



CIRCLE C RANCH

The Official Publication of the
Circle C Homeowner's Association

Newsletter

Volume 6, Number 2

February 2009

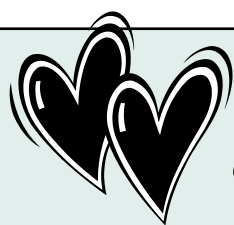
www.circlecranch.info

CCHOA Annual Meeting

The CCHOA will host their annual meeting on Wednesday, March 25, 2009, 6:30pm to 9:30pm at Kiker Elementary. Check-in will begin at 6:00pm, residents are encouraged to check-in early if possible. Please bring a photo ID to the meeting. There will be ballots available at the meeting if you have not yet voted.

Board Election

If you are interested in running for a seat on the Board of Directors (there are two vacant three year term seats up for election), you need to submit a Candidate Questionnaire to the CCHOA office by February 4, 2009. The Candidate Questionnaire can be downloaded from the HOA website or please contact the HOA office at 288-8663.



*Happy
Valentines Day*

Inside This Issue

Swim Center Announcements..... 5

Circle C Landscape..... 6

Development Update..... 7

Information Form..... 10

and much more!!

Early Voting Prizes

by Russ Hodes, Treasurer

The CCHOA board has decided to suspend the on-line voting until we can find another vendor with a more suitable application. Our unique weighted system of voting makes the entire process very complicated and difficult to manage from a web site. And, last year, we did not reach a quorum soon enough to start our annual meeting on time. So, this year, the board agreed to use those funds for **Early Voting Prizes**.

Every homeowner who submits a ballot or proxy, during each of the first three weeks in March, will be included in the drawing. The deadline for all entries will be 5:00 pm on Friday (March 6th, 13th, and 20th). On the following Tuesday, we will randomly draw two names to win either an LCD TV or an Apple iPod.

You will still be able to supersede your original ballot or proxy with a new ballot at the annual meeting, if you need to. We won't have any early voting prizes for the week of the annual meeting (Wednesday, March 25th).

The full details and rules are posted on the CCHOA web site, and reminders will go out in our annual neighborhood Directory, your meeting packet and in your next assessment mailout. Early Voting Prize rules include:

1. Board members, Employees and their immediate family are not eligible.

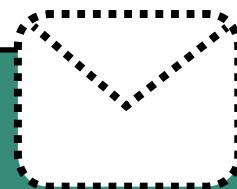
2. One prize per family (regardless of how many lots are owned).
3. CCHOA must receive your valid ballot or proxy before 5 pm, on one the following Fridays: March 6, 13 and 20.
4. No rollovers; only ballots submitted during the week of each drawing are eligible.
5. Winners will be notified by the following Tuesday.
6. CCHOA reserves the right to make all final decisions or substitutions.

We realize that many members will withhold their ballots until the end of the annual meeting, so that they can hear from each of the candidates for the director's positions. You can still do that as well.

We will also have a **Raffle** for prizes which will be given away at the start of the annual meeting (6:30 pm), (8:00 pm), and at the end of the meeting (9:30 pm). Board members and staff are not eligible for the Raffle, either. You must be present to claim a raffle prize. Please read and fill-out your ballot or proxy very carefully. You can get a new ballot or proxy at the CCHOA office or at the annual meeting, but don't wait. Call the CCHOA office to ask questions if you aren't sure how to fill it out! To reach our quorum, we need 10% of the membership to either vote or sign-in at the annual meeting.

Go Green, Go Paperless

Sign up to receive *The Circle C Ranch Newsletter* in your inbox. Visit PEELinc.com for details.



CIRCLE C RANCH

CCHOA Numbers

HOA Mgmt Office	info@circlecranch.info or 288-8663
Financial Office.....	451-9901
Aquatics Director.....	288-4239
Newsletter Publisher	
Peel, Inc. Sales Office.....	512-263-9181
Adv./Kelly Peel ..advertising@PEELinc.com, 512-263-9181	
Circle C Amenities	
Circle C Café.....	288-6058
Circle C CDC.....	288-9792
Circle C Swim Center	288-6057
Circle C Tennis Club..General@CircleCTennis.com, 301-8685	
Sub Association Info:	
KB Enclave and Fairway Estates HOA	
Kim Bigley, CMCA, Manager	347-2888
Parkwest HOA	
Goodwin Management	502-7509
Streetman Enclave HOA	
Camille Belcher.....	646-6710
Muirfield HOA	
Sara Huff	219-1927



Thank You!

The children of the Ronald McDonald House and their families would like to Thank You for your kind donations!

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/>

2009 Board of Directors

Rob Johnson.....	President
Steve Urban.....	Vice President
Cynthia Moreland	Secretary
Russ Hodes.....	Treasurer
Jason Bram.....	Development Officer
Cindy Groves	Board Member
Mary Goehring.....	Board Member
Contact Information	Email: directors@circlecranch.info



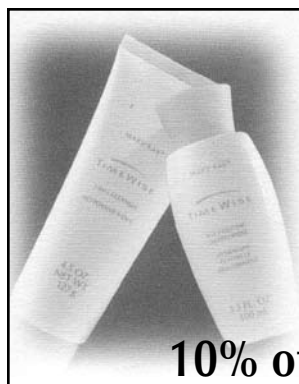
Mai Orthodontics
Mai Ferrara D.D.S., M.S.

Complimentary Initial Exam

6012 W. William Cannon Drive, Suite D-103
Austin, Texas 78749
Phone: 512.892.1188 • Fax: 512-892-0063

IMPORTANT NUMBERS

City of Austin Solid Waste.....	974.1945
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



MARY KAY®

Anne Derfler
Independent Beauty Consultant
11013 Pairnoy Lane
Austin, TX 78739
512-394-1719
aderfler@marykay.com
www.marykay.com/aderfler

10% off ALL orders!

Nobody has sold more homes in Circle C Ranch than Jaymes Willoughby

How has he done it?

With the integrity, knowledge, and customer service you'd expect from an expert with 24 years of experience in Austin real estate. But even more than that, Jaymes Willoughby knows Circle C real estate because he's lived in Circle C for 15 years.



**If you're buying or selling in Circle C, choose
the agent your neighbors have trusted.**

Keller Williams Realty • Three Barton Skyway
1221 S. Mopac, Suite 120 • Austin, Texas 78746
www.MetroAustinHomes.com

512-347-9599 x105

FEBRUARY
Contractor
of the
Month

State Farm Insurance

Bridgette Hearne - Agent

Local Circle C Insurance Specialists

512-441-3704

The Jaymes Willoughby Team works with home improvement contractors every day, from plumbers to window washers, to landscape gurus. We know who's reliable, and who can't be trusted. Check back here every month to find the name of someone who we think is one of the best!

Not intended to solicit properties currently for sale.

CCHOA News

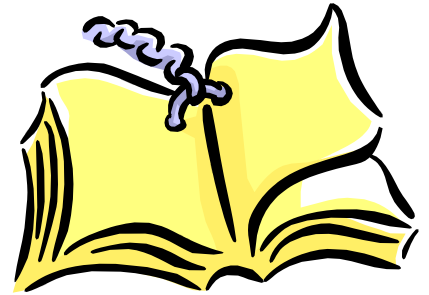
Deed Restriction News

Submitted by Denise Nordstrom, CCHOA Manager

The HOA staff drives 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@circlecranch.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.circlecranch.info/documents/AssociationDocuments/DeedRestrictions/CCHOA-DeedRestrictionPolicy2003.pdf>



2009 Directory

We will be collecting **new** or **updated** information for the 2009 Homeowner Directory now through February 6th. In order to be included in the directory we **MUST** have a Homeowner Information Form on file (form included in this newsletter). You can fax to 288-6488 or mail to 5919 La Crosse Ave, Suite 100 Austin, Texas 78739.



Amelia Bullock

REALTORS

Hire a Veteran

Experience and Expertise count in a difficult marketplace.

