



CIRCLE C RANCH

The Official Publication of the
Circle C Homeowner's Association

Newsletter

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www.circlecranch.info

-- New Website --

How do I Sign Up?

by Denise Nordstrom

Thank you to everyone for their patience while we have transitioned to our new and improved website. We have received many questions over the last few weeks regarding the sign-up procedure. Hopefully we can explain the procedure in more detail here and answer your questions.

The CCHOA master database is maintained by our financial manager, Terri Giles, and is used as the official homeowner record for the HOA. This database is used when mailing assessments and ballots or official correspondence from the HOA.

We imported this database into the new website database to be used for verification purposes when residents sign up for the website. Unfortunately the website host only allows one owner (typically there are two on record) to register within the system and then requires that the registered user ADD any additional users. In other words, if Mr. and Mrs. Smith own a home and Mrs. Smith signs up for an account on the website, she must log in, click on the profile key located at the top right hand corner, and add Mr. Smith to the contact list or vice versa. In addition, if you own a home, but are leasing, you must first sign up as the owner and then add your tenants to the contact list. We are also still in the process of making certain sections of the website private and certain sections public. Our goal in creating the new website was to make it more user friendly and make it easier for you to find information. If you have any comments or input regarding the website, please forward to us at info@circlecranch.info



4th of July Parade A Huge Success!

The CCHOA hosted its' annual 4th of July Parade for the smaller residents of Circle C this past month. We had several hundred residents turn out for a short parade route on La Crosse led by our very own Fire Station #43.

We also hosted a "Best Decorated Wheels" contest and are ten top winners were:

- David Stout (parents are Tom and Christie Stout)
- Rachael Ellisor (parents are Clara and Lance Ellisor)
- Maddox Shimkus (parents are Mike & Kathie Lawrence)
- Alli Devany (parents are Yvonne and Greg Devany)
- Faith Davis (parents are Steve and Christine Davis)
- Olivia Bell (parents are David & Esther Bell)
- Brothers Richard & Shane Roberson (parents are Hilary & Dave Roberson)
- Blake Dismore (parents are Ben & Holly Dismore)
- Ailsa Grieve (parents are Larry & Fiona Grieve)
- Nickolas Shimkus (parents are Mike and Kathie Lawrence)

Congratulations to all of our winners and thank you to all the children who participated.



CIRCLE C RANCH

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



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View the Kids' Club Contest Winners
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CCHOA News

Deed Restriction Update

Submitted by Denise Nordstrom

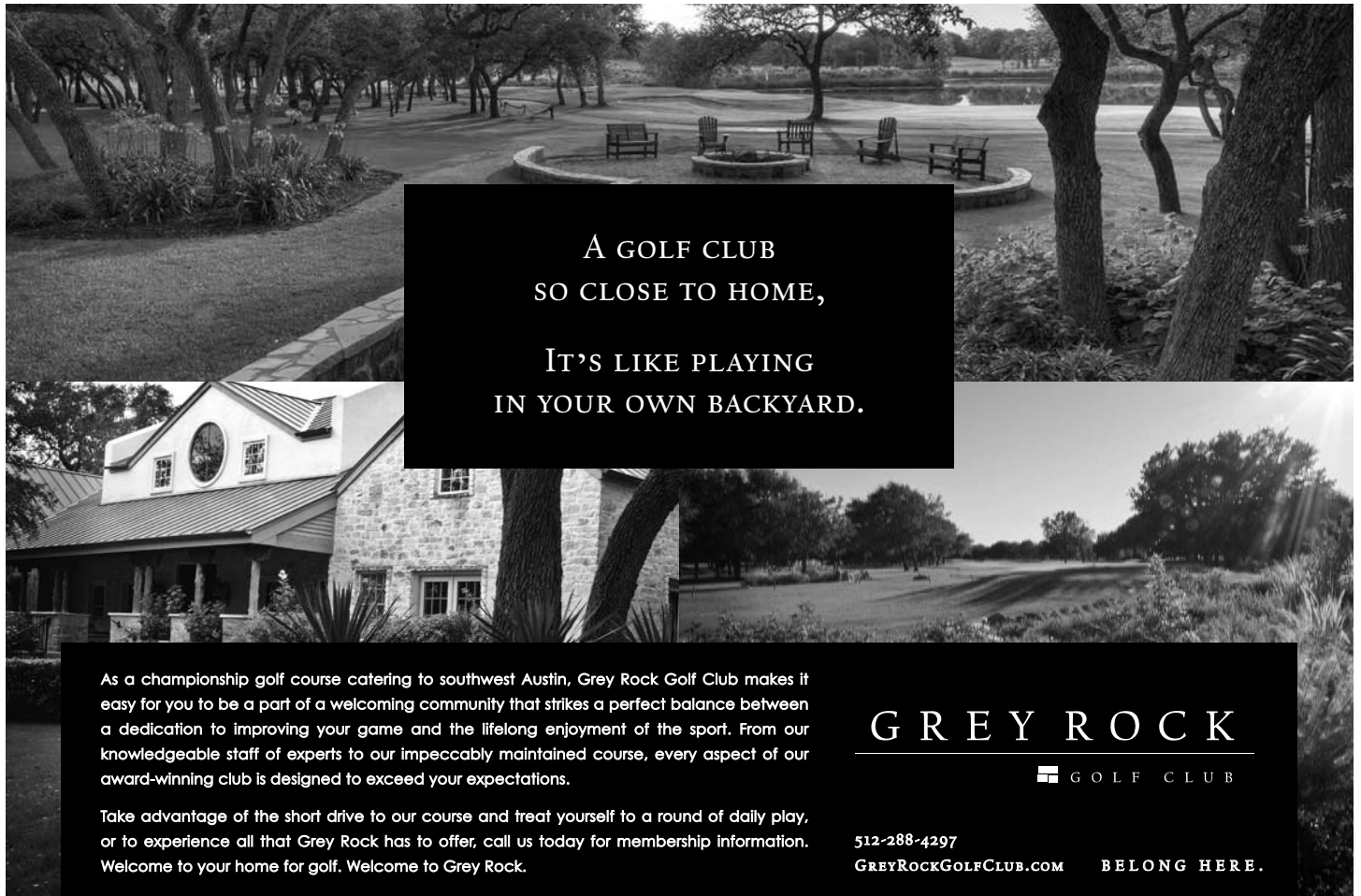
We will continue driving two sections of Circle C per month to note any violations of the deed restrictions. Violations may include, but are not limited to: excessive weeds, areas of no turf, dead shrubs and/or trees, yard art, grass that is not edged or mowed, areas of dead grass, boats, RV's, trailers and general home maintenance issues. We are required to send notification of deed restriction violations via certified mail and we also send regular mail. If you receive a deed restriction violation notice PLEASE CALL the HOA office at 288-8663. It's impossible to know everyone's individual situation, so we appreciate communication from you.

If you have a deed restriction to report, you may submit the specific address at info@circlec ranch.info or give us a call at 288-8663. Violations that are reported are generally checked with 3 business days and if we are able to confirm a violation, we will begin the deed restriction process (which you can access on the website at <http://www.circlec ranch.info/documents/AssociationDocuments/DeedRestrictions/CCHOA-DeedRestrictionPolicy2003.pdf>



Hide Your Garbage Can & Recycle Bin!

