre-emergent weed killer on the grass areas that are not St. Augustine. Some organic gardeners recommend using corn gluten for this purpose and this could be used on the St. Augustine grass. It has a little nitrogen in it as well for an early Spring boost.

You will notice a lot of advertisements for fertilizing your yard in February. If you can hold off, it is better to do this when the soil is completely warm, the night temperatures are above 60 degrees consistently at night and the grass is actively growing. This way, it will absorb the fertilizer. This is particularly important for St. Augustine grass. Many turf experts believe that too much nitrogen in St. Augustine results in brown patch.

As far as watering over the winter months—if we get no rain, you may want to add a little water to your vegetation about every 10-14 days. So, as you can see, the winter is a busy time indeed!!

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CIRCLE C RANCH MARKET UPDATE



367 Homes Sold: January – December, 2007

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Minimum	\$219,000	\$85	\$215,000	79.3%	0
Average	\$339,742	\$122	\$331,519	97.8%	41
Maximum	\$648,500	\$179	\$600,000	109.7%	243

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Circle C Amenities

Circle C Swim Center Director's Corner Great to Be Here Circle C Ranch!

Submitted by Brandon Ducote, Aquatics Director

The New Year has brought much excitement for me as I join the great team bringing quality programs and amenities to the families of Circle C Ranch. I wanted to take the opportunity to introduce myself to those of you who don't already know me through other venues in water sports!

I am passionate about all things aquatic and have been actively involved in swimming for most of my life. In high school, I became certified as an Advanced Open Water Diver and was also a competitive swimmer, advancing to state competition in my senior year. I took my love of swimming with me after graduation and, upon joining the US Navy, was trained as a Rescue Swimmer which involved at sea and combat rescue scenarios. After my enlistment, I kept my feet in the water through my Bachelor's degree in Kinesiology and my Master's degree in Exercise Physiology with my involvement in swimming for fitness, water skiing, diving, and coaching age group and high school swim teams. Following my graduation, I had great opportunities to work in aquatics management through Parks and Recreation in the North Dallas area. I was the Assistant Aquatics and Fitness Director for the Don Rodenbaugh Natatorium in Allen, Texas. This was a

great opportunity, as I was able to assist in the final construction stages of the complex. I was also the Aquatics Director for the Coppell Aquatics and Recreation Center in Coppell, Texas. Upon moving to the Austin area, I secured the position of Facility Manager for the Lakeway Swim Center and had a great four years with that community. For the past year, in addition to working as the Aquatics and Fitness Director for a private health club in Dripping Springs, I have been the head coach for the Spring Rays Aquatics Club, and have also worked with master's swim groups, provided personal training for elite athletes as well as beginning adult swimmers working towards better fitness or even their first competitive swimming event. A huge thrill for me is to work with an athlete who aspires to participate in their first triathlon and to see them make tremendous gains in their confidence and abilities as a swimmer.

As I begin this New Year with Circle C, I am pleased to be able to put my twenty years of experience in aquatics as a swimmer, coach and manager to work with such a proactive and forward thinking community. The improvements made to the facility in the past

(Continued on Page 13)

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Circle C Amenities Continued

CC Swim - (Continued from page 12)

year are impressive and the development of the West Pool is an exciting project that I am looking forward to being a part of. I hope to continue to build on the process improvements that have been put in place, and we are working on securing more shade structures and deck furniture for the 2008 summer season. See you at the pool

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Circle C Amenities Continued

Grey Rock News

Submitted by Denise Fisher

GREY ROCK FOUNDING MEMBERSHIPS NOW AVAILABLE

- Don't miss your opportunity to be a Founding Member at Grey Rock Golf Club. Grey Rock Golf Club is a unique semi-private golf facility that caters to the passionate golfer! As a golf-centric facility we provide members with a first rate, full service golf experience in an unmatched setting. The first 125 members to join will have their dues frozen until January 2010 and they will receive special Founding Member recognition. Join now to take advantage of this introductory initiation fee offered for a limited time. Only 50 Founding Memberships still available! Call today to see how you can belong at Grey Rock.

"PREVIEW" Grey Rock Golf Club - If you've never played at your neighborhood club enjoy a special \$50/pp rate every Tuesday and Wednesday now through the end of February! To book your tee time just call the Pro Shop and mention the "Preview" rate.

MEN'S LEAGUE KICKOFF- Come out on Friday, March 7th for the Men's League Kickoff Party at 6pm. As a member of the league you'll play in competitive events every Wednesday and participate in weekend tournaments including a member/member, club championship, member/guest and the Grey Rock Cup. Call the Pro Shop at 288.4297 ext. 1 to learn more.

BUCK MAYERS GOLF ACADEMY - The Golf Academy is putting together some great programs to get your game in shape for 2008. To learn more about individual instruction, classes, clinics and play days call the Academy at 301.2932 or visit www.buckmayersgolfacademy.com.

WINTER CLUB FITTING SPECIAL just \$50! - Get professionally fitted for irons, woods or wedges using the VECTOR Technology. Regular price is \$100 so this is a great savings! Or checkout our REGRIP SPECIAL and buy 8 or more grips and get 1 free with easy 24 hour service!

WHO'S the BEST GOLFER in AUSTIN?

If you think you are save the date and join us for the 3rd Annual Austin Open on April 19th & 20th. This 36-hole individual medal play event will allow Professionals and Amateur players to test their skills against one another. Call us at 288.4297 to learn more.

(Continued on Page 15)





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Circle C Amenities Continued

Grey Rock - (Cont. from page 14)

DATES TO REMEMBER:

- SATURDAY, February 16th
- FREE Member Clinic at 11am. Open to all Members.
- SUNDAYS - Every Sunday at 1pm is our SUNDAY SKINS GAME
- TUESDAYS - Every Tuesday at 9am is our SENIOR MEMBER GAME
- FRIDAYS - Every Friday afternoon is our MEMBER GAME

HOURS OF OPERATION:

TWILIGHT TIME is now 3pm

GRILL - 6:30am - 7pm

PRO SHOP - 6:30am - 5pm

THE COURSE IS CLOSED EVERY MONDAY in February except February 17th.

How To Start Playing Tennis

Submitted by Fernando M. Velasco

General Manager and Director of Tennis, Circle C Tennis Club

Many times, I get the question: "I used to play tennis at one time and I want to get back to playing again, how can I get started?"

The first thing to do is to contact a tennis center or club and find out the beginner classes they offer. Even if someone has played a few years ago, this is a good way to get back into the game again. A good program may last from six to 10 weeks, meeting once a week for about one hour each. The pro, would start with the basic grips on forehand and backhand, and also work with the proper footwork.

Once the player feels comfortable with moving and hitting the ball at the same time, the next step would be to teach the volleys, overhead and serve. At this point, advise would be given to the players to practice with each other and simply rally back and forth as many times as possible.

All players need is a good pair of tennis shoes, since walking/running shoes have a tendency to turn ankles, or develop "plantar fasciitis". They also

leave a black mark on the tennis court.

A good club will provide with demo rackets for the players to try out. A player should find the proper grip size and the proper weight and thickness of frame to fit their game.

In order to get good at tennis, one needs to spend a great deal of time just hitting balls. I recommend practicing against a wall, or use a ball machine to feed balls. Players will learn to adjust to the depth, height and power of the ball by spending as much "court" time as possible.

Future articles will give you advice on how to select the proper racket, strings and shoes, and give you information on how to get involved in leagues and tournaments.

If you want to get started playing again, the Circle C Tennis Club offers many programs to fit the need of both adult and junior players. For more information, you can contact us at 301-8685 or visit our website: www.circlectennis.com

Come join the family!



Southwest Family Fellowship: Providing parents with the resources they need to teach their kids values and character in a safe and fun environment

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9:00 AM - Adult Worship
Service & Dynamic Kid's Program

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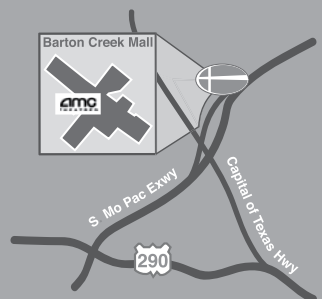
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2nd Service:

11:00 AM - Adult Worship
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School News

Clayton Elementary Fun Run and Celebration: Sponsors Needed

Submitted by Catherine Thurk

The Fun Run and Celebration is Clayton's largest community event and will be held on Saturday, April 12, 2008. We are seeking sponsors now. If you work for or own a local business in the area and would like more information on the sponsorship levels, please contact Tara West, tarawest@austin.rr.com, (512) 632-3110. This exciting event includes a Fun Run for the kids, bouncers, games, food, a silent auction, live music and much more! This is a great way to support Circle C's community schools and market your business.