We have over 63 years of successful combined experience
(Mickey- 37 years & Pattie 29 years)

Amelia Bullock Realtors has over 40 years of successful experience in the Austin Real Estate "trenches."

Why not trust your largest asset with those who have successfully weathered all the storms in the financial marketplace?



Mickey Goldwater,
GRI, AHWD
512.970.7179



Pattie Cabrera Webster,
CRS, ABR
512.924.9923



We give 3% of our commission as a donation to the St. Louise House for the care of Homeless Women and their Children

"We Bring Home Results"



CCHOA News Continued

Circle C Swim Center Announcements

Submitted by Brandon Ducote

There has been a lot of activity at the pool, despite the cold temperatures that we have seen lately! We are currently hosting the St. Andrew's high school swim team from 4:30pm-6:30pm Monday – Thursday until February 12th. We also had the Bowie high school team working out here in December when their pool was unavailable. It is great to be able to host these competitive teams and to see the students benefit from the use of this great facility.

In addition, we are now offering youth swim conditioning clinics with Josh Bellury. These clinics are intended for competitive swimmers who are seeking to improve their strokes and their times. Josh is an excellent coach with experience in enhancing swimmer performance through technique and cardiovascular training. Josh will also be offering beginner level swim lessons for primary and middle school swimmers from now until the summer season begins.

We are also offering an adult swim conditioning class from 8am-9am on Tuesday and Thursday mornings coached by Sarah Hahn for adults that want to improve their swimming confidence and endurance.

Over the course of the winter months, we have been busy at the pool with repairs and improvements. We have replaced the old wooden picnic tables with and the worn out lifeguard umbrellas. We now offer membership card access to the volleyball and basketball courts for when the pool is not open. A card reader at the parking lot side gate allows members with a valid ID card to swipe in and unlock the gate. We now have WI-FI at the facility and our security system with improved lighting is in place. As the majority of the facility is exposed to the weather throughout the year, our restrooms and maintenance areas required repairs to doors, framing, and fixtures, which we have addressed.

Due to federally mandated legislation, we will be closing the facility from February 13th through March 16th (First day of Spring Break for Austin ISD) in order to install pool drains that are compliant with regulations put in place by Congress last year. We apologize for any inconvenience this may cause.

We are already gearing up for the warmer months ahead and are in the process of completing the schedule for swim lessons and summer programming. The Circle C Seals are also getting ready for the 2009 summer league, and if you have any questions about their program you can visit the Seals web site at www.ccseals.org. Registration for the Seals will begin in March. If you have any suggestions or comments, please feel free to email them to aquatics@circlecranch.info! We will be offering lifeguard certification classes the first weekend of Spring Break, March 13th-16th. If you are interested in working at the facility over the 2009 summer season, we will be looking to fill lifeguard, swim instructor, and front desk positions following spring break.

Stay warm, keep swimming, and we'll see you at the pool!

The Chiropractor at Circle C

ZYGMONT FAMILY CHIROPRACTIC

Greg Zygmunt, D.C.
Over 20 years of experience

GREAT HOURS!

Monday - Friday 8am–1pm

2:30pm–6:30pm

Saturday 9am–2pm

Zygmunt Family Chiropractic
welcomes Nationally Certified
Therapist of Massage, Karen F. Moss,
specializing in chronic pain relief.

288-5502

5900 W Slaughter Ln Ste. 480

Escarpment Village Shopping Center
(Off Mopac & Slaughter)

After Hours / Emergency Care
228-0219

**We are an environmentally
friendly GREEN clinic!**

www.zygmuntfamilychiropractic.com

CCHOA News Continued

Circle C Landscape

Submitted by Susan Hoover

For the month of February, Circle C Landscape will be finishing up the winter trimming and putting new mulch in the beds. We will have completed a pre-emergent weed treatment on the turf and beds as well. And, we will begin some of the preparation work for the landscape improvements that have been approved by the CCHOA Board of Directors for 2009.

The improvements include irrigation upgrades and adding some water sources in order to increase our irrigation efficiency in several areas. We will also be improving turf areas and upgrading beds throughout Circle C. Other improvements will include replacing landscape lighting, particularly in the Slaughter Lane area. The improvements will be scheduled on a regular basis throughout 2009.

As far as home landscaping goes, now is the best time to trim back any perennials and prune trees. We have had oak wilt in several

areas in Circle C over the past year, so if you have any worries about your live oaks, we recommend that you have them evaluated by a certified arborist. Also, many of the area stores will be advertising fertilizers. We advise that you wait until the lawn starts growing and you have mowed two times on new growth to fertilize your lawn. Dormant lawns cannot uptake the fertilizer and it dissipates and runs off if you put it on too early. We generally fertilize around the end of March or early April.

Also, we have continued to be in what everyone is calling an "exceptional drought", which is one stage beyond an "extreme drought". If we haven't gotten any good rains through the end of January, make sure that you water your vegetation regularly through the winter. You need about 1" per month. If you have new trees, give them a deep soak at least once this month.

Thank you

Circle C Residents

Your generous donations to the Capital Area Food Bank during the holiday drive resulted in supplying 2500 meals for hungry families throughout Central Texas. For a family of four, your food will supply them three meals per day for about seven months!!

Thanks to everyone who contributed.

City of Austin

Solid Waste Services

The City of Austin recently raised their rates for solid waste services. Details can be found at: <http://www.ci.austin.tx.us/sws/rates.htm>.

CIRCLE C DENTAL



\$300 off INVISALIGN with FREE WHITENING

Start the New Year with a new healthy smile!

Bring this offer to your next visit to receive \$300 off a full comprehensive Invisalign case. Additionally, once your Invisalign treatment begins, you will receive FREE TEETH WHITENING, a \$260 value. Offer expires 3.01.09.

512-301-BITE (2483)



CALL NOW TO RESERVE YOUR APPOINTMENT

9600 Escarpment Blvd, Austin, TX 78749

Conveniently located at Escarpment Village, near Starbucks

www.CIRCLECDENTAL.com

CCHOA News Continued

Barking Dog Complaints

The Association receives quite a few barking dog complaints from residents. The current policy of the HOA is to send a cooperative letter to the owner making them aware that their dog(s) barking is a nuisance to their neighbors. In order for the HOA to send a letter, we MUST have the correct address and specific dates and times the dog(s) are barking. We recommend that you first talk to your neighbor about their dog(s) – perhaps they are unaware that the dog(s) are a nuisance.

A resident may also choose to file a complaint with Municipal Court at the City of Austin. City of Austin code states: Section 3-3-9 Noise by Dogs

It shall be unlawful for any person to keep or harbor any dog which makes frequent or long, continued noise which is disturbing to persons in the neighborhood who have normal nervous sensibilities.

You may obtain more information by calling Municipal Court at 974-4800.

Development Update

Submitted by Jason Bram, Development Officer

Children's Courtyard - Many of you have probably already noticed that construction has begun on the Children's Courtyard site located between Kiker Elementary and the Child Development Center on La Crosse Lane. There will be two driveway cuts off La Crosse and a re-design of the center median allowing for right and left turns into the complex. Children's Courtyard has met with Kiker to discuss safety precautions they will take to ensure the safety of children walking or biking to and from school. Construction traffic will be prohibited from 7:30am to 8:00am and from 2:30pm to 3:00pm. Construction should be completed by July.

Stratus Properties – Planning has begun for Parkside Village which will be a retail development on Tract 107, on the southwest corner of Mopac and Slaughter Lane. The project consists of 80,000 square feet and will include a 34,000 square foot Alamo Drafthouse Theatre. Construction is set to begin in March 2009 and finish in January 2010. For more details about this tract and other tracts owned by Stratus Properties, visit <http://www.stratusproperties.com/properties.asp?prop=circlec>



Divorce Options

An educational seminar for individuals facing divorce

Presented by
Independent Collaborative and
Family Law Attorneys

Amanda Andrae | 512.382.2989
Catherine Benouis | 512.479.7990
Amy Lambert | 512.472.1919
Cristi Trusler | 512.481.0330
Melissa Williams | 512.477.5448

the next **DIVORCE OPTIONS** seminar will be held on
Thursday, January 22, 2009
6:00 p.m. – 7:30 p.m.