We are continuing to receive many complaints from residents about owners who are storing their garbage can and recycle bin in view from the street. Garbage cans and recycle bins should be hidden from view – either behind your fence or in your garage. The vast majority of homeowners are able to hide their cans out of view, please do YOUR part to keep Circle C a beautiful place to live.



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CCHOA News Continued

Keep Bringing Us Your Aluminum Soda Can Pop Tabs!

Thank you, thank you, thank you to everyone who has begun the habit of collecting their aluminum soda can tabs! The HOA is continuing to collect aluminum soda can tabs in the management office 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/>. We received the following note from Tarrytown United Methodist Church who has been receiving the pop tabs on behalf of the Ronald McDonald House.



On behalf of Tarrytown United Methodist Church, I would like to express our sincere thanks to you and the Neighborhood Association for collecting the pull tabs to the Ronald McDonald House. The house provides comfort, care and lodging to families that have come to Austin seeking medical treatment for a critically ill child.

Dr. Robert Hendee has been a friend for many years and has dedicated his efforts to the care of children. He has obviously affect your life in encouraging you to help children with cancer. Many of us have been moved to participate with him in this effort. The pull tabs aid in supplementing the costs incurred with supporting the families of the children.

Everyone's efforts are sincerely appreciated. I hope that you will include this note in your newsletter to let all know of our appreciation.

Sincerely,

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CCHOA News Continued**The Community Association
Institute (CAI)***By Russ Hodes, CCHOA Treasurer*

The Circle C HOA made a dramatic management shift around 2003, which included a number of steps to modernize the office and the processes used to run the organization. Along the way, we discovered a non-profit group that specialized in providing education, training, and other resources for Condo and Home Owner Associations. Their national offices are in Denver, Colorado, and recently, an Austin chapter was formed.

Since we joined the group, we have learned many important lessons about how to manage our HOA, how to maintain better records, and how to deal fairly and effectively with our membership. We have used a number of their suggestions from adopting their Model Code of Conduct, to books on what the HOA officer's roles are, books on topics like Reserve Studies, and professional development courses for our staff members.

In July, I attended the first Austin CAI Tradeshow. It was underwritten by Colonial Bank and it featured a very diverse collection of companies that service our industry. I think there were 40-50 booths, which included Real Estate attorneys, auditors, banks that specialized in HOA, CPAs, contractors, landscaping, playscape vendors, software vendors, and security systems. They also had several seminars about legal issues and security. We will be using much of this information and many of the contacts we made, in the future. I also think that we'll be participating more in the Austin CAI chapter.

We aren't alone in this business and it's important for us to keep in touch with the other professionals in this field. We learn from each other and we share tips, contacts, and give vendor referrals. If you are interested, you can find more about CAI at their web site, <http://www.caionline.org> (not caiorg, which is a church).

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**Website Advertisement
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We will beginning a trial advertising period on the new website beginning August 15, 2008 (on a first come, first serve basis). The home page (www.circlecranch.info/Your-Home.htm) will have a block available for 15-25 rotating flash logos at a monthly rate (the rate will be dependent on the feedback and our own costs to provide the service). The resolution will be 172 (W) x 152 (H) pixels (26,144 pixels). Each web page is 760 x 760 pixels (577,600 pixels) so the ads will be roughly 5% of the home page. Each ad will get a time share based on a full turn over every 60 seconds. Please contact the Management Office if you are interested at 288-8663.

Development Update*Submitted by Jason Bram*

There are no new development updates from last month's edition. The volleyball court has been completed at the Swim Center and the shower tower should be completed by next month. We are still working on the side entry gate that by the parking lot. This gate will work with the ID card system already in place.



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CCHOA News Continued

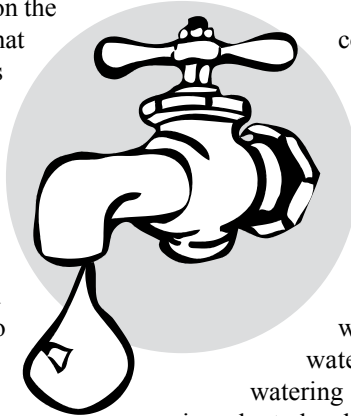
Circle C Landscape

Submitted by Susan Hoover

I would like to take this opportunity to update you on the watering schedule and water conservation measures that we use on the commons areas of Circle C Ranch. As you know, the City of Austin enacted a new ordinance city-wide for both residential and commercial property.

At Circle C we have a large and complicated watering system. There are 40 irrigation controllers, each having anywhere from 12 to 24 watering stations (valves). We estimate a total of 800 plus valves and about 10,000 heads. Further, these are connected to about 30 different water meters.

In the newer areas of Circle C, developers were required to install water meters and controllers that could accomplish the watering of all sections within a Stage 2 drought condition, which is approximately 9 hours of watering time. We are currently in Stage 1 water restrictions, year round, which allow 15 hours of watering time (7 p.m. to 10 a.m.) on our designated water days, so all of the newer sections are easily watered.



The real challenge comes in on the Escarpment corridor, which is a 3 mile loop fed by two large water meters with over 100 sections of irrigation. These can be run 2 sections at a time, resulting in a 23 hour watering cycle. Because of this, Circle C Landscape has worked with the Association to make a comprehensive watering plan for the entire neighborhood. This plan was presented to the City of Austin Water Conservation Department and was approved. It allows us to water no more than 2x per week, however, instead of trying to get everything watered on Tuesday and Friday (normal commercial watering days), we are able to water on two alternate days in order to be able to water at all. We have adapted to the schedule pretty well. The major problem at this point is if we have a line break or major problem on a large area and have to shut the water off, it is sometimes difficult to make the repair, let it dry and get the water back on by the next watering time. If you see brown out on the commons areas, this is most likely the case.

(Continued on Page 10)

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CCHOA News Continued

CC Landscape - (Continued from page 8)

Some residents have expressed concern that we have watered at 7:00 p.m. rather than waiting until overnight. Again, our preference would be to water in the overnight or early morning hours, but in some cases that is just not possible due to the restrictions of the ordinance.

We check the system all the time and you will see the Circle C Landscape irrigators constantly making adjustments. We have a special checking team that goes to each area and runs a test, makes small adjustments, and flags all of the bigger problems. The bigger problems are then placed on the repair list and fixed asap.

Please do not remove any flags from the commons areas. We have found that after we check a section, the flags have been removed by the next morning. This just negates the time and energy that has been put into checking the system.

Our water consumption is closely monitored. I receive a copy of each water bill on a monthly basis. We are able to look at these and determine if there are any unusual billings (either a mistake by the City of Austin or a leak that is hidden underground) and correct it quickly.

The CCHOA has been very proactive in addressing water concerns. With the adoption of the Green Community Landscape model, our

water consumption is going down, rather than escalating even though more area has been added. Over the past five years, water costs have been more than \$100,000 under budget.

More recommendations have been made for the future. We are currently exploring options for conversion to "Smart" or ET controllers. These take real time weather conditions and calculate when and where you need water. The City of Austin is moving toward these for commercial installations, however, they have yet to produce a list of acceptable controllers. This technology is rapidly developing and we will be setting up some pilot areas to perform real test on our commons areas prior to making a recommendation to the CCHOA Board. This is important due to the size of the property. Conversion to this technology will require some capital improvement funds, and we want to make sure that it will be cost effective for the Association.