Circle C Newsletter

The Circle C Newsletter is a monthly publication mailed to all Circle C residents. If you have an article of interest to the community please submit to info@circlecranch.info by the 12th of the month. The newsletter can also be viewed online at www.circlecranch.info

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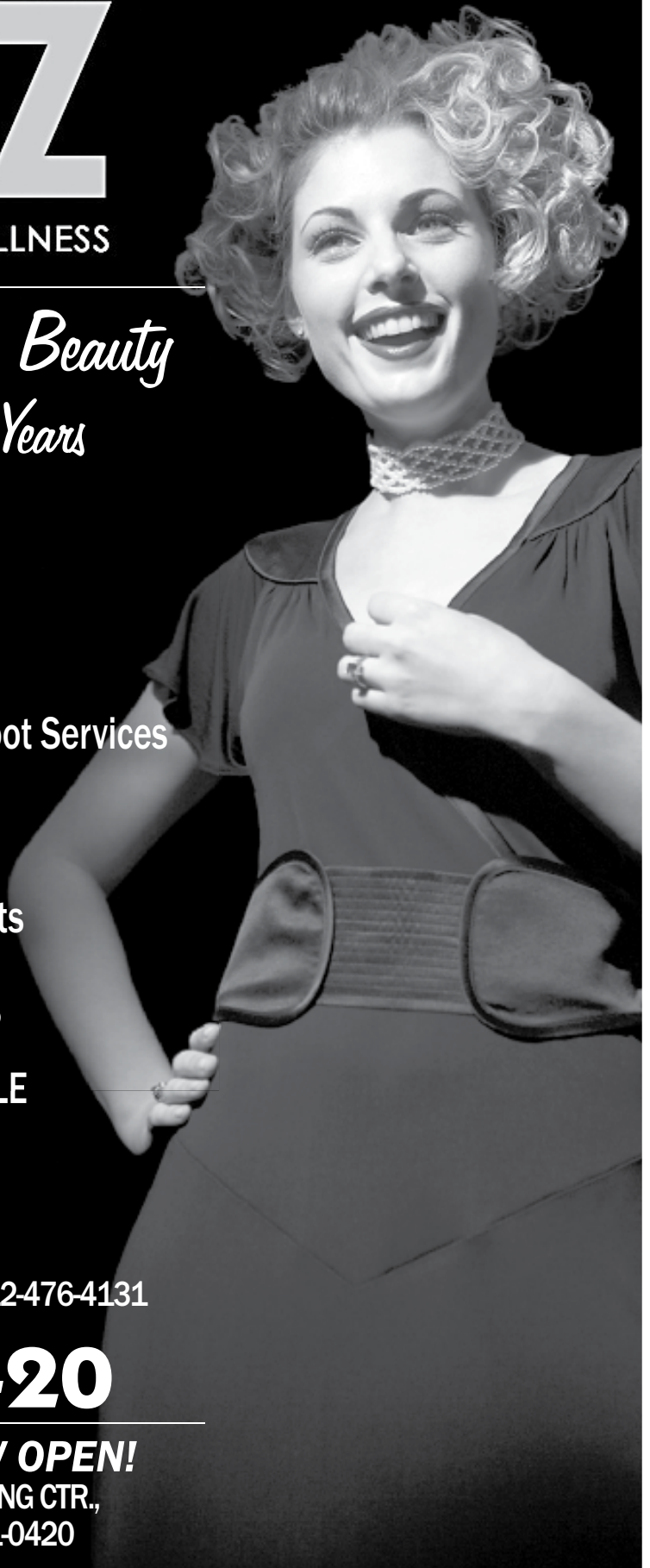
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CCHOA Clubs & Announcements



A Teenager's Story... This Teenager is Jarod (17)

Submitted by Adoption Coalition of Texas

Imagine growing up in an unstable environment. Imagine having to be responsible for yourself at a very young age. Then, imagine, at 10 years old someone removing you from the only environment you have known and putting you in foster care with strangers. While this is done for the safety and well-being of the child, it is often difficult for children to understand. Sometimes they are sad, hurt, frustrated and angry. They are angry for being in this situation in the first place, angry for being in a strange place, angry because the world has let them down, angry because they now have no control over their future. You see, kids connect to things rather easily, even if it is a bad situation...when that is all you know, that is all you know.

Fast forward six years and several foster homes later and you are still in foster care, you are angrier than ever because of the lack of control and because you simply do not know how to handle things. You mistrust the system, have difficulty getting along with foster siblings who too come and go and you face a very uncertain future. Some kids are able to deal with these emotions better than others. It all depends on the children and on the situations and who is involved and helping. What may work today may not work tomorrow. So, at 16, almost 17, you are still in 9th grade because you have gone to so many schools over the past year....about to turn 17 and realize, at 18, you could be on the streets. Although the state prepares youth to age out and live on their own,

(Continued on Page 21)

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CCHOA Clubs & Announcements *Continued*

A Teenager's Story - (Continued from page 20)

it is very difficult for children that do not have a stable past, who have not finished school and who do not have good coping skills, let alone self-esteem. Without a place to really belong and family to call your own, sometimes kids wonder "what is the point". Imagine how tough it is to learn to trust and love if you are not loved. We all know we learn from others, from the behavior of our parents, friends, colleagues. Kids learn to model behavior. If they are never shown love...how do they learn that?

So, you have Jarod who is now 17 and has pretty significant anger issues. However, he is a good kid with a good heart who needs direction and desperately needs someone to love him. Loving him will help give him a foundation for developing self worth – you see, he figures that if no one loves him, what is there to love about himself. Jarod needs someone who is going to help him process his anger and feel stable. He needs a strong forever family with a strong male figure. He needs a family with patience who is going to allow him to work through school at his pace, learn to trust at his pace. The family needs to be okay with baby-steps. Maybe there is a family out there with the mentoring spirit – willing to adopt Jarod and give him a permanent home with no timelines...someone willing to help him finish school and develop plans for the future... most importantly, someone who will allow him to back up and grow up in the right

developmental manner, instead of being forced to grow up. You see, for many kids the lack of stability and a family is the foundation on which everything else is built. If you have that mentor spirit and the willingness to take baby steps, please consider Jarod. Adopting a teenager is not easy and you cannot expect him to even resemble 17 years old, he has missed a lot and needs the opportunity to be a youth longer. And, teenagers in general are not easy to parent/mentor. This will take a special family. A single dad would be great, maybe a single mom with a strong male friend? Jarod turns 18 next December. We are hoping to work with potential families over the next few months to see if we can find his forever family. If this may be you, contact the Adoption Coalition of Texas at tracyeilers@adoptioncoalitiontx.org and put "Jarod" in the subject line. You can also reach us at 888-441-2009/512-301-2825.

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CCHOA Clubs & Announcements Continued

Circle C Senior Men's Group

Submitted by AE Martin

The Senior Men's group has gotten off to a great start. We currently have 15 members and have established a weekly coffee meeting (9am on Wednesday at Waterloo). Feel free to join us. The only requirements are to be brave enough to call yourself a senior and to live in Circle C Ranch. Contact AE Martin at aemartin@austin.rr.com or Charlie Rodenburg at fr8pilot@aol.com



"100-Calorie" Snack Packs

Submitted by Alison Pelz

100-calorie snack packs fill the grocery store aisles. You can get Pringles, Nutter Butter, Goldfish, pretzels, etc. in these pre-portioned packages that contain 100-calories worth of a snack food.

As a dietitian I like the idea that the snack packs limit snack food to only 100 calories. Additionally, for those who want to limit their salt or sweet intake, the snack packs can help. However, most of these 100-calorie packs offer very little nutrition. The snack foods in the 100-calorie packs are usually highly processed which means they contain few vitamins and minerals or protein (if any at all). Most of them are high in simple carbohydrates (versus whole grains) and are fiber poor.

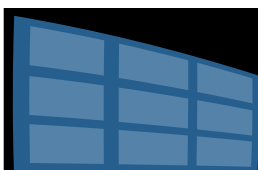
Here are some snacks that will provide much more nutrition (more fiber or protein and/or vitamins and minerals) and all of them

contain about 100 calories:

1. Small piece of fruit
2. 1 hard boiled-egg
3. Light yogurt (6 ounces)
4. Graham crackers (2 squares) with 1 tsp. of peanut butter
5. 2-3 cups of light microwave popcorn
6. 12 baby carrots or other vegetables with 2 TBSP. light ranch dressing
7. 3 TBSP. Almonds
8. 1 corn tortilla with 1/2 ounce light cheese (shredded) and 2 TBSP. of salsa.
9. 2 cups grapes
10. 2 ounces lean ham

Source for snack ideas: www.RD411.com

If you are in a hurry, is a 100-calorie pack better than grabbing a candy bar or large bag of chips? You betcha! To get the most nutrition your best bet is to eat snacks similar to the ones listed above.



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CCHOA Clubs & Announcements Continued**Move the vote!***Submitted by Melinda McKenna*

On January 7, Austin Real Estate Partners joined with other real estate agents in the Austin area to become deputized voter registrars. The partnership between the Travis County Tax Office and Austin Board of Realtors is part of an effort to increase voter registration in Travis County. The deadline to register to vote in the March Primary Elections is February 4, 2008. You can register with any member of Austin Real Estate Partners at their office in Escarpment Village next door to the Circle C Animal Hospital. For more information call 288-8088.



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Come join the International MOMS Club of Circle C!

The MOMs Club of Circle C is a group designed just for the stay-at-home mother. We bring together moms from all over Circle C to share activities and playdates, perform service projects, and develop friendships.

We meet during the day, when at-home mothers need the most support. Children are welcome at our activities, and we have mothers of all ages among our members. Each of us has a unique parenting style and we are able to share and learn from each other in a fun, relaxed environment.