Mira Vista Building
2705 Bee Caves Road, Suite 300, Austin, Texas 78746

Divorce Options is an informational session about various divorce process alternatives available in Texas, followed by question and answer time.
No individual advice will be given.

Limited space available; reserve your spot by calling Erika at 512.477.5448

For more information: www.texasdivorceoptions.com

"The tool I recommend most? The telephone."

Use it to call Mr. Handyman.

Carpentry
Tile/Grout
Doors/Windows
Gate/Fence Repair
Drywall/Texture
Caulk/Weatherproofing
Wood Rot/Siding
Crown Molding



\$25 to \$50 OFF
\$25 OFF valid for 4 hours worth of service
or \$50 OFF valid for 8 hours worth of service
Other valid one time per household. Inactive at participating locations only.
Not valid with any other offer.
512-282-5700
LIMITED EXPIRATION Other Expiration: 1/2009

Mr. Handyman
On time. Done right.™

www.mrhandyman.com

Mr. Handyman is a member of the Service Brands International family.
NCSA FOUNDATION
100% SATISFACTION
Mr. Handyman
Fully Insured: General Liability and Workers' Compensation.



RICHARD KARN
TV star and "home improvement guru."

CCHOA News Continued

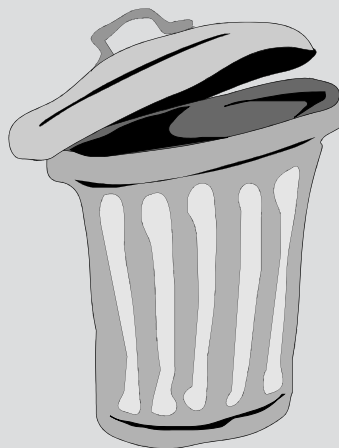
Back to the Courthouse

Recently, a lawsuit was filed against the Association by a group claiming to represent some of the homeowners that back up to Escarpment. Since these homeowners chose not to put their names on the lawsuit, we have no way of knowing who they are or how many have joined the suit. Our insurance company has hired a local attorney to defend the Association, and the Board is working with the attorney in preparing the defense.

The unnamed plaintiffs claim that the Association owns and is financially responsible for maintaining the fence that runs along Escarpment and serves as the back fence for all of the homes that back up to the street. The Board has been in discussions with all of the homeowners along Escarpment over the past few years. The Board offered a compromise to the affected homeowners. Some agreed, but apparently those who filed the lawsuit do not.

While the lawsuit is pending, the Board will not be free to discuss the matter with our members. We ask for your support as we face this unpleasant task, and for your assistance should our attorneys need to ask any questions. In the meantime, rest assured that the Board takes this matter very seriously, but it in no way threatens the overall stability of the Association.

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, in your garage or behind shrubbery. 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.



- * Repaints - Interior, exterior, and much more
- * Free on-site estimates
- * Established company for 17 years
- * BBB member
- * Painting, staining, and popcorn ceiling removal

Please contact Robby Chapman at 512-632-5990 with D&W Painting, Inc. or by email - robby@dwpainting.com

We look forward to helping you create your perfect home!



It's 2009!

The Perfect Time

to give your tubs and countertops a facelift!

We can resurface:

- Bathtubs
- Tile
- Showers
- Countertops
- Laminate & Cultured Marble*

We can also:

- Repair Tub & Sink Chips
- Install Grab Bars
- Install the EasyStep
- Tub to Shower Conversion*

5 Year Warranty

Call for free estimate today!

512-467-8812

To reach your local
Miracle Method office.



Miracle Method
SURFACE RESTORATION

www.miraclemethod.com

*Special Offer
Call Now!*

SOLD IN 1 WEEK!



December 2008



5045 China Garden Dr.

“We had our home on the market with another top agent in the area, but after six weeks, they had failed to sell the property. We were referred by a friend to Goldwasser Real Estate and told that they were the best in the business.

After meeting with our Goldwasser agent and learning about the Maximum Value Home Selling System™, we wished we had gone with them in the first place! They took us through the process, including staging the home and having it pre-inspected.

Their top-of-the-line marketing produced an offer in just one week! That's saying a lot in this market. We love Goldwasser Real Estate! ”

—Therese Bramuchi and Mark Tanski



**Get Up to 5% to 15%
More Money for Your Home™!**
Call **800-882-7716**, code **6137**
for 24-hour recorded information.

www.GoldwasserRealEstate.com

Maximum Value Home Selling System™ and Get Up to 5% to 15% More Money for Your Home™ are trademarks of MaxAvenue and are used with permission.

CIRCLE C RANCH

CIRCLE C RANCH HOMEOWNERS INFORMATION FORM

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

You must submit this form in order to be included in possible future Homeowner Directories.

LAST NAME: _____

FIRST NAME(S): _____
(Please print your name as you would like for it to appear in the directory.)

HOME PHONE: _____ WORK PHONE: _____

PHYSICAL ADDRESS: _____

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

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

_____ **DO NOT INCLUDE MY NAME IN THE DIRECTORY**

DATE OF CLOSING: _____ TODAY'S DATE: _____



CIRCLE C RANCH

Breaking News

Hugh Jackman Drinks Water!



Okay, this is a shameful ploy to get you to stop and read this about the water we use & drink (Last month's issue with "Brad"/ Don, was so successful I thought I would try it again), but what **is in our drinking water?**



Fluoride is a poison! Although you know its good for teeth development, **you may not know** it's bad to drink and after age 14 it is useless!



Heavy Metals are sometimes found in drinking water. Many times the plumbing systems are the contributors. (Lead based welding solder, nickel faucets, copper particles)



Micro-Organisms are often found like bacteria, viruses, nitrates, arsenic, and VOC's. Its obvious we don't want to drink any of that!



Chlorine is used to clean our water yet, it's still a poison. Do we really want to have ourselves and our children **drinking** a poison?

Most people buy **bottled water** thinking they are drinking safe water. There are 2 kinds of bottled water, 'Spring Water' **not** regulated By FDA, (Food and Drug Admin.) which can be any kind of water from any source and 'Purified Water' which is Regulated by the FDA, that is 99.6% pure water.

So you ask, "**How can I do something about this potentially harmful water?**". Well the solution is easy! We can install a 'state of the art' filter system under your kitchen sink that will give you up to 99.6% **pure water**-all for just pennies a bottle. You can still get the benefits of fluoride by brushing and rinsing in the lavatory and Chlorine still keeps the rest of your pipes clean and safe. By investing in a system from us, not only is it a safety choice, it is also a **GREEN CHOICE** ! When you invest in a system from us, we will also give you **Two** Reusable Metal Bottles so you can fill and refill with your new pure water, and quit buying bottled water. You can feel good about not contributing to our landfills. (*Many Cities, Seattle, San Francisco, NY to name a few, are trying to ban plastic water bottles altogether to keep there landfills from filling up needlessly!*)

Confused? It can be somewhat confusing, so what I am proposing is, Call us at **512 328-2000** and set an **appointment for us to come out and test your water** for Total Dissolved Solids and Hardness **FOR FREE**- just mention this newsletter. What do you have to lose? I promise no "high pressure sales"!

Sincerely, *Will Hawkins* The Water Guru



512-328-2000

ANY SERVICE
PLUMBING OR AIR CONDITIONING



CCHOA Clubs & Announcements

Getting Ready for Spring Gardening

Submitted by Bonnie Martin

February 26, 2009, 6:30-8:30pm

**Yarborough Branch, Austin Public Library
2200 Hancock Dr.
Austin, TX 78756**

The 2009 Gardening Series continues with discussion of how to start your garden and lawn off strong in spring. Learn how a little planning now results in healthier and more beautiful gardens all year, what makes plants thrive, and pruning and fertilization techniques to get perennials, trees and shrubs off to a strong start. We'll also cover lawn care, including the how and when of fertilization. Do your plants a favor and don't miss this great kick-off to spring gardening. This seminar is free and does not require reservations.