If you have any questions about watering on the commons areas, please feel free to email info@circlecranch.info and we will get back to you as soon as possible. If you see a malfunctioning sprinkler head or water leak, please let us know. We are here daily, but new problems are continuous and we may not be aware of something that you can see.

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CCHOA News Continued

Walking Your Dog In the Summer

As a general rule, if the sidewalk is too hot for you to walk on barefoot, it's too hot for your dog to walk on. The pads of a dog's paws can burn.

Dogs cool themselves by panting. If panting can't reduce their body heat, dogs can develop heat exhaustion leading to heat stroke. Early signs are rapid breathing, heavy panting, and salivation. Please be careful when walking your dog in the heat this summer.

Remember, dog owners are required by City of Austin Code 3-4-6, Ord.031009-9, to promptly remove and dispose of feces except when left on owner's property.

Don't Feed the Wildlife

We are getting more reports of wild animals (raccoons, possums, snakes) in the yards of homes both near greenbelt and naturalized areas as well as in established parts of the neighborhood. This is most likely due to food being supplied by those who leave pet food outside. Fruit bearing trees, planted but not permitted per the Deed Restrictions, also provide daily meals. These constant food sources attract wild animals and feral cats. Wild animals may turn aggressive and could be a danger to children and family pets. Please don't leave your pet food outside.

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CCHOA Clubs & Announcements

The Circle C Seals Swim Team Made A Splash This Summer

Submitted by Robin Walton

Parents and their children have had a great time with the Circle C Swim Team this year! We wanted to let our community know about our team and the wonderful experience it gives our children.

For Summer 2008, we had 200 children who live in Circle C, participate on the team. They all worked hard at swimming and had a wonderful time. The swimmers ranged in age from 4-18 years old and started swim practice at the Circle C Pool in April. They had their first swim meet in May and finished the season the end of June. The swimmers can join the team after passing a swim test. They need to be able to swim across the pool, which is 25 yards in less than 60 seconds. Also, we give preference sign up to residents of Circle C and through the years, we have always made a full team with residents only.

The swimmers get great exercise and they learn the different swim strokes such as freestyle, breaststroke, backstroke and butterfly. Being a part of the swim team is terrific for kids who like individualized sports, but enjoy the camaraderie of a team. Some relay events at a swim meet are made up of teams. The goal of the Seals is for the kids to grow in their sport and still enjoy their summer . . . having fun!

Circle C Ranch is a great place for swimming because the team is very flexible on practices and divides the practice time for various

age groups. The swimmers practiced in the afternoons before school was out for the summer and then once summer began, the kids could practice either in the mornings or evenings Tuesday- Friday.

Circle C Seals is no longer a part of Longhorn Aquatics and is currently a member of the Capital City Summer League, which was formed two years ago. This league is made up of nine teams from different neighborhoods. There were 1,300 children in the league this year. Some other teams that we swam against this season included, Travis Country, Belterra, The Courtyard, St. Stephen's, and South Austin Area Barracudas.

When Circle C hosted a swim meet, we usually had about 400 swimmers! That's a lot of swimmers and explains why our neighborhood pool was closed some Saturday mornings due to swim meets. All of our parent volunteers worked hard to finish the meets as soon as possible. Our Circle C parents were a fantastic group of volunteers and did an amazing job for the children. Other teams in the league loved to swim at the Circle C pool because we had eight lanes to utilize during a swim meet, we had a lot of room around the pool for the crowd to watch the races, and Jaime at Circle C Grill was open and sold breakfast and lunch.

(Continued on page 13)

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CCHOA Clubs & Announcements *Continued*

Circle C Seals Swim Team - (Continued from page 12)

Because Circle C has many children who love to swim, we are hoping to offer year round swimming at our pool starting in Fall 2008. Also, many of our kids go on to swim for Bowie High School and this would better prepare them for the future. The Circle C Seals is starting a scholarship program for the 2009 swim season. We want the scholarships to be available for eligible Circle C Seals swimmers to use for their college education. We're very excited to offer assistance to dedicated swimmers.

We would love for your child to join the team next season! For more information about the Circle C Seals Swim Team you can visit www.ccrseals.org.

Spotlight on Circle C Neighbors

Submitted by Betty Holcombe

Jerry Davis, 5709 Gorham Glen Lane, has been a Circle C resident for a while now and is the CEO of Goodwill Industries here in Austin. Goodwill just celebrated a 50 year anniversary last week and Jerry's dedication to this organization has been instrumental. He worked hard to get the Goodwill positioned on Brodie Lane near Slaughter which has brought a great deal of business to the area and provided jobs for many individuals. He is also supportive with many of our youth organizations in the area and schools in providing a location to host car washes for fundraisers at this Goodwill.

It is my privilege to recommend Jerry and he deserves a moment in the spotlight!

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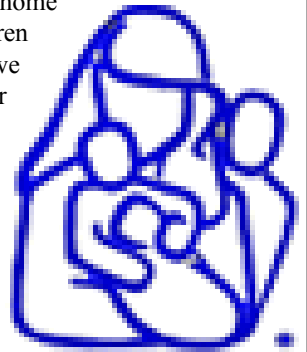
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Come Join the International MOMS Club of Circle C

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
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CCHOA Clubs & Announcements *Continued*



Volunteers (Like You!) Help Students Soar to New Heights in Reading

We all like a little special attention now and again. And when you're a kid in elementary school, that extra attention could make the difference between passing and failing the state mandated TAKS test.

Six years ago Kiker Elementary parent Sue Smaus started "Camp Read", a program designed to give additional individual to students in danger of failing the reading portion of the TAKS test. In 2006, the program was transplanted to Clayton Elementary. Redubbed "SOAR" (Students on Adventures in Reading), the program has helped over 100 students prepare for the state exam.

According to program coordinator Nina Telang, children are selected to participate based on their benchmark scores. If the teacher or the administration thinks that the student will benefit from some

individual attention, they participate in SOAR. The SOAR student is typically one who doesn't have a reading disability, but just needs practice.

There's truth to the old adage that practice makes perfect. Last year, every child who participated in the spring semester of SOAR passed in the first try. And what's more, over 50% of the 3rd grade SOAR children earned commended scores in their reading TAKS test.

At the core of this wildly successful program is a team of 80 to 100 dedicated volunteers. These volunteers "mentors" devote just two half hours per week to reading with a child, cheering them on, and giving them the special attention they need to, well, soar.

If you'd like to volunteer with the Clayton Elementary SOAR reading program (or to find out how to volunteer at your child's school) contact volunteer coordinator Melinda McKenna at SOAR@austinreps.com



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CCHOA Clubs & Announcements Continued

The Live Oak Referral Network

Submitted by Bob McKenna, Circle C Ranch Resident

Did you know The Live Oak Network, a professional business referral organization, was rated #1 in membership and referrals generated in 2007? That's right... and we remain the #1 Chapter in Central Texas! But you know what's even better? We are also the most fun-loving, enthusiastic and supportive group of professionals too!

Quick Quiz:

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

If you answered "Yes", tell them The Live Oak Network is looking for a few good men and women to join our growing network of professionals today!

The Live Oak Network is a non-competitive professional referral organization that admits only one high quality individual or company per professional category to share ideas, contacts and most importantly referrals.

Curious? Do you want to learn how to build your business by word-of-mouth referral? Visit us this Wednesday morning... have a great time, meet new people - and there is no obligation to join.