Email Heather Morrison hhmorrison@hotmail.com or Jodie Long jodielong@gmail.com or call 512-964-8051 or 512-215-9628 to join or for more information!



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CCHOA Clubs & Announcements *Continued*

Keeping Cats Indoors Isn't Just For The Birds!

Submitted by Circle C Resident, Susan Schaffel

Each year, millions of cats are run over by cars, mauled by dogs, poisoned and lost. Hundreds of millions of birds and small mammals are killed annually by free-roaming cats. The suffering of both cats and birds is all the more tragic because it is so unnecessary.

FEBRUARY 8, 2001, Austin City Council, John Herron, Chief of Wildlife Diversity Texas Parks & Wildlife, said: "We are concerned about predation on wildlife by free-ranging cats, not just feral cats but stray cats and pet cats that are allowed outside. Studies indicate that we now have more than twice as many cats as there were in 1970. No surprise to those of us who have seen the City of Austin grow. These studies indicate that in general, there is one cat for every 6 people in the U.S. This means that there are about 100,000 cats in Austin. Cats Kill; on average 30 animals a year. This means that cats in Austin kill about 3,000,000 wild animals every year. This predation pressure adds to the natural predation these animals face from foxes, coyotes, snakes, bobcats, hawks and owls – in fact in many studies cat predation is estimated to equal or exceed all other predation pressure combined."

"Some folks are passionate about their feeling that cats should be outside, but you need to ask yourselves why we should have a double standard of prohibiting stray dogs but not stray cats. Why should one citizen have to be affected by a neighbor allowing their pets to trespass on the property of others?"

Today's cat owners face an important decision: "Should I keep my cat indoors?" For your cat's sake, and that of the birds and other wildlife in your neighborhood, the answer to that question must be "yes!"

Keeping Cats Indoors is for the Cats...

The average life expectancy of an outdoor cat is just two to five years, while an indoor cat may survive for 17 or more years. Cats who roam are constantly in danger...

General Hazards To Free-roaming Cats

Cars: Cars kill millions of cats each year in the U. S. and maim countless others, either from being hit or from crawling inside the hood of a car to get warm in the winter. Automobile accidents also occur as drivers attempt to avoid hitting a cat in the road.

Poisoning: Cats can find chemicals that are poisonous to them on treated lawns, in rat or mice bait, and on driveways and roads from antifreeze leaked or drained from cars. Antifreeze tastes sweet to a cat, but as little as one teaspoon can be fatal.

Animal Attacks: Outdoor cats can be injured or killed by free-roaming dogs, wildlife, and other cats. Cats can suffer torn ears, scratched eyes, abscesses and other injuries requiring expensive veterinary treatment. Fatal diseases can be transmitted by bites and scratches from infected animals.

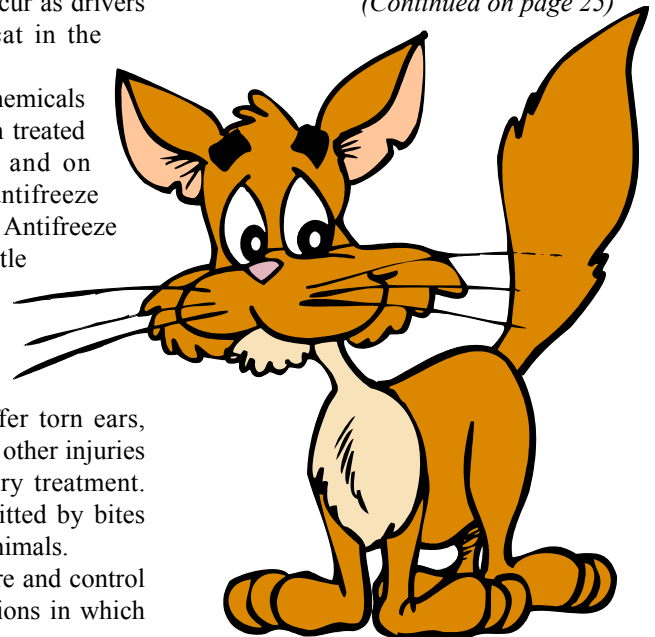
Human Abuse: Animal care and control agencies often learn of situations in which

cats have been burned, stabbed, or hurt by other means. Free-roaming cats are also susceptible to theft.

Traps: Cats can get caught in traps set for other animals and may become injured or suffer before being released.

Overpopulation: Unaltered outdoor cats are the main source of cat overpopulation, causing millions of unwanted cats to be euthanized at animal shelters each year. Humane societies and animal control agencies struggle daily to rescue, treat, feed, and house stray and unwanted cats. Dealing with this preventable tragedy costs taxpayers millions of dollars each year.

(Continued on page 25)



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CCHOA Clubs & Announcements Continued

Keeping Cats Indoors - (Continued from page 24)

Feline Diseases

Free-roaming cats are at risk from many diseases, some of which are acquired from prey animals. Some diseases affecting cats can be transmitted to humans. Vaccines are available for some of these diseases, but no vaccine provides 100 percent protection.

- Feline Leukemia Virus (FeLV)
- Feline Panleukopenia Virus (FPV)
- Feline Infectious Peritonitis (FIP)
- Feline Immunodeficiency Virus (FIV)
- Upper Respiratory Infections (URI).

Diseases And Parasites Of Cats Transmissible To People

- Rabies
- Plague
- Cat-Scratch Disease (CSD)
- Roundworms
- Hookworms

For more information, go to Centers for Disease Control and Prevention web site at: www.cdc.gov/healthypets/.

Conclusion: While letting cats outdoors may seem the natural thing to do, the hazards that cats face when they leave home are clearly numerous. The best way to keep cats healthy, and protect wildlife and human health, is to keep cats indoors.

How to Make Your Outdoor Cat a Happy Indoor Cat

• Although it takes patience, an outdoor cat can become a perfectly content indoor pet. Some people make the transition from outdoors to indoors gradually, bringing their cats inside for increasingly longer stays. Other people bring the cat in and shut the door for good. Either way, the key is to provide lots of attention and stimulation while the cat is indoors.

• Your geographic location may affect your schedule of change; choose a good time of year to bring the cat indoors. In many parts of the country, the easiest time of year to make this conversion is during the cold winter months when your cat is more likely to want to be inside anyway. By the end of winter, your cat may be completely content to remain inside.

• Substitute outside excursions with periods of special playtime. Supervised trips out on the patio can also make the transition from outside to inside a little easier. Cats need human companionship to be happy, and when they spend all their time out of doors, they get very little attention. An outdoor cat may welcome the indoors if he or she gets more love, attention, and play.

• To keep your cat occupied indoors, provide secure cat condos, which offer interesting places to lounge, play and scratch. You should also provide scratching posts, corrugated cardboard or sisal rope for your

(Continued on page 26)

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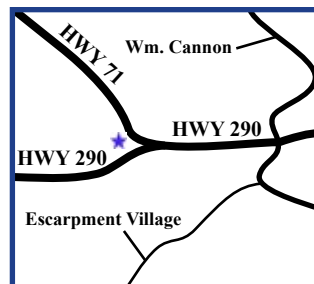
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CCHOA Clubs & Announcements *Continued*

Keeping Cats Indoors - *(Continued from page 25)*

cat to scratch. Praise your cat for using them.

- To encourage your outdoor cat to exercise, offer interesting toys, especially those that are interactive. These usually consist of a long pole and attached line with fabric or feathers at the end of the line. Some cats enjoy searching for toys. If your cat likes to explore the house looking for "prey," hide toys in various places so your cat can find them throughout the day. Be sure that the toys are not so small that they can be swallowed or get stuck in your cat's throat. Cats also enjoy ping-pong balls, paper bags and cardboard boxes.

- Provide your indoor cat with fresh greens. You can buy kits that include containers and seeds to grow, (see Cattail Gardens at www.cattailgardens.com. Or plant pesticide-free alfalfa, grass, birdseed, or catnip in your own container. This way, your cat can graze safely and not destroy your houseplants. Many cats love cooked string beans or peas cooled to a safe temperature, which is another way to give them greens.

- If your cat remains stubbornly committed to life outdoors, help your cat adjust by providing an outdoor covered enclosure or run that the cat can access through a window or pet door. Such a facility gives the cat some of the advantages of being outside while minimizing the dangers. You can make the outdoor enclosure interesting and appealing by adding objects for the cat to explore, such as tree limbs,

multilevel cat condos, tires, toys hanging from branches, and boxes in which the cat can curl up or hide.

- If you cannot, or prefer not to offer your cat a run or enclosure, consider leash-training your cat so you can supervise time outside. Attach the leash to a harness. Your cat may resist leash training at first, but will eventually accept the leash. Never leave your cat outside unsupervised while on a leash or lead.

- Some cats may develop behavioral problems when they are no longer allowed outside. Most of these problems can be attributed to a change in routine that is too abrupt or a lack of attention and stimulation inside. Review your steps and keep working with the cat. Be patient and continue to praise your cat when playing with toys, using the scratching post and litter pan. If your cat becomes destructive or stops using the litter pan, consult a veterinarian or animal behaviorist to find ways to solve the problem. Remember that these symptoms can also be contributed to boredom and loneliness.

Additional tips for a happy indoor cat:

- Trim your cat's claws every one to two weeks to keep your cat from damaging furniture, rugs and drapes, or glue on artificial nail caps called Soft Paws www.softpaws.com every six to eight weeks.