This seminar is presented by the Travis County Master Gardeners Association, a volunteer arm of the Texas A&M and Travis County AgriLife Extension Service. For more details, see <http://www.tcmastergardeners.org>.

Everything's Coming Up Roses

Submitted by Bonnie Martin

February 21, 2009 • 10am-Noon

Sunset Valley City Hall • 3205 Jones Rd.; Sunset Valley, TX 78745

Roses aren't just for Valentine's Day - they can bring color and sweet smells to your garden year round! Come attend this free seminar presented by the Travis County Master Gardeners Association on selecting and planting roses in your garden. We will be discussing Earth Kind Roses, a designation indicating high performance and outstanding disease and insect tolerance, as well as the basics of pruning and rose care.

Earth Kind is an important designation given to select roses by the Texas A&M University Agriculture program. Earth Kind Roses have been through rigorous statewide testing and evaluation by a team of horticultural experts and found to possess a high level of landscape performance and outstanding disease and insect tolerance/resistance. We will include illustrations of a number of Earth Kind Roses plus information on site selection, soil amendments, and bed preparations.

And just as important as selection is care for your roses. Pruning rose bushes is intimidating to many gardeners, but actually very good for the plants. Becoming an accomplished rose pruner takes time and practice. Learn about properly pruning plus the basics of rose care.

This FREE seminar is sponsored by the Travis County Master Gardeners Association in partnership with the AgriLife Extension, Travis County. For more information call (512)854-9600 and ask for the Master Gardeners desk or visit <http://www.tcmastergardeners.org>

No reservations necessary, just come!

"...sold my property in record time"

"...worked harder for me than anybody"

"...a pleasure to work with"

"... didn't compromise when it came to looking out for our best interests"

"...knowledge, resources and kindness"

"...very knowledgeable and professional about the entire process"



I'm a long-time Circle C resident who has helped hundreds of people throughout Austin buy and sell their homes. In this competitive market you need an experienced professional who can help you sell your home in minimum time for the best price. Contact me for a market analysis and my strategy to sell your home quickly.



REALTY ASSOCIATES

Kitty Fowler

Owner/Broker

Fowler Realty Associates

Mobile: 512.825.9109 | Fax: 512.301.6636 | E-mail: kittyfowler@austin.rr.com | Website: www.KittyFowler.com

CCHOA Clubs & Announcements Continued

Pajama Program Starting In Austin to Help Children In Need

Submitted by Linda Hunter

Pajama Program announces a new chapter of the non profit is now starting in Austin. Linda Hunter has been named the Chapter President of Pajama Program here to serve children in need in Austin. The Program provides new pajamas and new books to these children to create a warm, loving bedtime atmosphere for children who may not have a stable environment.

Linda's goal is to locate various "Receiving Organizations" where children in need are living such as shelters and group homes, while organizing local pajama drives and events to provide those children with new pajamas and new books.

Linda and her husband, CE have resided in Austin for 14 years. She has volunteered for years helping the abused women and children in shelters. She collects clothes and items monthly to take to them and has found out that people donate clothes but not pajamas. She records books for her grandchildren when they are small to install the love of reading. She believes there is nothing better than crawling in bed with a warm pair of pajamas and a good book.

"We're thrilled to work with Linda to first identify the need in Austin and then to help provide as many new pajamas and books to the children as possible," said Pajama Program founder Genevieve Piturro.

The Pajama Program provides new pajamas and new books to children in need. These children live in shelters and group homes and are shuffled between temporary living facilities. Many of them have been abused or abandoned, and have never enjoyed the simple comfort of having a mother tuck them in at bedtime and read to them. Since 2001 we have provided more than 210,000 pajamas and 110,000 books to children in need nationwide. Our segment on The Oprah Winfrey Show, which aired twice in 2007, helped us grow to 73 chapters nationwide!

For more information visit www.pajamaprogram.org.

Contact Info: Austin, TX: Linda Hunter – lindah@pajamaprogram.org – 512-301-1195; Pajama Program Headquarters /NYC: kathleen@pajamaprogram.org; 212-71 MY PJS (212-716-9757)

SUPERIOR PAINTING & WOOD ROT REPAIR

PROMPT - RELIABLE - AFFORDABLE - SINCE 1993

INT./EXT. PAINTING - SIDING REPLACEMENT
DOOR/WINDOW INSTALLATION - TRIM CARPENTRY

EXTENSIVE REFERENCES - FREE ESTIMATES
SATISFACTION GUARANTEED

SUPERIORPAINTING@CENTURYTEL.NET

512-426-8997

SUPERIOR SERVICE FOR YOU AND YOUR CAR

Kwik Kar®

LUBE & TUNE

Southwest



Family Owned and Operated

Mark and Jan Welp

During this time of economic uncertainty:

- Maintain the value of your car
- Enhance its reliability
- Increase its longevity
- Maintain or improve its performance

by doing the manufacturer's or industry recommended preventive maintenance (30K, 60K, 90K etc. services) including oil changes.

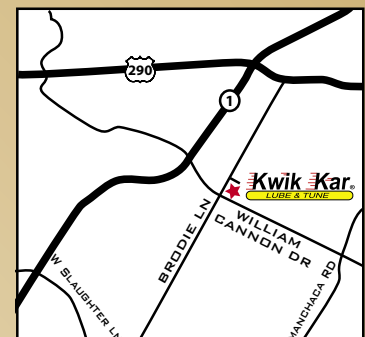
We perform these services and mechanical repairs with the most advanced equipment, tools, and databases in the industry. All our services meet manufacturer warranty requirements. We are AAA approved.

We provide services while you wait or you can drop it off. Courtesy shuttle service is available.

Coffee Bar • Children's Playroom

Hours:
8-6 Weekdays
8-5 Saturday

3416 W. William Cannon
Austin, TX 78745
512-891-7800



Enter from William Cannon or from Brodie at the car wash sign.



-- 2009 --

**SOUTH WEST AREA COMMAND
NEIGHBORHOOD WATCH TRAINING:**

***LEARN MORE ABOUT HOW TO SET UP
A NEIGHBORHOOD WATCH PROGRAM
IN YOUR NEIGHBORHOOD.***

2nd Tuesday of each month

6:30 p.m. – 8:00 p.m.

**Clinton Hunter SubStation
404 Ralph Ablanado**

(Between Congress and S. 1st Street - 1 block north of Slaughter)

*Jan 12th
Feb 10th
Mar 10th
Apr 14th*

*May 12th
Jun 10th
Jul 7th
Aug 11th*

*Sep 8th
Oct 13th
Nov 10th
Dec 8th*

***Coming to Escarpment Village
February 2009...***

Clavier-Werke School of Music South

***288-SONG
Music Lessons***



***Piano
Guitar
Voice
Violin
Cello
Drums***

***Conveniently located
across from HEB***

5900 W. Slaughter Lane #525

www.clavierwerke.com

***Visit our website to see teacher
bios and detailed information!***



CLAVIER-WERKE

Also offering

Kindermusik®

***For ages Birth To Seven Years
Spring Classes Now Forming
For more information including
Class times and registration
Visit www.kmbydeborah.com
Or call 261-5536
Deborah Foster, Director***

..."A good beginning never ends"

Circle C Amenities

Circle C Tennis Announcements

Submitted by Fernando Velasco

Circle C Tennis Club Members Donate Toys for "Blue Santa"



The Circle C Tennis Club hosted a Tennis Mixer in which players were asked to contribute toys for the "Blue Santa" Program. Twenty-four ladies participated and brought gifts for about 50 children.

Circle C Manager Named Senior Player Of The Year

Fernando Velasco received the "CATA Senior Player of the Year" from CATA upcoming president Ray Delk, during the Annual Meeting and Awards Night of the Capital Area Tennis Association held at the Courtyard Tennis Club on December 8, 2008.