The Live Oak Network
Every Wednesday - 8:00 AM to 9:30 AM
Waterloo Icehouse Restaurant
9600 Escarpment Blvd, 78749

The \$10.00 meeting fee includes a healthy breakfast and beverages.

Bring at least 50 business cards to hand out to our members. For more information email Bob@AustinReps.com, or call 288-8088.

**Kiker Elementary
 After-School
 Voyager Aides
 Needed**

Submitted by Diane Henry, Kiker Elementary First Grade Teacher

Are you a high school Senior or a college student who enjoys working with children? Kiker After-School Voyager needs teacher's aides for the 2008-2009 school year during the hours of 2:30 - 5:30 Monday through Friday. Work dates follow the AISD school calendar. Pay starts at \$8.00 an hour. Please call 841-3585 or 698-9104 for an application.

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CCHOA Clubs & Announcements *Continued*

Park West HOA News

(Specifically for Park West Residents) - Submitted by Jackie Rollins

MESSAGE FROM THE PRESIDENT, **PW-HOA BOARD OF DIRECTORS**

Fellow residents of Park West,

About seven months have gone by since you elected your new Board of Directors. I believe each one of us promised to keep the line of communications open with the community as a whole. In fact, we have been in personal contact with many residents on many issues and have taken appropriate actions to provide services and answer questions. Recently, I have received e-mails from some concerned homeowners on the status of proposed covenant changes which prompted me to give you this update of BOD actions.

Over the past months the BOD has put in many hours beyond our monthly meetings to achieve the goals we established for ourselves. The following are examples of some of our major accomplishments to date:

- Canvassing the community before changing from private to City trash collection.
- Formulating a 2008 budget with no change in the monthly assessment.
- Negotiating a multi-year landscape contract with a savings of \$20k over two years.
- Planning and conducting the annual HOA meeting and Board member election.
- Hiring a contractor to apply a protective seal coating over all Park West streets.
- Hiring a contractor to repair and paint the east and west automatic gates.

Some of the other projects we are working on include Lot 103 problem areas, mail center improvements, budget reserve requirements and potential covenant changes. We are striving to make progress on all these tasks as well as stay on top of the unscheduled requirements which occur all the time. Because of recent inquiries, the following is a recap regarding the issue of covenant changes:

Because we are a gated community, the HOA is responsible for maintaining the roads, curbs, sidewalks, gates, street lights, mail centers and all other common areas. Most other subdivisions don't have all these costs. In addition, our covenants require the HOA to maintain all "Street Yard Improvements" which includes driveways, irrigation systems, trees and landscaping. Very few communities share this cost burden. In order to reduce this extra burden and attempt to keep future assessments down, the previous Board proposed a covenant change to shift some of the "Street Yard" responsibility to the homeowner.

The present Board is now in the midst of completing the covenant change project. Richard Scott, HOA Vice President, is leading the effort, which includes legal consultation, homeowner input and community meetings as necessary in order to answer questions prior to a vote. This process is anticipated to continue over the summer months, with a vote to be held in the fall when most HOA members are likely to have returned home. Richard can provide more details.

In conclusion, the Board thanks all of you who have supported our efforts over the past several months and welcomes your continuing feedback.

Respectfully,
Les Weinstein
President, Park West HOA

LANDSCAPER/FRONT YARD NEWS

Due to the sprinkler checks still going strong, many of the reasons for parched and dying grass have been alleviated. Jackie Rollins, PW-HOA Board member and landscape liaison, has personally scheduled many of the maintenance checks as well as accompanied the landscaper on his calls. She has seen sprinkler boxes unplugged (8th wonder of the world: how does an automatic sprinkler system perform without electricity?), watering stations set for as little as 1 minute (!) and an assortment of other glitches which, unfortunately,

(Continued on page 17)

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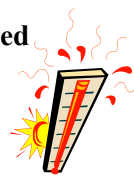
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CCHOA Clubs & Announcements Continued

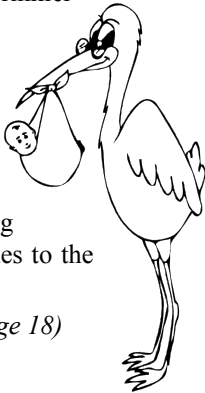
Park West HOA - (Continued from page 16)

were due to homeowner/resident oversight. The best help of all came in the way of some really heavy rains after July 4th. Did someone do a rain dance? Naturally, a good deluge was what the neighborhood needed in getting many of our front lawns back to looking green and healthy. If you haven't had your free front yard sprinkler check yet, please do so now. We'll make it even easier for you – just call Jackie on her cell phone at 940-5745 and she'll have one scheduled for you pronto, sometimes even on the day you call. (Reminder: The PWHOA Rules are very clear about homeowner responsibilities for maintenance of the front yard, with adequate watering and attention to sprinkler maintenance first and foremost.)

BABY TALK

It's a bouncing baby girl for Park West residents Kara and Rick Good, the proud new parents of Elena Grace Good. Ellie, as they like to call her, was born on June 14, weighing in at 5 pounds, 1 ounce and measuring 18 inches in length. Congratulations and best wishes to the happy family.

(Continued on page 18)



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

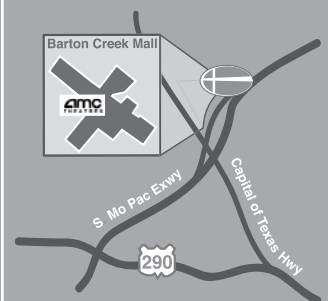
Summer Schedule:

11:00 AM

Adult Worship Service &
Dynamic Kid's Program

(512) 282-7771

SWFF is meeting at the AMC Theaters in Barton Creek Mall



swfamilyfellowship.com



CCHOA Clubs & Announcements Continued

Park West HOA - (Continued from page 17)

BROKEN RECORD DEPARTMENT

- Use your automatic sprinkler system according to the City of Austin ordinance:
 - Odd numbered houses – Wednesday and Saturday.
 - Even numbered houses – Thursday and Sunday.
 - NO sprinklers on between 10 a.m. and 7 p.m. – ever.
- Place your garbage and recycling containers out of view from the street, either in the garage or behind the fence. Do not leave them curbside longer than a total of 12 hours from before and after pickup. Never put them out a day (or earlier) in advance or leave them out for a day or longer after pickup.
- Carry a plastic bag for the scooped poop when walking your dog.
- Drive careful, to paraphrase a former Texas governor. The speed limit on all Park West streets is **20 mph**. Please slow down.
- No overnight parking is allowed on the street. Please move your vehicle onto the driveway or into the garage. Exceptions? Rarely, but an example would be a **short-term overnight guest**. (From an observer: Some people haven't been paying attention. Again, overnight parking on the street is not allowed.)

GOOD NEIGHBORS OF THE MONTH

Wow, did we ever get the names for this month's column! We knew they were out there, and all it took were other good neighbors to submit them. Hurrahs and cheers to:

- Dave Maril and Charlie Rodenberg for replacing the flags at both mail centers. This is something they do on their own and is a long-standing tradition. The retired flags will be given to a local Boy Scout troop for ceremonial disposal.
- Les Weinstein, Linda Bal and Eric Hopkins for helping to accommodate a wedding reception hosted by Carolyn and Marshall Thomas on July 5. Les kept the entrance gates open for two hours while the guests were arriving; Linda offered the use of her garage and refrigerator; Eric Hopkins was the photographer and manned the margarita machine; and last but not least – all of the Marshalls' Tasajillo Trail neighbors who patiently put up with cars parked up and down the street.
- Alanna and Richard Scott for offering their lovely home and yard as the location for Park West's annual Memorial Day BBQ.