- Provide one litter pan per cat and scoop the litter pan at least once daily. With non-clumping litter, change once or twice weekly; with

(Continued on page 27)



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CCHOA Clubs & Announcements Continued

Keeping Cats Indoors - (Continued from page 26)

clumping litter, change every two to four weeks.

- Many cats enjoy the companionship of another cat or compatible dog of the opposite sex. If you can make the financial and emotional commitment, consider adopting another companion animal for yourself and for your cat.

Adapted from, "All Cats Should Be Indoor Cats" by Rhonda Lucas Donald, Shelter Sense, August 1990, and "From Outdoors to Indoors" by Karen Commings, Cat Fancy, September 1993. Other information adapted and reprinted with permission from John Herron and THE AMERICAN BIRD CONSERVANCY www.abcbirds.org/cats

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CCHOA Clubs & Announcements Continued

Remember: "All Real Estate Is Local"

This year we have all been inundated with a barrage of doomsday predictions about our economy and how it's impacting the real estate industry. To be sure there has been turmoil; between some markets in apparent near-collapse to the sub-prime mortgage crisis – it's been a year of upheaval in some long-established markets and industries. Many predict it's not over yet. Lawrence Yun, VP of Research for the National Association of Realtors indicates the national economy is slowing. He says in the fourth quarter, GDP growth will have shrunk for the first time since the 2001 recession. The projected decline is only 0.4 percent, but it is still a decline.

But Yun goes on to say that in terms of the general economy; companies are operating with thin inventory and some build-up in business inventory is inevitable going into 2008. Also, the cutbacks in residential construction are continuing but most of the major declines have already occurred.

Consumer spending will continue to expand, but at a slower pace. He finds it difficult to foresee less consumer spending in the next year considering comparing two years ago, salary payments to workers have increased by \$700 billion, four million additional net new jobs have been added, and household net worth has risen by \$8 trillion.

Yun also predicts the country will easily escape recession – despite

much of what we read in the papers almost daily. The GDP for each of the upcoming quarters in 2008 is projected to be positive: 2.2 percent in the first quarter, 2.6 percent in the second quarter, 3.0 percent in the third quarter, and 3.1 percent in the fourth. Job gains also will continue into 2008.

He also predicts another rate cut by the Federal Reserve; to 4.0 percent in January. Creating mortgages rates near 6 percent for the best borrowers with conforming loans. This rate is nearly comparable to the 45-year low rates we encountered in 2004 and 2005

In general he summarizes that in the aggregate, national home sales and home prices will be very similar in 2008 as in 2007. Most importantly he notes that 2007 will

be the fifth highest year on record for existing-home sales. One out of 16 American households bought a home in 2007 and he says some markets most notably like Austin, (Continued on Page 29)





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CCHOA Clubs & Announcements *Continued*

Remember - (Continued from Page 28)

Salt Lake City and Raleigh are performing well. He expects Denver and Wichita markets to gain strength this next year.

Now I know all this is a much better spin than what you have read or heard. Which brings me to the point of this article: All real estate is local.

As a Realtor I'm always asked about the state of our local housing market because of all the scary things in the news lately. The gist of my answer to them generally focuses on the above mantra as there are wide variations nationally with no one state, city or neighborhood trend looking like another. This is no more true than when we compare our state to other states and our city to other Texas cities. Some data to help underscore this includes:

On Economy.com and Moody's list of 10 metro areas predicted to have great growth rates in the median price of homes in 2008 and 2009, there were 3 Texas cities: Dallas (#2), Austin (#8) and Houston (#9) with increases of 6.4%, 4.7% and 4.6%, respectively. No other state had more than one city on the list. (A note here about Moody's prediction for 2007: it was 4.1% but according to the National Association of Realtors the actual rate of increase for 2007 was 7.2% - so Moody's predictions may be conservative.)

U.S. Census analysis predicts a looming boom in Texas. "Driven by population and job growth, Texas' next quarter century should be marked by prosperity," says research economist Jim Gaines. By 2039, Texas is expected to add 13.6 million people. That's the equivalent of another Dallas-Fort Worth, San Antonio, Houston, and Corpus Christi according to Mark Dozier, Economist for the Real Estate Market Center and Texas A&M University.

Additionally, on a more localized level we have reason to be very optimistic about the strength of our local economy in the upcoming year. For the second time this year, the Austin area has come out No. 1 in a ranking of 381 cities by Moody's Economy.com for future economic vitality. Austin came out ahead on factors including the high quality of its work force and its strong base of innovation and population growth. Betty Voights, executive director of the Capital Area Council of Governments states, "We are clearly seeing a bit of a slowdown nationally, but so far that has not impacted Austin's ability to attract top-level talent and plenty of private investment."

So all in all another reason to be happy we live in this amazing city - that and we don't have to own a snow shovel - which is enough for me!

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CCHOA Clubs & Announcements *Continued*

February 2008 Dates to Remember

Submitted by the Community Service

February is National Black History Month and American Heart Month!

February 2nd Groundhog Day

Punxsutawney Phil comes out of his burrow on Gobbler's Knob to predict the weather for the rest of winter. If he sees his shadow, there will be six more weeks of winter weather. If he does not see his shadow, there will be an early spring. What was your prediction?

February 3rd Super Bowl Sunday

Super Bowl XLII will be held in Glendale, AZ at the University of Phoenix. Kickoff is at 4:18 p.m. on Fox station. Have you planned your party? Were your predictions as to who is going to the Super Bowl this year right?

February 5th Fat Tuesday/Mardi Gras

Fat Tuesday is the day before Ash Wednesday. This is the day when people eat all they want of everything and anything because the next day is Ash Wednesday. It is also known as Mardi Gras Day. Fat Tuesday is celebrated on Bourbon Street in New Orleans, Louisiana more than any other place. Wearing Mardi Gras beads and giving them to others is a big tradition.

February 6th Ash Wednesday

This is the first day of the Christian season of Lent (46 days) and a sign of penitence. During Lent, Christians must fast and give up something special that they enjoy.

February 7th Greet Your Neighbor Day

Chinese New Year begins

What a great day to get to know your neighbors and make a difference in the larger community with which we live!

February 12th Lincoln's Birthday

Abraham Lincoln was the 16th President of the United States. He is now ranked among the top three U.S. Presidents.

February 14th St. Valentine's Day

Every February candy, flowers, and gifts are given to loved ones all in the name of St. Valentine. Who is this Saint?

This is also the day that you should prune your shrub roses!

February 17th Random Acts of Kindness Day

All you have to do is perform a few random acts of kindness! It is a fun thing to do and highly contagious! Remember, What comes around, goes around! Here are some interesting ideas for performing acts of kindness. Give someone behind you your spot in a line. Visit or sing at a nursing home. Bring coworkers a special treat. Buy a stranger a burger. Slip paper hearts to strangers that say "It's Random Acts of Kindness Day! Have a great day! Pay a compliment to at least one person today. Be a good neighbor and stop by to say hello. Transport someone who can't drive. **Want to Volunteer for our Community Service Committee?**

February 18th President's Day

This is a federal holiday that is celebrated on the 3rd Monday of February. It has become known as a great weekend for sales, especially on cars! It was originally designated in honor of George Washington's birthday and still called "Washington's Birthday".

February 29th Leap Day

(The year 2008 is a leap year. It has 366 days. The next leap year will happen in 2012. The leap year's purpose is to reconcile the earth's orbit around the sun. So the seasons stay in step with the month's for each year.)

March 2008 Dates to Remember

March 1st Share a Smile Day

"Wrinkles should merely indicate where smiles have been." Mark Twain

"Today, give a stranger one of your smiles. It might be the only sunshine he sees all day." H. Jackson Brown, Jr.

March 2nd Read Across America Day

This is timed to coincide with the birthday of Theodore Geisel, also known as Dr. Seuss. How about visiting your local library today?

March 9th Daylight Savings Time- turn clocks ahead one hour!

This gives us the opportunity to enjoy more of our sunny summer nights! On August 8, 2005, President George W. Bush signed the Energy Policy Act of 2005. This changed the time change dates for Daylight Saving Time to begin on the 2nd Sunday in March and end the first Sunday in November. Many fire departments encourage people to change the batteries in their smoke detectors when they change their clocks because it provides a convenient reminder!

Mar. 10th through Mar. 14th

Spring Break

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March 16th Palm Sunday

This is the Sunday before Easter Sunday. It recognizes the entry of Jesus into Jerusalem riding upon a donkey, when his followers scattered palms in his path.

March 17th St. Patrick's Day

Oh the luck of the Irish! Don't forget to wear green!

March 20th First Day of spring

Did you know that spring is when severe weather occurs most often?

March 21st Good Friday/Earth Day

March 23rd Easter Sunday

March 25th Circle C Homeowners Annual Meeting

March 30th Doctor's Day

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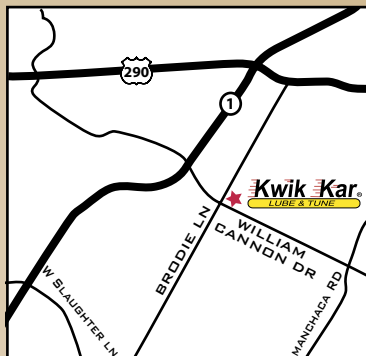
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While the levels of the chemical detected are fortunately still low, the City of Austin and the Texas Cooperative Extension are launching a new educational program to keep Austin's water clean. Through Grow Green, their earth-wise landscaping program, they are asking homeowners city-wide to take action now and avoid using weed and feed products.