Velasco is presently co-ranked #1 in Texas and #20 in the National USTA 65 and Over Singles Division. He ended up the year with a 32-10 win-loss record, winning the Mabry Major Zone, and the PTR National Championship. In addition, he was finalist in the World of Tennis Category II Championships, Houston Fall Festival, Walnut Creek Major Zone, Waco Major Zone, Horseshoe Bay Clay Court, and the Courtyard Classic Tournaments.

He was also a Member of the Texas Division Team that won both the 65 and Over Division and the Overall Team National Championship during the Intersectional Tournament held in Arlington in November. He was undefeated in the Singles 3 position and 1 Doubles.

We Love Trees

Jon Long
ISA Certified Arborist

- Professional Tree Pruning
- Tree Sales & Planting
- Storm Damage Cleanup
- Diseased Tree Removal
- Ball Moss Removal
- Brush Chipping
- Fully Insured
- Oak Wilt Diagnosis and Treatment Plans
- Alamo Tree Injections



We clean our equipment and use a pruning sealer to avoid Oak Wilt.

Now online at: WWW.OAKWILT-HELP.COM



Call Now to Schedule Your Pruning.

512-422-7234

segovia



Savor the Flavors of Spain in Austin

Join us for a unique meal at very reasonable prices

10 NEW VALUE LUNCH SPECIALS
\$6.50 - \$7.75 ea.

Live Music
Three Nights a Week!

December Music Lineup at Segovia

Thursday 4th 8pm	"ZeeRock and the Immigrants" – of the Red Elvis's ®
Friday 5th 8pm	'Phillip's Songwriter Series RoundRobin format'
Saturday 6th 7pm	'Stephen Bright ClassicalChristmas'
Saturday 6th 8pm	Chase and the Porchcats
Thursday 11th 8pm	" ZeeRock and the Immigrants –of the Red Elvis's ®
Friday 12th 8pm	"Phillip's Songwriter Series RoundRobin format"
Saturday 13th 7pm	'Stephen Bright ClassicalChristmas'
Saturday 13th 8pm	'Airolidi & Falleta' of South Austin Gypsy Jazz ®
Thursday 18th 8pm	' ZeeRock and the Immigrants' of the Red Elvis's ®
Friday 19th 8pm	'Phillip's Songwriter Series RoundRobin format'
Saturday 20th 8pm	'Airolidi & Falleta' South Austin Gypsy Jazz ®
Thursday 25th	Closed, Merry Christmas!
Friday 26th 8pm	'Phillip's Songwriter Series RoundRobin format'
Saturday 27th 8pm	'Chase and the Porchcats'

CCHOA Clubs & Announcements *Continued*

Chef Jaime Arevalo www.circleccatering.com

Check out our new & improved web site.

Cafe @ Swim Center #288-6058
5919 LaCrosse Ave

NEW Hours: Monday-Saturday
3pm-8pm, Closed Sunday

Serving hamburgers, salads, pizzas
and nightly gourmet specials.

Deliver is always FREE in Circle C!

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!!!

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

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.

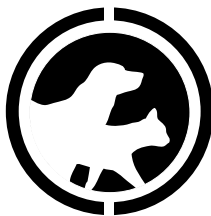
Business classifieds (offering a service or product line for profit) are \$65, limit 40 words, please contact Peel, Inc. Sales Office at 512-263-9181 or advertising@PEELinc.com.

February is Dental Month

In celebration of National Pet Dental Health month, we are offering **15% off dental cleanings.**


Call today to schedule an appointment.

ESCARPMENT VILLAGE
NORTHWEST CORNER BLDG. H
Next to Austin Scoops & Maximum FX Salon



**CIRCLE C
ANIMAL
HOSPITAL**

We will treat every person and every pet with the kind of gentle care and respect you'd want for a member of your family.



AUSTIN TELCO

FEDERAL CREDIT UNION

WWW.ATFCU.ORG 512.302.5555

Free Checking 200+ Free ATMs

HOME EQUITY LOANS		AUTO LOANS		COMMERCIAL REAL ESTATE LOANS	
15 YEARS	4.95% APR*	5 MONTHS TO 99 MONTHS	4.85% APR*	15 YEARS	5.99% APR***
10 YEARS	5.40% APR*			10 YEARS	6.29% APR***
5 YEARS	5.75% APR*	72 MONTHS	5.20% APR*	5 YEARS	6.49% APR***

MONEY MARKET



\$75,000 to \$124,999	2.48% APY****
\$125,000 to \$174,999	2.68% APY****
\$175,000 and Above	2.89% APY****

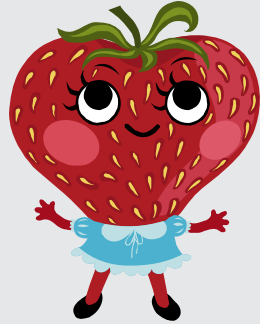
SHARE CERTIFICATES

12 MONTHS	3.29% APY****	3.44% APY****
24 MONTHS	3.55% APY****	3.75% APY****
36 MONTHS	3.65% APY****	3.85% APY****

*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. ***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. Please call for details. ****Annual Percentage Yield. Penalties for early withdrawal may apply. Actual rate may vary depending on credit qualifications. All APRs, APYs and terms are subject to change without notice. This credit union is federally insured by the National Credit Union Administration.

14 METRO LOCATIONS



I ♥ my Community!

Kiker, Clayton and Mills Elementary, in conjunction with your **Escarpment Village H-E-B** would like to invite you to participate in a fund-raiser for these local Elementary Schools. H-E-B will donate 50 cents for every package of Chocolate covered strawberries purchased from :

Saturday, February 7, 2009 through Saturday, February 14, 2009.

The Following packages are included in this promotion:

- Regular 4pk Chocolate Covered Strawberries- \$5.99
- Regular 8pk Chocolate Covered Strawberries- \$9.99
- Gourmet 4pk Chocolate Covered Strawberries- \$8.99
- Gourmet 8pk Chocolate Covered Strawberries- \$16.99

This promotion is only available at your Escarpment Village H-E-B!

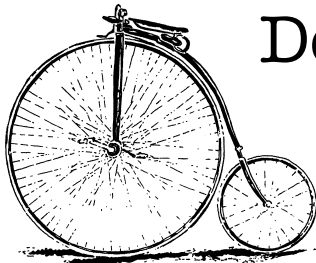
No limit on the number of packages that can be purchased!

Please submit this coupon to your cashier for proper Credit.

☐ Number of Pkgs. Purchased ☐ Cashier Number
☐ Kiker Elementary ☐ Clayton Elementary ☐ Mills Elementary

Thank you for your participation in helping our community grow.

**H-E-B – Austin 28
5800 W. Slaughter Lane
Austin, Texas 78749
Phone: 512-301-9770**



the soup peddler™



**RESTAURANT POLL 2008
"BEST SOUP"**

Delivers to your neighborhood!
soups, entrees, salads & desserts

See what's cooking next week at...

souppeddler.com

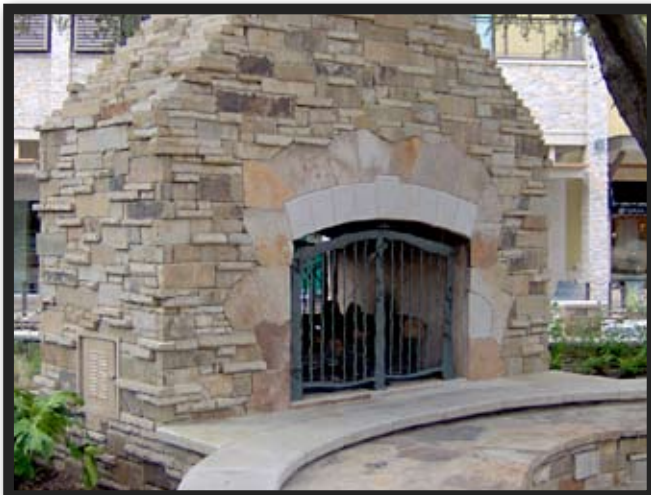
Enter coupon **PEELCCR** for \$5
off a \$25 order