If you know someone who deserves mention as a good neighbor of the month, please e-mail their name and a brief description of their neighborliness to JackieRollins02@aol.com for inclusion in next month's column. Until then, please continue to send your suggestions and ideas for future columns.

Oak Hill United Methodist Church presents

Summer Jam 08

Saturday, August 23

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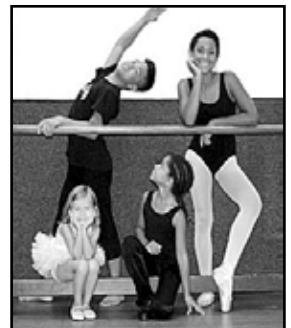
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Circle C Amenities

August Events at the Lady Bird Johnson Wildflower Center

Submitted by Saralee Tiede

Sign Up for Go Native U

This informal course includes six classes that cover most aspects of native plant gardening. Taught by experts at the Wildflower center, it is ideal for those who want to improve their gardening skills or earn a certificate in native plant gardening. Sign up for one three-hour class--\$45--or the entire sequence at a 15 percent discount. Wildflower Center members and university employees pay \$184 for the six classes or \$36 per class. All others pay \$230 or the course. Learn more at www.wildflower.org/gonativeu.

Pre-Fall Seed Sale

Save 20 percent on wildflower seed purchases in the store. Discount does not apply to phone or internet purchases. Saturday and Sunday, August 23 and 24

Bruce Tinch Art & Photography Exhibit

"A Place of Dreams"—Caddo Lake, Lady Bird Johnson's childhood playground is captured in paint and photography by this renowned artist. In the McDermott Learning Center. August 30 through October 12.

Sales Tax Holidays

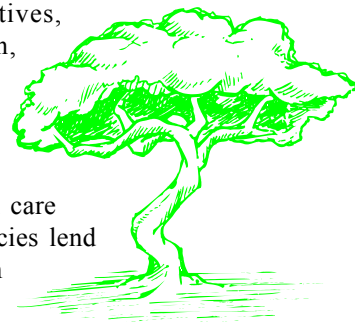
No tax on apparel up to \$100. Don't miss it. Friday, Saturday and Sunday, August 15, 16 and 17

Labor Day Weekend Specials

Sidewalk sale bargains. Saturday, Sunday and Monday, August 30, 31 and September 1

Bonsai Exhibit

Bonsai done with Texas natives, including persimmon, yaupon, cedar elm and ebony, on display through August 31. There is a special Bonsai Workshop Saturday, August 30, where you can learn how to raise and care for native bonsai and what species lend themselves well to bonsai. Sign up at www.wildflower.org



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Circle C Amenities *Continued*

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Cafe @ Swim Center #288-6058

5919 LaCrosse Ave

Summer Hours

Monday-Saturday 12pm-9pm, Sunday 1-5pm

Serving hamburgers, salads, pizzas
and nightly gourmet specials.

Please find calendar of specials attached.

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Wildflower Cafe #232-0154

4801 LaCrosse Ave

Hours: Monday-Saturday 10am-4pm; Sunday 12-4pm

Serving salads, soups, sandwiches, and desserts.

Catering #301-7235

We cater all events large and small at the Wildflower Center or the venue of your choice. Please email for a personalized proposal and catering menus.

We appreciate your business!!!

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Circle C Amenities Continued

Circle C Tennis Club

The Circle C Tennis Club is the most "affordable" private Club in Austin. The dues paid to the Circle C Home Owners Association do not give automatic usage of the courts. Residents and non-residents of Circle C Ranch are welcome to join. There is an affordable one time non-refundable Initiation Fee for the different types of Membership. Monthly dues paid allow Members to use the Tennis Courts on an unlimited basis, plus be able participate in all the programs that the Tennis Club offers. As part of your membership, you can take advantage of the complimentary clinic given each week for women players.

At the Tennis Club, you will find valuable, friendly first-class beginner lessons and opportunities to attend our cardio tennis workouts. Our tennis teams, for both men and women, play in the WTTA and USTA/

ATL Leagues throughout the year in all levels of play, starting from advanced beginners through tournament players. Our Junior programs are very active and offers lessons for all age and play levels, starting with our Pee-Wee classes to college bound tennis players.

Social Mixers are scheduled once a month, and our Men's and Ladies' weekly nights are well attended.

For membership information, please contact us at 301-8685 or visit us at the tennis facility located across the Grey Rock Golf Club.

Fall Tennis Programs

The Circle C Tennis Club will be offering lessons for adults and juniors of all ages and abilities during the Fall months. Lessons are taught by Fernando Velasco, Darin Pleasant, Mari Toro, Mandon Maloney, and Danny Rodriguez.

Fall Schedule – Begins the week of August 25, 2007

Juniors

- Pee Wee for ages 3-5 (half-hour sessions)
 - Mon. and Wed. 4:00 – 4:30 pm
- Grand Prix for ages 6-8:
 - Mon. and Wed. 4:30 – 5:30 pm
- Grand Prix for ages 9-11:
 - Tues. and Thurs., 4:30 – 5:30 pm
- Grand Prix for ages 12-15:
 - Mon. and Wed., 4:30 – 5:30 pm
- Pre-Advanced Tournament Players – Level I (By Invitation Only)
 - Mon., Wed. & Fri., 5:30 pm – 7:00 pm
- Pre-Advanced Tournament Players – Level II (By Invitation Only)
 - Tues. and Thurs., 5:30 pm – 7:00 pm
- Pre-Advanced Tournament Players – Level III (By Invitation Only)
 - Mon. and Wed., 7:00 pm – 8:30 pm
 - Friday, 4:00 pm – 5:30 pm

(Continued on page 23)

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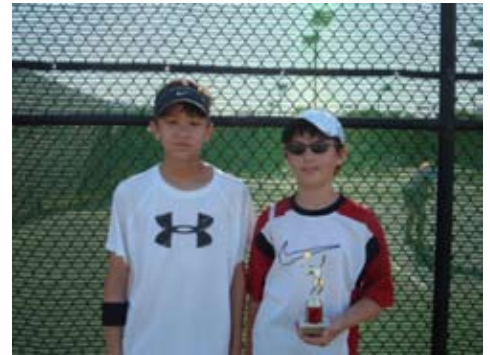
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Circle C Amenities Continued



Circle C Tennis Club - (Continued from page 22)

- ATP (Advanced Tournament Players) (By Invitation Only)
- Mon. through Fri., 5:00 – 7:00 pm

Adults Beginners

- Monday, 6:00 – 7:00 PM (Co-ed)
- Thursday, 8:30 – 9:30 am (Ladies)
- Friday, 10:00 – 11:00 am (Ladies)
- Saturday, 11:30 – 12:30 pm (Co-Ed)

To sign up, please stop by the Tennis Pro Shop. For more information, you may contact us at 301-8685 or visit our Web-site: www.circlectennis.com

CIRCLE C JUNIOR PLAYERS FARE WELL IN TOURNAMENT

The Circle C Tennis Club hosted the CATA/CAPTA Grand Prix Tournament during the week of June 19-22. Over 100 junior players from the Austin Areas participated. Circle C Tennis Club players who won the tournament are:

Samantha Jordan, finalist and Sarah Brodsky, winner of the Girls' Qualified Division; Sam Brodsky, finalist and Aidan Angelovich (non-member), winner of the Boys' 12 Non-Qualified Division; and Jonathan Christian and Garrett Brumley (non-member) finalist of the Boys' 12 Non-Qualified Consolation Division.