Weed and feeds combine both fertilizer and weed killer and are not environmentally-sound for several reasons. First, the best time to fertilize is usually NOT the best time to use an herbicide. Equally important is the fact that broadcasting a weed killer is considered excessive in most cases. Any chemical that is not absorbed by the targeted weed stays unused on the turf where it can wash off during rain to Austin's creeks or filter into our groundwater supply. The weed killing chemical can also find its way indoors on shoes and hands.

Check your mail in a month or so for a postcard from us on some good alternatives. In the meantime, you can find out more information at www.growgreen.org.

Stay tuned for more tips for becoming a Green Neighbor and protecting our water...



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Austin Real Estate Partners Annual Appreciation Report

Price Appreciation by Neighborhood	Average Price Per Square Foot					Avg. Annual Rate*
	2003	2004	2005	2006	2007	
Circle C Central	\$ 86	\$ 85	\$ 92	\$ 102	\$ 112	6.8%
North	\$ 99	\$ 100	\$ 101	\$ 115	\$ 131	7.2%
Wildflower	\$ 97	\$ 100	\$ 102	\$ 115	\$ 123	5.9%
On The Park	\$ 102	\$ 96	\$ 99	\$ 109	\$ 113	2.6%
Vintage Place	\$ 93	\$ 99	\$ 95	\$ 104	\$ 117	5.8%
Hielscher	\$ 96	\$ 95	\$ 102	\$ 114	\$ 122	6.3%
West	\$ 89	\$ 96	\$ 101	\$ 113	\$ 123	8.6%
Park West	\$ 114	\$ 120	\$ 122	\$ 136	\$ 145	6.1%
Park Place		\$ 91	\$ 104	\$ 110	\$ 125	11.0%
Muirfield			\$ 120	\$ 124	\$ 138	7.3%
Enclave / Lacrosse			\$ 111	\$ 117	\$ 120	3.7%
Alta Mira				\$ 119	\$ 124	3.6%
Circle C Ranch Total	\$ 94	\$ 94	\$ 100	\$ 112	\$ 122	6.8%

* Annual Average Appreciation Rate

Market Report data was obtained from the Austin-Multiple Listing Service (MLS) on 01/04/2008. In some cases new construction and FSBO homes are not included in the MLS data and therefore are not represented. Data is deemed accurate but not guaranteed.

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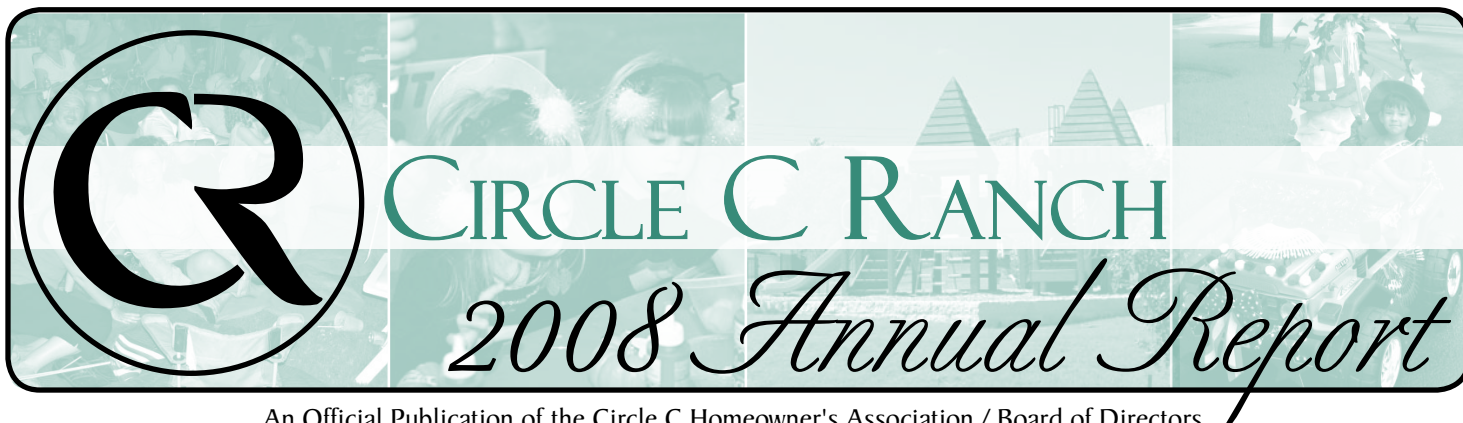
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CIRCLE C RANCH

2008 Annual Report

An Official Publication of the Circle C Homeowner's Association / Board of Directors
Report to the Members - February 2008

REPORT FROM THE PRESIDENT

This is the Annual Report of the Board of Directors of the Circle C Homeowners Association. In this report we provide an overview of the activities and achievements of 2007 for the Association, as well as an outline of our proposed activities and goals for 2008. We believe that 2007 was a year of significant growth and progress for the Association, and we are committed to continuing that progress in 2008. Our primary goal remains preserving and improving Circle C Ranch.

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2008 Budget X

2007 was an unprecedented year in terms of large projects undertaken by Circle C Ranch. By the end of 2006 the situation with our old baby pool had finally reached a head. Unable to keep it operational in its current state, the Board was faced with either spending tens of thousands of dollars to perform a quick-fix that might not even last a few years, or to invest significantly more to repair or upgrade our facilities. The Board made the decision to invest in our neighborhood, recognizing the family-friendly reputation that Circle C has enjoyed for years. Once the decision was made, the hard work began. Construction projects that involve demolition, excavation, and construction over a facility that is decades old and not well documented are a full-time job. We are incredibly fortunate to have a talented and hard-working office staff that was able to work with our contractors, engineers, and construction workers to deal with the inevitable undocumented water lines, power breaks, rock formations, and the various hurdles at City Hall. While the Baby Pool officially opened at the end of summer, later than we had wished, there is no doubt that the pool would have been further delayed if not for the process to build the pool and the hard work done by all involved. From dedicated Baby Pool Committee volunteers to our pool staff to all of the paid (and unpaid) professionals working on this project, this was a huge undertaking.

But the project was not without rewards. Anyone who visited the pool after the project's completion could not help but notice the smiling and laughing children playing under the water buckets or splashing down the slide. What was once little more than a shallow circle of water is now an entertaining centerpiece of our amazing pool facility. A pool facility that also took on a whole new life in 2007 as our aquatics director implemented a substantial set of classes, activities, and social events that breathed new life into our neighborhood's main attraction. A new office, a new computer system (even allowing for online class registration) and a new spirit made

the pool a fantastic place to visit over the summer and into the fall.

Another project that many people may not have seen are the new playscapes in Vintage Place and Wildflower Park. Long discussed, these projects had fallen by the wayside as other, larger projects took priority. But with the hard work of our treasurer and our Amenities Committee, several bids were solicited, designs were discussed, and a course of action was taken to maximize our budget. The results are two astounding playscapes that can rarely be seen without being covered by children (or, oftentimes, their parents). Vintage Place's playscape has a safe-climbing rock wall and other features nestled into the triangular park, while Wildflower Park's bold and colorful pieces truly stand out in the large central wooded area.

In 2008 we intend to complete these parks by providing additional paths, benches, and landscaping. We intend for these parks to grow organically—the playscapes were put in place first so we could see how natural traffic patterns emerged and finish the parks along those lines. Hard work by all involved resulted in another project that ended in making Circle C a better neighborhood.

All of these projects have set the stage for our largest undertaking since the homeowners association was turned over by the developer: the West Pool. Over a year was spent to secure the impervious cover we needed to develop this project. The end result of many hours spent by our office staff and Susan Hoover was a fantastic settlement with the City that recognized the HOA having over 4.6 acres of impervious cover to develop this and other projects. Anyone involved with development or construction in South Austin can tell you what an achievement this is, and it secures our ability to develop not only the West Pool facility but several other projects for years to come.

For the West Pool specifically, knowing what a large undertaking this would be the Board

Continued on pg. II

CIRCLE C RANCH ANNUAL REPORT

Presidents Message - Continued from Cover page

created a special committee and tasked them with researching and recommending all aspects of the pool's development. Over the past several months the committee has visited other facilities, met with various professional developers, looked at past research and plans for the West Pool, and worked with the community and the Board to help move this effort along. This is a massive project, whether it ends up being something purely funded by the over \$1 million in the West Pool development fund or if it becomes something larger that the neighborhood invests in. This next year may well be the year that a final direction is selected. And while there is much work to be done, there is little doubt that the work will be slightly easier for the large projects the HOA undertook in 2007.

Continuing Projects or New Projects for 2008

- ☐ Amenities Transfer Agreement (land and amenity fund for the Circle C West Pool Site)
- ☐ Landscape Contract Re-bid 2008 – the board has appointed an Ad Hoc Committee and they are in the process of developing an RFP in order to bid out the landscape contract to be awarded in 2009
- ☐ New Roof for Swim Center and Café buildings
- ☐ Volleyball courts at Swim Center
- ☐ Additional Shade at Swim Center
- ☐ Additional Furniture at Swim Center
- ☐ Playscape Phase II (infrastructure and landscaping)
- ☐ Fence off basketball courts at Swim Center
- ☐ New landscape at Escarpment/Slaughter Entrance
- ☐ New landscape at Circle C West Post Offices

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 4,260 homes. We have 3776 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.