Expires 3/15/09

Check us out at: **WWW.SCO-BAR.com**

RESIDENTIAL AND COMMERCIAL HARDSCAPE SPECIALISTS

9413 NEILS THOMPSON, AUSTIN, TX 78758 • 512-873-7784



NOT AVAILABLE ONLINE

Country Cottage Pet Resort
Pam Boxberger
Circle C Resident
512-470-1900
**available for local transportation*
Luxury Boarding

Special Care for Special Pets

The Villa
8x8' A/C Suites
Covered Patio
20' Private Yard

Tiny Town
for Small Breeds
4x5' A/C Suites
3 Indoor Furnished Playrooms

Playcare
Huge Interactive Outdoor Areas

Mon Tues Thurs Fri: 8-10am • 12-1pm • 5-6pm • 8pm Sharp
Wed & Sat: 8-10am • 8pm Sharp
Sun: 5-6pm • 8pm Sharp

Country Setting
On-Site Owner

830-606-7387
www.countrycottagepets.com



- Grades 3-8
- Students learn to think critically and globally
- Singapore math, robotics, lab sciences, Spanish, classical English and history
- Small class sizes

Learn more about Morgen Academy...

Admissions Information Session
Sunday, February 8th, 3-5pm

Spring Break and Summer
Singapore Math Camps!
Central, Westlake & Oak Hill
Enroll Now — Space Limited

For more information, call today!
512.940.4644
www.morgenacademy.org

NOT AVAILABLE ONLINE

**Does your Sunday morning
worship music entertain or
does it uplift the Gospel?
Do you know the
difference?**

"...one of the best books out there on the worship
music debate—this book will change your thinking..."

It's All About HYMN:

*Essays on Reclaiming Sacred and
Traditional Music for Worship*

By Church Musician, Classical Guitarist, and
Author Donn LeVie, Jr.

CIRCLE C SPECIAL – 20% OFF

When ordered from www.kingscrownpublishing.com

Only \$13.60 (plus tax and shipping)

All copies personally autographed by the author
Wholesale (40%) quantity discount available to churches

MARDI GRAS!

**THE BEST PARTY IN TOWN
TUESDAY, FEB. 24TH**

LIVE CAJUN MUSIC WITH
Erik Hokkanen and friends 6:30-close
**HOT BOILED CRAWFISH, ABITA BEER
and DELICIOUS HURRICANES
THE BEST CAJUN FOOD IN TOWN!**

Cypress Grill
*Cajun * Seafood * Cocktails*



Laissez les bon
temps roulez!



4404 W. Wm Cannon, Ste L
Right off Mopac,
next to Gold's Gym

358-7474 - www.cypressgrill.net

CIRCLE C RANCH



Circle C Ladies Bunko Group Looking For New Members

Awesome group of ladies meet the first Wednesday of each month for bunko, food, cocktails and lots of socializing! If you are looking for fun and new friendships, contact Kim at 699-1964
Hurry...only 2 spots open!

Affordable Health & Life Insurance for Individuals & Families



- Health Insurance coverage tailored to your needs
- Coverage stays with you regardless of job status
- 24-hour, worldwide coverage**
- No hospital pre-authorization required
- Your choice of doctors and hospitals

James Vercher
Licensed Insurance Agent
www.naseweb.com/jamesvercher
jvgvee@yahoo.com

Don't Delay, call Today!
512-925-7024

Insurance Plans are underwritten by The MEGA Life and Health Insurance Company, a HealthMarkets® Company. Administrative office: N. Richland Hills, TX. Exclusions and limitations apply. * Optional plans require additional premium. ** Unless covered by any Worker's comp or similar plan. For first 30 days of travel. Plans vary by state. (Group Policy # 25875, 25876, 25877, 26025 and 26026 or state variation) Association group plans, where available, require association membership. M/NATL0882 Exp 05/09

BALLROOM
LATIN
SALSA
COUNTRY
SWING

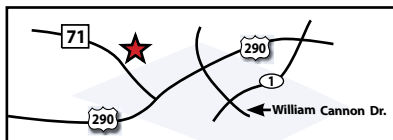
Gift Certificates Available

Group Classes & Private Lessons Offered

512.215.0093

www.RhythmicMotion.com

NOW OPEN IN OAK HILL



Located at the "Y" in Oak Hill
7010 W. Hwy. 71 Suite 165
Austin, TX 78735

NOT AVAILABLE ONLINE

How Clean Are Your Floors?

**REJUVENATE your Stone and Grout
surfaces to make them NEW again!**

- Marble, Travertine, Polish, Hone, Clean & Seal
- Ceramic Tile Cleaning & Sealing (Color Seal)
- Scratch or Lippage (uneven tile) Removal
- Carpet Cleaning
- Upholstery Cleaning
- Residential & Commercial
- 1 yr, 3 yr or Lifetime Warranty on Sealed Surfaces

**Holiday Special
FREE CARPET
CLEANING***

*With Tile or Stone Cleaning & Sealing. Must Present This Card.
Minimum 400 sq. ft. required. Call for details.

View Client Testimonials at:
www.go2468.com/ideal

512-402-4136

9600 Escarpment Blvd.
Suite 745-112
Austin, Texas 78749

www.IdealCCR.com

Bowl for Kids' Sake

Submitted by Connie Anderson

It's almost time to lace up your bowling shoes, don your Mardi Gras attire, and roll a strike to benefit Big Brothers Big Sisters of Central Texas (BBBS). For more than 25 years, Bowl For Kids' Sake (BFKS) has been Big Brothers Big Sisters' largest annual fundraiser. To thank participants for their contributions, BBBS hosts a free, fun-filled bowling party with team prizes! The 2009 Mardi Gras themed celebration (PG rated) will be held at Highland Lanes on February 27th, 28th, and March 1st.

Big Brothers Big Sisters mission is "to help children reach their potential through professionally supported, one-to-one relationships." This year BBBS of Central Texas has served more than 1,500 children and has been "ranked among the top five [agencies] in the country!" This success wouldn't be possible without community support, especially that of BFKS participants. "One hundred percent of the proceeds support the recruitment and screening of volunteers, and the professional support staff that check in with each child, parent, and volunteer on a regular basis."

If you were unable to attend the kick-off party, there are several ways to be a part of Bowl For Kids' Sake. Gather your friends, family, neighbors, and coworkers to form a team of five (maximum)

or register individually at <http://austinbown.kintera.org>. The registration deadline is February 19th. There are also corporate sponsorship opportunities and group/industry bowling sessions listed on the website. For more information about BFKS or the Kick-Off Party, contact Meghan Jones by phone at 512-472-5437 or email at meghan@bbbscentraltx.org.



Got Botox?

Great Gift for Any Occasion!

\$10.00 off first treatment

(Mention this Ad)

Texas College of
Traditional Chinese Medicine

445-4444

www.austinacupuncture.com



Insurance Accepted

Southwest Pediatric Associates introduces
our newest Pediatrician, Dr. Siv Fasci.



Siv Fasci, MD Kelly Jolet, MD Haydee Rimer, MD Vaishalee Patil, MD

For an appointment call 512-288-9669



"With you... every step of the way"

7900 FM 1826 Suites 180 & 220

Austin, TX 78737

www.swpedi.com

Cat Tracks

Of the 36 species of wild cats in the world, 7 species roam North America, and only 2 range widely in the state of Texas. In the desert mountain ranges of West Texas, the dense brushlands of the Rio Grande Valley, and parts of the Edwards Plateau in Central Texas, the mountain lion is the top predator. Preferring heavily wooded uplands and bottomland forests, as well as the rocky limestone regions of the Edwards Plateau, the bobcat is present throughout Texas.