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Circle C Amenities Continued

News from the Swim Center

...It was early one evening when I heard a peculiar noise. I saw something go by, fast as lightening! It got my papers wet, I heard a scream, and...then I figured it out: the pool is open and in full swing with summer swimming fun, lessons, volleyball games and birthday parties. This year we've got a great group of lifeguards, instructors and office staff. Something new: the volleyball court is in! Come by the office to check out a ball and get your game on! There are also new umbrellas and tables to enjoy some great food from the café or just relax in the shade while your little ones get worn out in the pool and sun.

August 25th Hours will change to:

Lap Swim
Mon-Fri 5:30-12 and 4-8pm
Sat- 7:30-8pm Sun 10:30-7pm

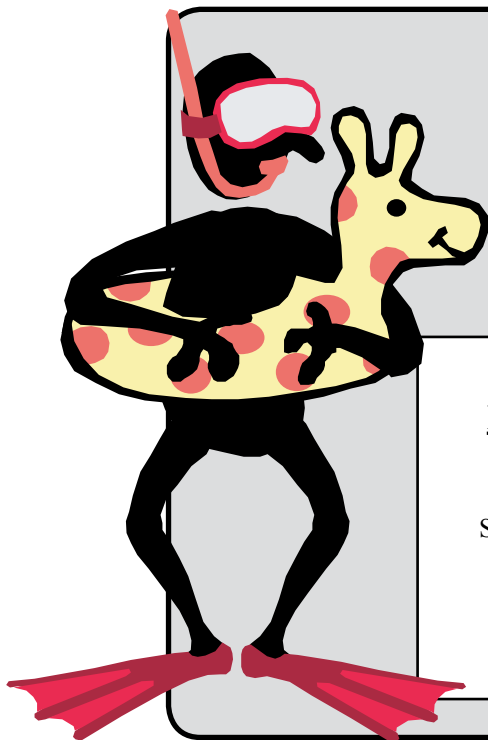
Recreational Swim
Mon-Fri 4-8pm
Sat- 10-8pm Sun 10:30-7pm

Have: Your Birthday Party at the Pool! You can relax and let us do all the work: we'll provide all the decorations, food, party favors, invitations, and even a host to do all the work, including the clean up! You just need to show up! Call the swim center or stop by to sign up!

Movie Night At The Pool!

Join us for the last summer movie night on Saturday, August 2

The movie will be Happily N'ever After and will begin at dusk!



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Considering Moving Up? Both within the Clayton Elementary School Boundaries



FOR SALE – 7011 Magenta Lane
Circle C West
MLS# 9685956 \$420,000

Very desirable Plantation "Whittington III" plan built in 2004 that shows better than new.

Spacious and open with 5 bdrms, 3.5 bths, 3 liv., 2 din., study & 3-car garage.

Gorgeous kitchen featuring granite countertops, under mount sink & huge center island.

The downstairs master bedroom boasts a spectacular bath with huge walk-in closet.

A beautiful staircase with wrought iron balusters leading up to 4 bdrms plus a large gameroom with a built-in bookcase/desk area.

Oversized backyard that is nicely landscaped and includes a full sprinkler system, covered patio/custom deck and room for a pool!!!



FOR SALE – 9505 Vera Cruz
Granada Oaks
MLS# 7357666 \$679,000

Approx. 3764 sqft with 4 bdrms, 4 ½ bths, and situated on a beautiful 1 acre plus lot at the end of a quiet cul-de-sac.



City of Austin Residential Watering Schedule

"Odd" numbered addresses – Wednesday and/or Saturday

"Even" numbered addresses – Thursday and/or Sunday

Year round – No watering with automatic irrigation systems between 10AM & 7PM.

May 1 to Sept 30 – No watering between 10AM & 7PM, except with hand held hose.



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Homeowner's Association FAQ FREQUENTLY ASKED QUESTIONS

www.circlecranch.info

What are the rules on trash containers and recycle cart storage?

Trash containers and recycle carts are permitted to be at the curb only on your scheduled collection day. Trash containers and recycle carts are to be stored where not visible from the street at all other times.

Are basketball goals allowed in Circle C?

Permanently installed goals are not permitted in Circle C. The deed restrictions state that basketball goals are to be stored out of the view of neighbors when not in use. City of Austin code states that only motorized vehicles are allowed to be parked on public streets and all sidewalks must remain clear and open for pedestrians.

Are cars allowed to be parked on the street?

The CCHOA does not have jurisdiction over the streets in Circle C; they are the responsibility of the City of Austin. Obviously inoperable vehicles may not be parked or left on public streets for more than 72 hours. Please call 974-8119 to report an abandoned or non-operating vehicle. Please call 311 to report illegally parked vehicles.

What should I do about barking dogs and stray animals?

Stray Animals may be picked up by animal control by calling 311. The City of Austin states it is unlawful for dogs to make frequent noise disturbing to persons in the neighborhood and violations should be reported to the City. You may also call the CCHOA office at 288-8663 with specific date and time for excessive barking. The staff will send a cooperative letter to the homeowner.

How do I report a street light outage?

Every light pole has an assigned number mounted on the pole. Jot down the number and call the City of Austin at 505-7617.


Are boats, trailers and recreational vehicles allowed in Circle C?

The Deed Restrictions require that any vehicle or trailer other than a conventional automobile be stored, placed or parked in an area concealed from view of other Homeowners.

What are the rules on maintenance?

Homes are to be kept in a well-maintained, safe, clean and attractive condition at all times. Lawns and garden areas should be

(Continued on page 27)



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Homeowner's Association FAQ Continued

Frequently Asked Questions - (Continued from page 26)

kept alive, free of weeds and attractive. Lawn mowing is required on a regular basis. Trees and shrubs are to be pruned. Public right of way and sidewalks should be clear and unobstructed. Litter, trash, dead vegetation and debris should be promptly removed.

What are the rules in Circle C on walking with your dog off leash and what about picking up after your dog?

Both of these issues fall under the jurisdiction of the City of Austin. It is against CoA ordinance to have a dog off leash except on your private property. It is also a requirement by the City that dog owners pick up and properly dispose of their dog's feces. In this regard, we recommend dog walkers carry a plastic grocery bag or newspaper sleeve. Slide it on like a glove, pick up the offensive matter, pull the bag back over your hand, knot it and throw it in your trashcan when you return home. Please keep our landscaped commons areas beautiful and clean for the enjoyment of all.

Do I have to submit plans for improvements and/or additions to my home?

All improvements such as decks, patio covers, pools, change in fencing or any other permanent structure must be submitted to the Architectural Control Committee. You may download an

application form as well as a fee schedule on our website at www.circlecranch.info under the "ACC" quick link section.

What do I need to visit the Swim Center?

All residents must possess and show their swim center ID card to enter the facility. ID cards are available at the aquatic office. Contact 288-6057 for information on what is required to obtain an ID. Guests of Circle C residents must pay a \$3 entrance fee and sign a liability waiver before entering the facility. Children under 3 are free.

Are door to door solicitors and door flyers allowed in Circle C?