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-bylaws2007.pdf>
- Model Code: <http://www.circlecranch.info/Model-Code.asp>

Board of Directors

The members of the CCHOA elect a volunteer board of directors (BOD) to run the association. The board consists of seven people, all of whom must be property owners. Directors are elected for three year terms. We have two director seats whose terms expire in 2008 (Michelle Moran and Ryan Garcia). Cynthia Moreland and Sam Irwin's terms expire in 2009. Cindy Groves, Rob Johnson and Russ Hodes' terms expire in 2010.

As of this writing the CCHOA BOD has four officers: President (Ryan Garcia), Vice President (Rob Johnson), Treasurer (Russ Hodes) and Secretary (Cindy Groves). Michelle Moran, Cynthia Moreland and Sam Irwin 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

Our CCHOA budget has grown significantly in the last 6 years and we were finally able to fund some very visible new projects. We accomplished this by setting aside reserve funds for dedicated purposes and emergencies, while slowly building up our cash reserves. We retained the General Reserve Fund (\$75k) and the Swim Center fund (\$90K) in interest bearing accounts, while using the Amenities fund to pay for the two new playscapes (\$125K). As a result, we completed all of our Capital Projects in the 2007 budget and we still managed to fully fund the Baby Pool project, (which came in at double what had been expected). The board chose to delay the playscape projects until late in the year, when we were sure we could afford them.

AE Martin, our 2006 Treasurer, began investigating bank loan options for the HOA. Early in the summer months, Sam Irwin and I continued to visit with a number of local bankers. We discussed a number of things, but ultimately focused on a line of credit, should we need more money to finish out the year. We did not have to actually apply for any loan, but it did give us an opportunity to compare our current fees and terms at other banks. During this process, we inquired into the cost of

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CIRCLE C RANCH ANNUAL REPORT

How is CC HOA Organized - Continued from page II

outside account management services (from banks) and professional property management services. We discovered that CCHOA has a very efficient business model. Our association is actually providing more and higher quality services than any local property management company offered, at half the cost.

The Amenities Transfer fund is still in the hands of the Federal Bankruptcy court. However, we have satisfied all of the conditions to take over those funds. In December, we were given permission to pay for some of the planning and design for the new Swim Center. This was real and tangible progress. The new swim center will cost more than the Amenity Fund, but it gives us a significant sum to get started with.

We also saved money on landscape irrigation water this year, because of the unusually long rainy season this past summer. That excess irrigation money was reallocated to other landscaping projects late in the year, because the city actually over billed us and then sent us a refund. There were no other fund transfers during the year. Since the board votes on the budget with it all its line items, they also have to vote to re-allocate funds from one category to another.

The Swim Center now has its own budget. We added new line items to track more costs associated with the pool and swimming programs. We now have a sales license for a few essential items (like baby diapers). The swimming programs that our Aquatics Manager setup last year actually produced some income after expense. The new computer tracking system provides us accurate statistics on pool use.

Our books were audited by PMB + Helin Donovan during the summer of 2007 for the budget year that ended on December 31st, 2006. Once again, they reported that our financial statements accurately reflect our budget and cash flows.

The CCHOA budget and Audit are available for inspection by any CCHOA member at the office, during the usual office hours. All of the board members participated in preparing the 2008 budget this year and it was approved in December. As always, we will make a more detailed report of our financial condition at the annual meeting in March.

Russ Hodes

CCHOA Treasurer

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. Brandon Ducote is our new Aquatics Director and Pool Manager, and he reports to Denise. He has a staff of assistant pool managers and lifeguards. We have contracted with Circle C Landscape (owned by neighbor Susan Hoover) for landscaping services. We have contracted with Terri Giles of Giles & Shea for financial management including book keeping. Terri reports to the Treasurer.

Public Board Meetings

The CCHOA BOD holds public monthly meetings, currently scheduled at 7:00PM on the third Wednesday of each month. The Circle C Child Development Center has kindly allowed us to use their meeting room for BOD meetings at no charge. We allot time at the beginning of each meeting for homeowners to address the board.

Committees

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

Amenities Committee – The committee members are: Tony Gendron (chair), Bob McKenna, Julie Arevalo and Brian Beasley. The Amenities Committee was very busy in 2007 with the planning and installation of two brand new playscapes located in Wildflower Park and Vintage Place. These playscapes were selected based on homeowner input from each respective section and will have a second phase (landscaping, infrastructure) added in 2008.

Education Committee – The CCHOA Education Committee serves our community as a working resource for those families with children attending an AISD school in our area. Currently, Circle C students attend one of three elementary schools: Baranoff, Kiker, and Mills; two middle schools: Bailey and Small; and one high school: Bowie. Bob Skrobarczyk serves as the committee's chair, and members include: Jim Bailey, Andy Bennett, Delia Bustillo, Leisl Criswell, John Jolet, Elizabeth Leight, Mark Marostica, Carolyn Merritt, Joe Terracina, Jeff Walker and Marian Wallace. Board liaisons are Rob Johnson and Cindy Groves.

New Southwest Middle School Update

The hot issue on the Education Committee has been on the new southwest middle school. The site development plans for the school has been reviewed by the City and returned with their first round of comments. The building plans are scheduled to be complete for construction documents by the end of November 2007. Construction on the school is scheduled to begin in March 2008, with an open date of August 2009.

In view of the current plans, the Education Committee, along AISD, the Circle C Ranch Cycling Club, and Circle C residents from Vintage Place are working with the City of Austin to lower the speed limit on Slaughter Lane, west of Escarpment, and add a full purpose median cut for the north drive entrance to the school. This will allow traffic to exit and turn either direction from the north drive. Without a full purpose median cut, all traffic exiting the school on the north drive will be forced to turn right. For Circle C residents, this will mean making a u-turn at 1826, and inevitable backing up traffic on Slaughter Lane. The plans now stand with only one median cut at the new south entrance to the school.

The lowering of the speed limit on this section of Slaughter is desirable not only for residents of Vintage Place who do not feel safe walking on the sidewalk to Escarpment Village with traffic passing right next to them at 50 plus mile per hour, but also the cyclists that currently travel the road and soon to be school children cycling or walking to the new school.

In addition to the median cuts, the Education Committee would also like to see a traffic light installed at the school's entrance as well.

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CIRCLE C RANCH ANNUAL REPORT

How is CC HOA Organized - Continued from page III

Circle C Swim Center Committee - The committee assisted the pool manager in setting up the swim center rules and gave a recommendation on the 2008 swim center schedule. The chief concerns during the construction period of the new kiddie pool were maintenance and cleanliness of the bathrooms, grounds, and pool water, which was also a focus of the Aquatics Director and the staff. Looking forward following completion of the kiddie pool, the committee recognized the need to build some other attractions for residents over the age of 6. The committee is looking at various things including a big slide, patio checkers and chess, sand volleyball, ping pong, a playscape, and shuffle board, as well as installing an interior fence between the basketball court and the pool to provide access to the sport court and lawn at all times. The committee will work with the CCHOA BOD and the new Aquatics Director to bring as many of these activities as feasible to the swim center in 2008 and beyond in order to update/upgrade our current facility so that it can continue to serve our community as a wonderful amenity.

Circle C West Pool Development Committee - In early 2007 the Circle C board formed a committee to plan a second swimming pool and associated amenities to be located at La Crosse and Spruce Canyon adjacent to Clayton elementary school. This property was designated for a pool in the Circle C master development plan, and a preliminary concept was included in the Amenities Committee master plan which was completed in 2005 by RVI Landscape Architects. Since this property was an asset included in the bankruptcy of the developer, several property rights and financial issues had to be resolved before the homeowners association could take ownership from the court and begin construction of the facility. The West Pool Committee was formed to get an early start on planning and to complete this major new amenity for Circle C.

Original members of the committee were:

A.E.Martin, Chair
Richard Scott, Vice Chair
Catherine Thurk, Secretary
Jason Bram
Jessica Davis
James Moseley
Brian Pinsky
Charlie Rodenberg
Ronnie Stafford

During the year Charlie Rodenberg resigned and Joel Pace was added.

The committee began meeting in May and continued with monthly meetings throughout the year. Meeting minutes were posted on the Circle C web site and three newsletter articles were published to update the community. The last newsletter article of the year was a Q&A that detailed many of the committee actions.

Activities of the committee progressed from reviewing past Circle C community surveys, to conducting learning visits to amenity centers in other neighborhoods, and finally to contracting with a firm to develop conceptual plans to present to Circle C residents. At years end a property survey was completed that included boundaries, tree identification, and topography, all of which are essential for development of the property.