A large, long-tailed, unspotted cat, the mountain lion has a lithe, muscular body covered in short, tawny fur with darker markings on the face, ears, and tip of the tail. Also known as the cougar or puma, mountain lions can run up to 43 mph, leap 20 feet from a standing position, and jump a distance of 16 vertical feet! Unlike other big cats, they cannot roar, but they do purr like their close relative, the house cat. They can grow up to eight feet long, weigh up to 150 pounds, and can kill prey to up seven times their body weight. Their diet consists chiefly of large and small mammals, and although mainly solitary, they will come together to mate.

A medium-sized cat with a spotted and barred gray to reddish brown coat, black-tufted ears, and a stubby tail, the bobcat inhabits more of North America than any other wild native feline. With its flexible body measuring up to three feet long and weighing up to

Nature Watch

by Jim and Lynne Weber

30 pounds, it also depends on surprise to ambush and kills its prey. It prefers to eat a wide variety of small mammals and is more of a generalist predator than its relative the mountain lion. While the bobcat is highly adaptable and in most areas has learned to cope with the inroads of human settlement, both the bobcat and the mountain lion face threats due to hunting by humans as well as from habitat loss and fragmentation. Little has been learned about these wild cats due to their stealth and mainly nocturnal habits, and while fairly common, they leave little evidence of their presence. Often the only evidence that presents itself is a set of tracks.

While the front tracks of felines (such as mountain lions and bobcats) and canines (such as coyotes and foxes) are larger than the hind tracks, there are some key differences that can aid in proper identification. Cat tracks do not usually have claw marks as their claws are retractable, and only show when they are pouncing or running. In terms of their palm pad, cats have three lobes on the hind edge and two lobes on the leading edge, where dogs have two lobes on the hind edge and one lobe on the leading edge. Lastly, the two front middle toe pads of a cat are not aligned as they are in a dog track, and the positioning of the leading toe pad can help you identify a left from a right foot. If the toe that is furthest forward is

(Continued on Page 25)

Discount RATES without discount SERVICE.



It's no accident more people trust
State Farm to insure their cars.
Call today.

Lee Ann LaBorde, Agent
8400 Brodie Lane, Suite 105
Austin, TX 78745-8161
Bus: 512-282-3100
lee.a.laborde.b32a@statefarm.com
Se habla español

LIKE A GOOD NEIGHBOR



STATE FARM IS THERE.®

Providing Insurance and Financial Services

State Farm Mutual Automobile Insurance Company (Not in NJ), Bloomington, IL

P040034 12/04

BETTER FOOD. BETTER VALUE.

Maudie's
TEX-MEX

9911 BRODIE LANE, 280.8700
WWW.MAUDIES.COM

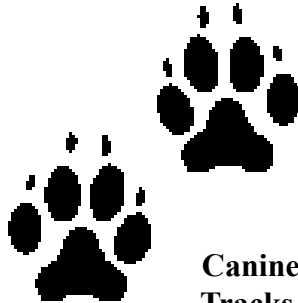
Nature Watch - (Continued from Page 24)

on the right, the track is made by the left foot, and if it is on the left, the track is made by the right foot. Needless to say, the tracks of a mountain lion are generally larger than that of a bobcat (roughly 3-4 inches wide versus 2-3 inches wide). However, a large bobcat can splay its foot over 3 inches, and in those rarer cases the size of the palm pad is used to determine which feline left the tracks.

While you may never actually see a mountain lion or bobcat in Central Texas, you can be sure these magnificent animals are present. Tracks and signs are everywhere, and if you spend the time to study them, they can tell you much about the secret lives of these elusive felines!



**Left Front Feline
Track**



**Canine
Tracks**

Send your nature-related questions to naturewatch@austin.rr.com and we'll do our best to answer them.

Doug's Garage Door Service

The service man you can trust!

Family owned and operated since 1984



Free Estimates

Custom Steel and Wood Doors

Residential/Commercial

Repairs

Openers

For Service/Sales
Contact Doug Yoder: **512.282.6238**

Sudoku

The challenge is to fill every row across, every column down, and every 3x3 box with the digits 1 through 9. Each 1 through 9 digit must appear only once in each row across, each column down, and each 3x3 box.

			6					
	5	1			9	3		
					5	1		
6				5				4
			3					
	9				7		1	5
					1	4		
	8			7			6	
3		4					2	

*Solution at www.PEELinc.com

© 2007. Feature Exchange

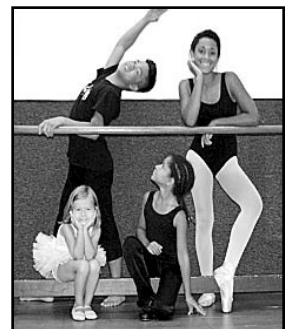
ENROLL NOW FOR OUR SUMMER CAMPS AND CLASSES

Dance Classes For All Ages

Ballet • Tap • Jazz • Lyrical • Hip Hop

REASONS TO CHOOSE OUR STUDIO

- 1. Facilities:** Our specially designed floors reduce fatigue and prevent injuries.
- 2. Family Values:** We use appropriate costuming and carefully select music to ensure wholesome family entertainment.
- 3. Experienced Faculty:** Our teachers are all highly trained professionals who have many years of experience and attend continuing education to remain current with new trends.
- 4. Observation Windows:** Watch your child's progress.



**Brand New
to Dance?**

D'Ette & Co. Dancers

1807 Slaughter Ln., Ste. 325
Austin, TX 78748
512-292-3772
www.dettedancers.com

Call for our free information
**"4 Things Every Parent
Should Know Before
Choosing A Dance Studio"**

February is American Heart Month

Submitted by Karen Behrend

February is American Heart Month! Here are some facts and tips to help you keep your heart healthy and help prevent Heart Disease.

COOL HEART FACTS:

- o The heart beats 2.5 billion times in a lifetime (65 yrs) (if you take care of it, maybe more!)
- o It takes 23-24 seconds for a drop of blood to circulate through the entire body
- o Your body pumps 1 million barrels of blood in a lifetime!
- o Your body has 60,000 miles of blood vessels
- o Every day over 650 Americans have coronary bypass surgery.

RISK FACTORS:

I. Unalterable Risk Factors you CAN NOT change:

- o Family History (father/brother had heart disease before age 55, or mother/sister

before age 65).

- o Gender (men have a higher risk)
- o Age (Men over 45 and Women over 55 are at increase risk)

II. Risk Factors you CAN alter:

- o High Blood Pressure (three readings at 140/90 in a month, see your doctor)
- o Smoking (#1 preventable cause of heart attacks in the US. Smokers have a 70% great risk than nonsmokers). Tough habit to break, but sooner or later you will quit!
- o Cholesterol (Blood cholesterol of 200 mg/dl is desirable, 239 mg/dl is borderline and 240 mg/dl+ is high) Know your numbers and get a complete breakdown of your total cholesterol, HDL, LDL and Triglycerides. Have your doctor explain the numbers to you!
- o Obesity (more than 30% of your desirable weight) Eating too much of the wrong foods can make you fat! Focus on 5 fruits or veggies a day for the next 20 days.

- o Physical Inactivity (Choose to move! 30-60 minutes 3-4 times a week!)

III. Other contributing Factors

- o Diabetes
- o Stress/Tension
- o Hormonal Factors
- o Alcohol

Primary Risk Factors have the strongest relationship to heart disease (family history, smoking, high blood pressure, high cholesterol and physical inactivity), when two or more of these are present, the likelihood of heart disease greatly increases.

10 TIPS TO HELP DEVELOP HEALTHY HABITS AND PREVENT HEART DISEASE IN YOUR FAMILY

Take care of your heart and your children's hearts by:

(Continued on Page 27)

Pristine, remote Alaska just got a little closer.



Holland America Line

A Signature of Excellence

Ships' Registry: The Netherlands.

Spectacular glaciers, the call of soaring eagles, adventures as grand as Alaska itself! The leader in Alaska Cruises & Tours, **Holland America Line**, will show you this region's secret delights. Along the way, enjoy the finest service & cuisine at sea.