Both of these issues are governed by the City of Austin. By City ordinance, solicitors must abide by "No Soliciting" signs on private property. Some neighbors have had success in placing a small "No Soliciting" sign near the doorbell and/or a small staked sign near the front porch.

What do new Texas residents need to know?

According to the Texas Department of Public Safety (www.txdps.state.tx.us) a new Texas resident is required by state law to obtain a Texas driver's license, get a Texas vehicle inspection and a vehicle title/registration within 30 days of moving to Texas to legally operate a vehicle.

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Locks of Love Kickoff

Locks of Love is a not-for-profit organization that provides free hairpieces to children 18 years and younger in the US and Canada suffering from any type of medical hair loss.

Girls ranging in age from 3 years old to “Moms” have signed up to donate their luxurious locks to kids who cannot grow their own hair. Moms and daughters have joined together to support this great cause. Girls from all over Austin, including Georgetown, Round Rock, South Austin, Steiner Ranch, Grand View Hills, River Place and Leander are participating. Many local Girl Scout Troops (including one entire Troop) and their leaders are also among the participants. Each contributing Girl Scout will earn a Merit Badge.

It's not too late to donate your long tresses to this most deserving group of kids. Hair must be ten inches long at time of cut and can be colored, but not highlighted or permed.

The next event created for these great girls is a fabulous “Girls Night Out”. There will be more fun activities in store for the donors over the next 6 months. Mom and Daughter teams are encouraged to join in on the merriment.all in the name of fun, fun fun!

Local businesses have come together to support and help implement Sandra's idea. For more information, contact Sandra Bennett at 512-372-3500.



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



IT'S YOUR MONEY

Give Your Finances a Clean Sweep

(NAPS)—Anytime of year can be the right time to get your home office organized—and while you're at it, your finances too. Here are some tips:

- **Take out the garbage.** Start with your desk top—not the one on your computer, the real one. If your desk is covered in paperwork, weed out what's important and store key documents in a central place. This could be a good time to dust off your credit report as well. If you are the victim of identity theft, one of the first places it can show up is on your credit report. Even though new legislation entitles you to one free report each year, it's estimated that only 10 percent of consumers are taking advantage of it. According to Money Magazine, 33 percent of those who did get a report found errors. To request a copy, visit annualcreditreport.com or contact one of the major credit bureaus: Equifax, Experian or TransUnion.
- **Make everything within reach.** When organizing your office, it's important to keep frequently used items close at hand. The same applies to your financial goals. Set goals you can reach. For example, start your retirement fund by putting a set amount every month into an Individual Retirement Account (IRA).

- **Have a backup plan for files and finances.** If you have important documents stored on your computer, back them up onto CDs once a month and store them in a fireproof safe. When it comes to financial backup, create an emergency fund of at least three months salary. Also, update your life insurance policy. Newsweek recently stated that for a married couple with two children, it is advisable to have life insurance protection that equals eight times your annual income. And while you're at it make sure your will is current.

Shred it and forget it. If you don't have a paper shredder, get one. Shred old quarterly statements on investments once you have the annual statements. Also, shredding anything you don't need that contains your Social Security number or birth date can be your first line of defense against identity theft. One easy way to eliminate clutter in your home office may be to sign up for online banking and cut down on the need for paper statements.

- **Make it automatic.** One easy way to eliminate clutter may be to sign up for online banking and cut down on the need for paper statements. Plus, you can set up monthly withdrawals from your checking account that are deposited into an IRA—starting with as little as \$25 a month.

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Texas + Flood = Higher Risk

During the dry season, it's sometimes hard to remember that Texas actually is a high-risk state for flooding. In fact, Texas actually led the nation in insurance payments for flood-related damage until 2005.

The risk is not just to our coastal communities, either – inland areas are just as vulnerable. For example, "Flash Flood Alley" in Central Texas, with its steep hills and winding rivers, is particularly prone to flooding during heavy rainfall.

Don't underestimate your chances of being a flood victim. During the course of a 30-year mortgage, homes in a high-risk area are three times more likely to be damaged by flood than by fire. In fact, about 25 percent of all Flood claims paid are for policies in low-to-moderate-risk communities. Texas homeowners were paid more than \$2.7 billion for flood damage during the last quarter century (through 2004).

Obviously, no one can stop a flood. But here are a few steps you can take to limit that damage and out-of-pocket costs:

- **Get Flood insurance.**

Don't make the mistake of thinking that your Homeowners policy provides coverage for flooding – it doesn't. You need a separate Flood policy. You don't have to be in an area where Flood insurance is required to be eligible for it. If your community participates in

the National Flood Insurance Program, you can purchase Flood insurance, and you may qualify for a Preferred Risk policy with lower rates. That's where I come in: Call me and we'll take a look at whether you're exposed, and you can decide what to do about it. Be aware that a Flood policy doesn't take effect until 30 days after purchase, so don't wait for floodwaters to rise.

- **Elevate.**

Get a licensed electrician to take a look at the electric switchbox, outlets and switches to see if they can be elevated at least 12 inches above the projected flood elevation for your home. Ditto for your washer and dryer – you may be able to elevate them on masonry or pressure-treated lumber, or move them to a higher floor. If you're planning to remodel, ask your licensed contractor about relocating or elevating your furnace and water heater.

- **Have an emergency plan.**

Get your emergency supplies ready – for example, flashlights, batteries, portable radio, nonperishable food and water. Make sure family members know what to do and how to communicate if a flood is imminent or if you have to evacuate.

For more information on floods, go to www.floodsmart.gov.

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*Annual Percentage Rate. All rates expressed are "as low as". **Austin Telco will pay all standard closing costs on Home Equity loans below \$100k. Additional non-standard fees will be the responsibility of the member. Credit qualifications apply. ***Rate applies to 1st lien commercial real estate loans with a loan to value of 80% or less; construction/development loan rates/terms may be different. No Pre-payment penalty. Credit qualifications apply. Please call for details. ****Annual Percentage Yield. Penalties for early withdrawal may apply. All APRs, APYs and terms are subject to change without notice.



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We live in the best place in the USA to be a kayaker. Lake Austin & Travis are in our backyards and Lady Bird Lake, the San Marcos, Colorado and Guadalupe rivers are also close - within two hours there is even more unexplored territory. The Texas Parks & Wildlife has created numerous "Texas Paddling Trails" for you to explore across the state.

You can kayak for fun and sun, to enjoy nature, for cardiovascular and muscular fitness, to catch fresh and saltwater fish or even to become a competitive paddler.

Kayaking is experiencing exponential growth and participation has tripled since 1998. Boats have become more stable and less expensive. You can choose from sit-on-tops, sit-inside, touring boats and inflatables that come in plastic, wood or kevlar. Choose a single kayak or a double that is big enough for a friend and even a child or dog.

Best yet, kayak skills are easy to learn with a little instruction. There is no need to paddle 2 miles in a zig-zag pattern when 1 mile is in order. (Remember surviving your first summer camp canoe experience.)

As is the case with learning golf or tennis skills, basic paddling skills training will make you efficient and the sport more enjoyable. It's also important to understand how to select the right boat, accessories and equipment, how to efficiently load and transport the boat and the importance of safety.

Once your skills have improved, there are many new places to paddle and different ways to use your paddling skills. For instance, you can join Canyon of the Eagles kayak tour on Lake Buchanan or register for a recreational canoe race like the Great Castell Kayak race on the Llano.