Special Events Committee - The Special Events Committee includes residents: Melinda and Bob McKenna, Michelle Moran, Denise Fisher, Julie Arevalo, Heather Greenberg, Natalie Gauci, Daphne Bamburg, Patti Aldridge, Katy Hunt and Teodora Pogonat. Special Events Committee had a very successful year! The committee hosted the annual Children's Holiday Party at the Child Development Center. There were many games, train rides, balloon twisters, face painters, letters to Santa and of course visits with Santa Claus. There was a great turn out and the children of Circle C had a wonderful time! The Adult Holiday Party was held at the Wildflower Center. The party included a lavish buffet, cash bar, casino games, karaoke and dancing. At the end of December the committee planned the Holiday Lighting Contest with 3 winners named for 10 separate sections of the neighborhood. The next event was the annual Circle C Easter Egg Hunt. This is by far the largest HOA hosted event. There were plenty of eggs to be found and lots of happy faces. The "Easter Bunny" also delighted the crowd by hopping around and posing for pictures. In July we had our annual Fourth of July Parade. Circle's C very own firefighters were on hand to lead the parade. Afterwards the swim center hosted a 4th of July Fun Bash.

Communications Committee - The CCHOA Board of Directors appointed a Communications Committee midway through 2007. The Committee was tasked to research and review the following: website layout/design, e-communications including email database and e-newsletter, FAQ section addition to website, Circle C history project, external PR guidelines, newsletter policy and homeowner forum. The Committee met several times before the holidays and adopted the following mission statement:

"Provide guidelines to facilitate communication between the Circle C Homeowners Association and residents, create the means to provide for communication amongst residents and to develop means to support these Circle C communication needs".

The board specifically tasked the committee to come up with Newsletter Guidelines which were subsequently adopted. The Newsletter Guidelines can be found online at:

<http://www.circlecranch.info/Newsletters.asp>

Community Service Committee - The Board of Directors approved the Community Service Committee in the spring of 2007; it is chaired by Cindy Groves and Amanda Steele. The committee's mission statement is: "We, the Circle C Community Service Committee, in keeping with social and moral tradition, serve all persons with dignity and respect. Through direct service, community education and advocacy, we are committed to empowering individuals and families to enhance the quality of their lives and promote lifelong learning opportunities for the residents of Circle C." The committee worked on several projects this year including: Coat's for Kids, Cell Phone for Soldiers, Community Education Classes and Kid's activities at the Park at Beckett Meadows. The Committee recruits Circle C residents who are interested in volunteering their time for needs of the community. Specifically, the student that donates the most hours of community service will be eligible for a \$1000 scholarship.

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CIRCLE C RANCH ANNUAL REPORT

How is CC HOA Organized - Continued from page 14

Architectural Control Committee

The Architectural Control Committee continued the work of reviewing new homes, working with home builders on subdivision standards, reviewing homeowner projects, and setting design guidelines for the community in 2007.

Total New Home Reviews, January-October, 2007	122
Total Remodel, Project Reviews, January-October, 2007	138

New Subdivisions:

The ACC worked with KB Homes on ensuring that their product for the Enclave and Fairway Estates met the conditions of the deed restrictions and design guidelines for Circle C Ranch. This includes not only the new homes, but also the landscaping and affiliated walls and community entrances for areas that will be taken care of by the Circle C Homeowners Association in the future.

The following design guidelines were written for the community by the Committee:

- Front Yard Landscape Design Guidelines
- Paint Color Design Guidelines
- Front Yard Prohibited and Discouraged Items
- Satellite Dish Placement Guidelines
- Solar Panel Installation Guidelines
- Commons Area Fence Guidelines

The committee also met with homeowners to assist in resolving deed restrictions that were given for improvements that had not been approved prior to construction.

Committee Members:

Felix Manka
A.E. Martin
Trent Rush

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, sent to your home by first class mail. We maintain several marquees around the neighborhood for announcements. We have a slowly growing list of email addresses for neighbors for announcements. We also schedule occasional town hall meetings on specific subjects (ie schools, trash collection, amenities, etc).

Circle C Commons Areas

2007 Landscape Maintenance & Improvements

Circle C Landscape continued its busy schedule in 2007 of taking care of the landscape maintenance and improvements for the boulevards, parks and other areas maintained by the Circle C Homeowners Association.

Special Projects: Tree Work

This year a big emphasis was put on taking care of the over 2000 trees that are located on the property. The CCHOA Board of Directors approved the following tree work to give the HOA a good start on taking care of the trees. All work was performed by a certified arborist with an oak wilt certification.

Health Pruning:

- Wildflower Park, park area
- Escarpment; all landmark trees, 51 additional trees
- Swim Center; all live oaks
- Additional trees—landmark trees (trees measuring 19” caliper and above) on all areas of the property
- Juvenile trees on Escarpment—initial prune to encourage good growth

Preventative Oak Wilt Treatment—Wildflower Park, park area

Special Projects: Landscape Renovations

Escarpment: Establishment of native beds at street corners and under shade trees.

LaCrosse: Renovation of corners at Eclipse, Renovation of Lacrosse/MoPac hillside

Dahlgreen: Renovation of Dahlgreen medians and sides

Rose Bed Replacements with Native Landscape Palette: All of the rose beds throughout the neighborhood were replaced with native landscape plants.

Long Term Landscape Plan

In 2006, the CCHOA Board of Directors formally adopted a long term landscape plan for the commons areas of Circle C Ranch. This is a multi-year plan to perform landscape renovations on the older commons areas in order to bring them up to the standards of the Green Community Landscape Model. To date, over 65% of the original plan has been implemented. The goals of the plan are to conserve water, meet future water ordinances of the City of Austin and State of Texas, utilize sustainable drought tolerant plantings, provide an environmentally sound and responsible landscape maintenance specification, and provide horticultural diversification in both trees and plants. For more information on the long term plan and the green community landscape model, go to www.circlecranch.info, under landscape and architecture.

CIRCLE C RANCH ANNUAL REPORT

Circle C Homeowners Association Calendar of Events 2008

February 2008	CCHOA Annual Report in February Newsletter
February 2008	First ½ year assessment mailed.Due March 1st.
March 2008	Board of Directors Candidate Forum..... Date to be determined
March 3, 2008	Swim Center opens
March 22, 2008	Easter Egg Hunt 9:30am to 11am CDC
March 23, 2008	Pool closed for Easter Holiday
March 25, 2008	2008 Annual Meeting 6:30pm-9:30pm Kiker
April 19, 2008	Community Wide Garage Sale 8am to 5 pm
April 19, 2008	Wildflower Seed Planting Day 2pm to 5 pm
July 2008.....	Second ½ year assessment mailed.Due August 1st.
July 4, 2008	Community Parade 11 am to 2 pm
December 2008	Kid's Holiday Party.....Date TBD
December 2008	Adult Holiday PartyDate TBD

Board of Directors Meetings, 3rd Wednesday of every month, 7:00pm at the Child Development Center.

Town Hall Meetings are held on a quarterly basis. Please check website for details.

Swim Center Events – link on website to all swim center information.

CCHOA office will be closed on New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Eve, and Christmas Day.

***All dates are subject to change.

CIRCLE C RANCH ANNUAL REPORT

Circle C Homeowners Association 2007 Income & Expense Statement

INCOME:

HOMEOWNER INCOME

Homeowners Due	\$1,584,243.37
Resale Certificate Income	\$81,225.00
Transfer Fee Income	\$104,225.00
Late Fees Collected	\$5,954.40
Lien Admin Fee Income	\$750.00
Filing Fee Income	\$895.86

HOMEOWNER INCOME TOTAL	\$1,777,293.63
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ARCHITECTURAL REVIEW INCOME

\$43,160.00

RENTAL INCOME

Office Rent	\$1,530.00
Grill Rent	\$6,972.26

RENTAL INCOME TOTAL	\$8,502.26
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SWIM CENTER INCOME

Pool Programs	\$73,307.97
Pool Retail Merchandise	\$337.91
Pool Special Events	\$285.00
Guest Fees/facility Rentals	\$8,455.50

SWIM CENTER INCOME TOTAL	\$82,386.38
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OTHER OWNER LANDSCAPE REIMBURSEMENTS

Stratus Landscape Reimb	\$97,000.00
Coa Landscape Reimb	\$0

TOTAL OTHER OWNER L/S REIMB	\$97,000.00
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INTEREST INCOME

\$34,591.41

TOTAL INCOME	\$2,042,933.68
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CIRCLE C RANCH ANNUAL REPORT

EXPENSES:

COMMONS AREAS SERVICES

Landscape Maintenance Contract	\$634,338.52
2007 Land Additions	\$8,282.02
Landscape Repairs	\$32,095.72
Landscape Supplies	\$11,740.57
Landscape Utilities – Wate	\$79,443.81
Landscape Utilities - Electric	\$40,120.18
Fence Repairs & Maint	\$7,004.80
Electrical Repairs & Maint	\$38,714.38
<hr/>	
TOTAL COMMONS AREA SERVICES	\$851,740.00

SWIM CENTER COMPOUND

Swim - water utilities	\$16,165.99
Swim - gas utilities	\$23,742.70
Swim - electric utilities	\$23,475.62
Swim - telephone utilities	\$1,659.44
Swim - contract repair/maint	\$18,069.12
Swim -non-contract irrig & l/s	\$8,124.87
Swim - bldg maintenance	\$2,308.51
Swim - parking lot & dumpster	\$7,428.91
Swim - repairs/maintenance	\$28,650.32
Swim – supplies	\$48,928.31
Swim – programs	\$12,895.17
Swim - retail merchandise	\$556.38
Swim - special events	\$288.30
Swim - staff salaries	\$147,294.11
Swim payroll taxes	\$12,721.72
Swim – miscellaneous	\$768.24
Swim – education	\$269.60
Swim cash over (short)	\$50.00
Grill repair and maintenance	\$13,861.45
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SWIM CENTER COMPOUND TOTAL	\$367,258.76
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ARCHITECTURAL REVIEW

\$20,520.00

FINANCIAL MANAGEMENT

Financial Management Services	\$77,503.44
Resale Certificate Expense	\$11,875.00
Lien Filing Fees	\$1,224.00
Bank Charges	\$2,572.04
Cpa/audit	\$6,140.00
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TOTAL FINANCIAL MANAGEMENT	\$99,314.48
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LEGAL

\$4,108.77

TAXES

Taxes – Property	\$4,828.18
Taxes – Income	\$8,004.00
<hr/>	

TOTAL TAXES	\$12,832.18
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INSURANCE

Gen'l, Property, B&m & Auto	\$49,350.70
Insurance - D & O	\$1,708.00
Insurance - Workers Comp	\$4,345.16
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TOTAL INSURANCE	\$55,403.86
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CIRCLE C RANCH ANNUAL REPORT

NEIGHBORHOOD OPERATIONS

Deed Restrictions	\$2,335.73
Printing	\$11,509.73
Web Operations	\$930.31
Community Events	\$15,566.97
Holiday Lighting	\$9,959.00
Postage/delivery	\$16,585.00
Office Equipment & Furniture	\$2,426.82
Office Repairs & Maint	\$4,509.21
Office Supplies	\$4,889.29
Utilities - Telephone	\$2,192.67
Neighborhood Maint/repairs	\$11,643.53
Homeowner Meetings	\$4,679.71
Awards	\$1,110.62
Operational Expenses – Misc	\$938.72
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TOTAL NEIGHBORHOOD OPERATIONS	\$89,277.31

MANAGEMENT STAFF

Operations Salaries	\$142,213.78
Payroll Taxes – Management	\$10,711.
Insurance – Health	\$4,050.22
Staff Education & Skills Enhan	\$2,657.65
Bonus - Aquatics Prog Implemen	\$0.00
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TOTAL MANAGEMENT STAFF	\$159,633.38

COMMUNITY ENHANCEMENT

Donations	\$400.00
Consulting	\$4,221.50
Association Memberships	\$320.00
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TOTAL COMMUNITY ENHANCEMENT	\$4,941.50

CAPITAL BUDGET

Cap Imp #1 Baby Pool	\$409,475.54
Cap Imp #2 Pool Renovation	\$4,339.04
Cap Imp #3 Office Renovation	\$66,203.85
Cap Imp #4 Wildflower Park	\$67,625.00
Cap Imp #5 Rose Beds/esc Trees	\$25,990.20
Cap Imp #6 Mopac/lacrosse/dahl	\$7,727.00
Cap Imp #7	\$1,656.10
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TOTAL CAPITAL BUDGET	\$583,016.73

TOTAL EXPENSES	\$2,248,046.97
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CIRCLE C RANCH ANNUAL REPORT

Circle C Homeowners Association 2008 Budget

CASH EQUIVELANTS (Jan 01, 2008)

Cash in Bank (carryover from 2007)	\$130,000.00
Reserve (Swim)	\$89,707.00
Reserve (Gen'l)	\$74,755.00
Reserve (Amen)	\$0.00

TOTAL CASH IN OPERATING AND RESERVES	\$294,462.00
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INCOME:

HOMEOWNER INCOME

Homeowner Dues	\$1,911,520.00
Resale Certificates	\$75,000.00
Transfer Fees Income	\$100,000.00
Late Fees Collected	\$5,000.00
Lien Fees Income	\$1,000.00
Filing Fee Income	\$750.00

HOMEOWNER INCOME TOTAL	\$2,093,270.00
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ARCHITECTURAL REVIEW INCOME

\$53,500

RENTAL INCOME

Office Rent	\$1,200.00
Grill Rent	\$6,700.00

RENTAL INCOME TOTAL	\$7,900.00
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SWIM CENTER INCOME

Pool Programs	\$77,000.00
Retail Merchandise	\$500.00
Special Events	\$0.00
Guest Fees/Facility Rentals	\$7,500.00

SWIM CENTER INCOME TOTAL	\$85,000.00
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OTHER OWNER LANDSCAPE REIMBURSEMENTS

Stratus Properties Landscape Reimbursement	\$97,000.00
City of Austin Landscape Reimbursement	\$17,600.00

OTHER OWNER LANDSCAPE REIMBURSEMENTS TOTAL	\$114,600.00
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INTEREST INCOME

\$25,000.00

GRAND TOTAL

\$2,379,270.00

CIRCLE C RANCH ANNUAL REPORT

EXPENSES

COMMONS AREA SERVICES

Landscape Maintenance Contract	\$662,711.00
2008 Land Additions	\$30,000.00
Landscape Repairs	\$34,500.00
Landscape Supplies	\$13,000.00
Landscape Water Utilities	\$150,000.00
Landscape Electric Utilities	\$35,000.00
Fence Repairs & Maint	\$7,000.00
Electrical Repairs & Maint	\$25,000.00
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COMMONS AREA SERVICES TOTAL	\$957,211.00

SWIM CENTER COMPOUND

Water Utilities	\$18,000.00
Natural Gas Utilities	\$40,000.00
Electric Utilities	\$28,000.00
Telephone Utilities	\$1,500.00
Contract Landscape Repair/Maint	\$18,200.00
Non-contract Irrigation & Landscape Repair/Maint	\$4,000.00
Bldg Maintenance	\$8,000.00
Pool Maintenance	\$57,600.00
Pool Supplies	\$16,000.00
Retail Merchandise	\$300.00
Special Events	\$200.00
Swim Center--Staff	\$170,000.00
Swim Center--Program Staff	\$49,000.00
Payroll Taxes	\$16,000.00
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SWIM CENTER COMPOUND TOTAL	\$426,800.00

ARCHITECTURAL REVIEW EXPENSES

\$24,000.00

FINANCIAL MANAGEMENT

Management Services	\$78,000.00
Resale Certificate	\$11,250.00
Lien Filing Administrative Fees	\$1,000.00
Bank Fees	\$2,500.00
CPA/Audit	\$6,500.00
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FINANCIAL MANAGEMENT TOTAL	\$99,250.00

LEGAL SERVICES LEGAL SERVICES

\$7,500.00

TAXES

Property	\$12,000.00
Income	\$8,000.00
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TAXES TOTAL	\$20,000.00

INSURANCE

General, Property, Boiler & Auto, \$1million umbrella	\$40,000.00
D & O Insurance	\$1,800.00
Worker's Comp	\$8,000.00
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INSURANCE TOTAL	\$49,800.00

CIRCLE C RANCH ANNUAL REPORT

NEIGHBORHOOD OPERATIONS

Deed Restrictions	\$3,000.00
Printing	\$15,000.00
Web Operations	\$1,300.00
Community Events	\$24,000.00
Holiday Lighting	\$10,000.00
Postage/Delivery	\$17,000.00
Neighborhood Directory	\$6,500.00
Office Equipment	\$3,500.00
Office Repairs & Maintenance	\$3,500.00
Office Supplies	\$8,500.00
Utilities--Phone	\$1,900.00
Neighborhood Maintenance/Repairs	\$22,500.00
Parking Lot Maint & Dumpster Expense	\$8,000.00
HOA Meetings	\$5,000.00
Awards	\$1,200.00
Operational Expenses--Misc	\$1,000.00

NEIGHBORHOOD OPERATIONS TOTAL	\$131,900.00
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MANAGEMENT STAFF

HOA Office Personnel	\$134,500.00
Payroll Taxes	\$10,600.00
Insurance Reimbursement	\$5,000.00
Staff Education and Skills Enhancement	\$3,500.00

MANAGEMENT STAFF TOTAL	\$153,600.00
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COMMUNITY ENHANCEMENT

Consulting/Donations	\$1,000.00
Association Memberships	\$2,000.00

COMMUNITY ENHANCEMENT TOTAL	\$3,000.00
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RESERVES

General Reserve Fund Addition	\$75,000.00
Reserves (Circle C West Pool)	\$125,000.00

RESERVE FUND ADDITIONS (NEW) TOTAL	\$200,000.00
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GRAND TOTAL EXPENSES	\$2,073,061.00
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<u>RETAINED EARNINGS</u>	\$306,209.00
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2008 CAPITAL PROJECTS:

Landscape - Escarpment/Slaughter Entrance	\$16,000.00
Landscape - Circle C West Post Offices	\$12,000.00
Landscape - Long Term Plan-turf replacement	\$25,000.00
Swim Center & Café Roof	\$75,000.00
Swim Center Volleyball Courts	\$5,000.00
Fence off BB Court	\$10,000.00
Swim Center Furniture	\$22,000.00
Swim Center Shade	\$23,000.00
Playscape Phase II (Infrastructure/Landscaping)	\$25,000.00
Escarpment Fence	\$85,000.00

CAPITAL PROJECTS TOTAL	\$298,000.00
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<u>UNALLOCATED FUNDS</u>	\$8,209.00
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