Kayak wave surfing on the gulf is another popular alternative.

Or you can just kickback and enjoy an adventure on Lake Austin without burning fossil fuels - your choice - stayfit and have fun.



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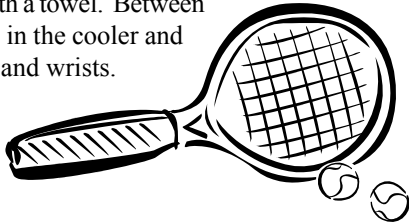
Tennis Tips

Submitted by Fernando Velasco

Watch for Dehydration - Avoid Heat Stress by:

- Schedule practice time in the morning and late afternoons.
- Wear light-colored clothes with breathable material.
- Wear white hat to protect face, skull and neck
- Drink 18-20 oz of fluid two or three hours before your match, then again another 8-10 oz ten to twenty minutes before match.
- During play, drink 8-10 oz every ten to twenty minutes (during changeovers.)
- If you have heat cramps, stretch the muscle, and take rehydration drinks with glucose and electrolytes.
- If you feel light-headed and think you might faint, lower your head or lay down on your back with your feet up. It would be a good idea to stop playing and to sit down in a cool area.
- Take two coolers on the court. One full of ice and water to drink and one with ice only with a towel. Between games, soak your towel in the cooler and refresh your face, neck and wrists.

Enjoy your tennis games and stay "cool"



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Personal classifieds (one time sell items, such as a used bike...) run at no charge to Circle C Ranch residents, limit 30 words, please e-mail to info@circlecranch.info.

Attention Teenagers: The Teenage Job Seekers listing service is offered free of charge to all Circle C Ranch teenagers seeking work. Submit your name and information to info@circlecranch.info by the 12th of the month!

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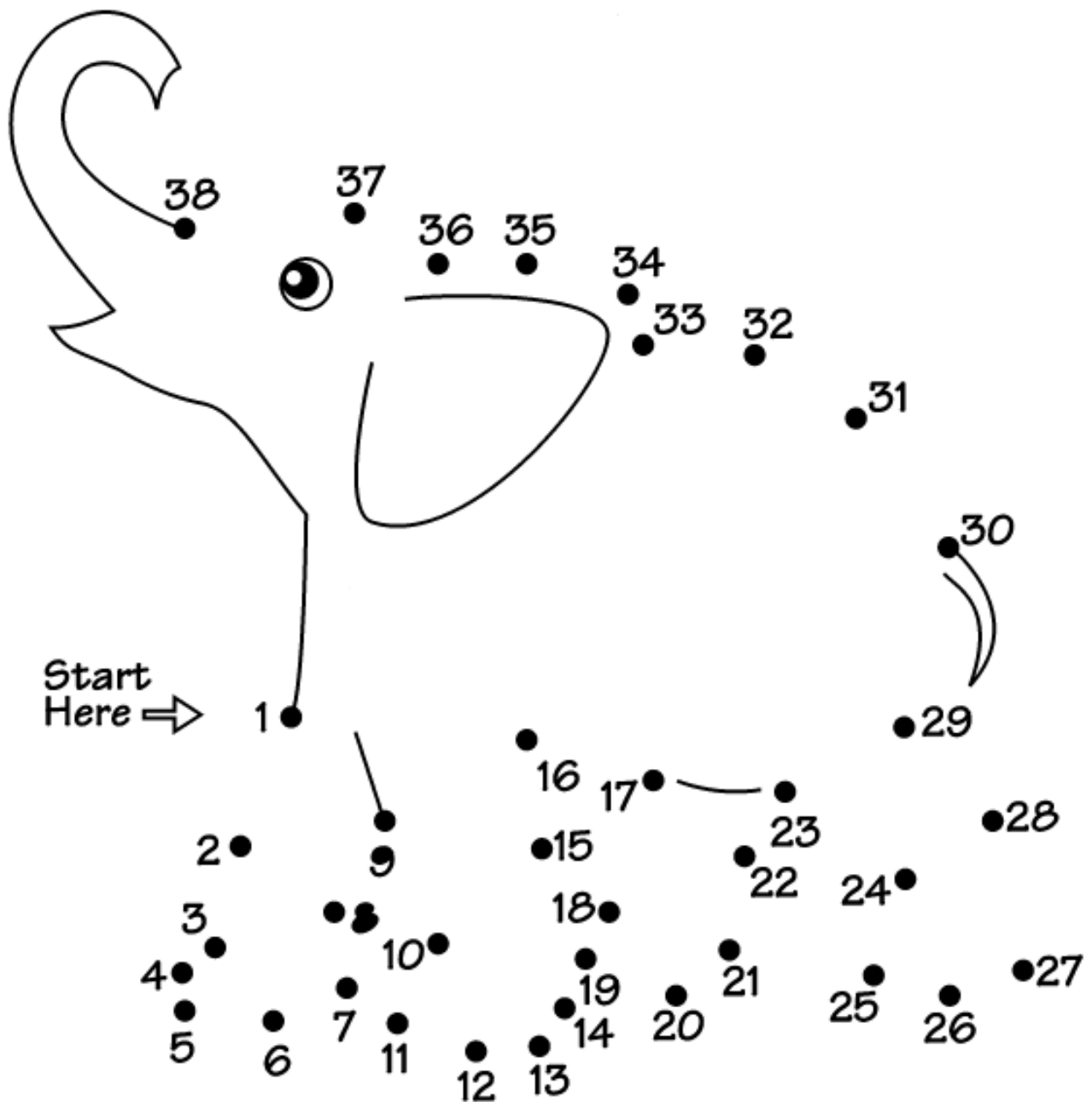
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Classified Ads

Personal classifieds (one time sell items, such as a used bike...) run at no charge to Circle C Ranch residents, limit 30 words, please e-mail to info@circlecranch.info.

Business classifieds (offering a service or product line for profit) are \$65, limit 40 words, please contact Peel, Inc. Sales Office at 512-989-8905 or advertising@PEELinc.com.

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Austin Real Estate Partners' Market Report							
Circle C Ranch by Neighborhood	6 Months Sold History (Jan '08 - Jun '08)					CURRENT MARKET	
	TOTAL	AVERAGE				TOTAL	
	Homes Sold	Square Feet	Price / Sq. Foot	Year Built	Days On Market	Available	Pending Sale
Circle C Central	44	2,831	\$ 111	1993	60	27	4
North	21	2,018	\$ 130	1996	48	6	5
Wildflower	17	2,313	\$ 125	2001	44	3	5
On The Park	3	3,455	\$ 114	1996	46	4	0
Vintage Place	4	3,159	\$ 117	2004	92	9	0
Hielscher	13	3,201	\$ 120	2003	65	19	4
West	19	3,379	\$ 123	2004	79	24	6
Park West	8	2,362	\$ 141	2001	50	3	1
Park Place	3	2,518	\$ 131	2005	47	3	0
Muirfield	5	3,966	\$ 154	2005	86	3	2
Enclave/Stone Creek	10	2,586	\$ 128	2006	65	11	1
Alta Mira	8	2,759	\$ 137	2007	92	5	3
Circle C Ranch Total	155	2,770	\$ 124	1999	62	117	31
% Change Mo/Mo	7%	1%	1%	0%	-8%	17%	-16%

Market Report data was obtained from the Austin-Multiple Listing Service (MLS) on 07/07/2008. 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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