**Now is the time to book your
Alaska Experience.**



BEST CRUISE BUY

A % of our commission goes to Clayton, Kiker or Mills.

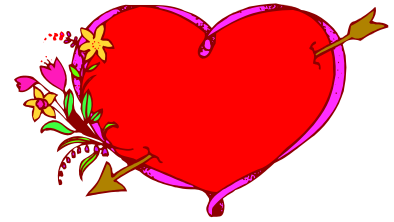
288-9600

www.bestcruisebuy.com
info@bestcruisebuy.com

February is... (Continued from Page 26)

1. Regular daily physical activity (walk, bike, hike together)
2. Participate in age-appropriate sports, lesson or clubs. Let kids try a variety and find what they like
3. Participate in household chores (the physical kind)
4. Follow a healthy diet; low in fat and high in complex carbohydrates. Be supportive. Focus on positive instead of negative. Praise for a job well done!
5. Don't reward kids with food...find other ways to celebrate!
6. Be supportive. Focus on positive instead of negative. Praise for a job well done!
7. Limit TV, video game and computer time... disconnect from it! 1-2 hours a day max!
8. Be a positive role model and practice what you preach
9. Set goals and limits. Daily activity, 1-2 desserts a week
10. Learn CPR. The next life you save may be someone you love!

Recipe of the Month



Marshmallow Breakfast Rolls

1 - 8 count Crescent Rolls
8 large marshmallows
approx. 1/8 cup sugar and 3/4 teaspt. cinnamon - mixed together
approx. 3 tablespoons butter (or margarine) - melted

Dip marshmallows in melted butter and then roll in sugar/cinnamon mixture. Wrap with crescent rolls. Bake at 375 for about 10 minutes in deep muffin pans that have been sprayed with non-stick spray. (Put cookie sheet or foil under muffin pans to catch drippings.)

Glaze: Mix 1/4 cup powdered sugar, 1/2 tsp. vanilla, 1 tsp. milk and drizzle over rolls after removing them from muffin pans. May sprinkle with chopped pecans.

*If you would like to submit YOUR recipe
email it to articles@peelinc.com.*

why suffer needlessly?

Take back what PAIN has taken from you!

- More play time with your loved ones
- Better sleep and more of it
- Getting back to your favorite sport
- Improved overall health

Come experience our state of the art computerized adjusting treatments

- Gentle and pain free - precisely correct problems without fear of increased soreness in the process
- Identify problem area more quickly and accurately in half the time
- **NO** traditional twisting and turning of the spine is necessary!



Dr. B Holden



Dr. M Turner

Call Now
for a
FREE
30 Minute
Massage*

Free massage included with
nerve and spine evaluation.
Offer Expires 5/31/09

5 1 2 . 3 0 1 . 5 9 9 6
www.healthfirst-chiro.com

5815 W. William Cannon Dr • Suite 101 • Austin, TX 78749

"As I began care, I noticed right away improvements in the flexibility of my back and playing tennis became much easier. My back feels better than ever!"

-Mary B. St Edwards University Tennis

Kids' Club

Attention KIDS: Send Us Your Masterpiece!

Color the drawing below and mail the finished artwork to us at
Peel, Inc. - Kids Club
311 Ranch Road 620 S, Suite 200
Lakeway, TX 78734

We will select the top few and post their artwork online at www.PEELinc.com. DUE: February 28th



Be sure to include
the following
so we can
let you know!

Name: _____
(first name, last initial)

Email Address: _____

Age: _____

[This information will only be used
to notify you or your parents if your
artwork was selected.]

WILL YOU
BE MY
VALENTINE?

Circle C Ranch

AZIZ

SALON & DAY SPA

KÉRASTASE
PARIS

Serving Austin for 35 Years

Day Of Beauty Makeovers
Hair Designers
Master Color Specialists
MicroCurrent Face Lift
Professional Manicures/ Pedicures
Spa Packages
Skin Facial Services
IPL/Photofacial Rejuvenation
Laser/IPL Hair Removal
Refreshing Spa/Body Treatments
Professional Waxing
Extraordinary Massage Services

GIFT CERTIFICATES AVAILABLE
BUY ON-LINE

NEW SOUTH LOCATION NOW OPEN!

5400 BRODIE LANE IN ACADEMY SHOPPING CTR.,
NEXT TO BED, BATH & BEYOND 512-891-0420

512.891.0420

azizsalon.com

Downtown Salon located at 710 W. 7th St. 512-476-4131



Five Big Changes Coming to Air Travel in 2009

Submitted By Marina Byrum

Big changes in the world of air travel are coming in 2009. From merger mania to airport security adjustments, here's what's on our shortlist of important changes in the year ahead.

Merger Mania

Late in October, Delta Airlines' proposed merger with Northwest Airlines was approved by the Department of Justice, and the two airlines will enter full-blown merger mode in early 2009. The tie-up may not be fully complete until 2010, but you can expect Northwest's name and brand to be phased out in 2009. The two airlines' frequent flyer programs will be merged towards the end of this year.

There is also the possibility of more mergers in an industry that clearly has excess capacity, is adding surcharges despite a retreat in fuel prices, and is facing international competitors that are expected to consolidate in the coming year."

Airlines Introduce A-La-Carte Pricing

Despite protests from passengers, American Airlines and Frontier Airlines are set to introduce a-la-carte pricing in 2009. As of the time of this writing, American had not announced full details of its new fare structure, although it may use Air Canada as a model. For more information, you can go to www.aa.com and click on About Us, and then Press Releases.

In December, Frontier announced details of its new AirFairs

fare structure. Economy fares are bare-bones, no-frills tickets; Classic fares include seat assignments, checked bags, DirecTV, and frequent flyer miles; and Classic Plus tickets are fully refundable and changeable with lots of extras.

If these new ventures from Frontier and American prove successful, other airlines may adopt similar fare structures, similar to the avalanche of new fees that were introduced in 2008. Whether that will be a good thing for travelers remains to be seen.

Airport Security Update


Travelers, say good-bye to your plastic baggies and tiny bottles of shampoo. The 3-1-1 rule may be discontinued in 2009, as new X-ray technology is introduced at airports around the country. The new technology can detect differences between benign liquids such as hair gel or juice boxes and potentially dangerous liquids used in bombs.

The TSA expects to have as many as 900 machines in place by the end of the year, so the 3-1-1 rule will be phased out and eventually halted altogether in the near future. This is good news for travelers frustrated by limitations on such items as toothpaste, hair sprays, etc.

In-Flight Internet Service Expands

Expect Internet access to be available on many more flights in 2009.

(Continued on Page 31)



**WHEN IT COMES TO YOUR IRA,
GOOD THINGS COULD COME TO THOSE WHO
DON'T WAIT.**

Whether it's taking care of business, getting the job done or working toward your retirement goals, procrastination can mean missed opportunities and setbacks. That's why it's so important to maximize your IRA contribution every year.

By making an IRA contribution before April 15, you can give your retirement savings even more potential to grow, and you'll take advantage of substantial tax benefits. Even if you have an IRA elsewhere, we're available to review your retirement goals and give you advice on how to help you move toward them. Transfer an IRA to Edward Jones today, and take this opportunity to maximize your contribution for 2008.

To maximize your IRA contribution, call today.

Guy A Weinhold, AAMS
Financial Advisor
4404 W William Cannon Suite Q
Austin, TX 78749
512-443-1988

www.edwardjones.com Member SIPC

Edward Jones
MAKING SENSE OF INVESTING



Innovative Painting Inc.

Painting and Decorating	Hydro Cleaning
Specialty finishes	Outstanding Quality
Faux Finishes	Professional Painting
Staining	Murals
Minor Repairs	Interior / Exterior

512-926-8291
Over 25 years experience
www.innovativepaintinginc.com



Ask us about thinking green.

5 Big Changes Coming to Air - (Continued from Page 30)

American, Delta and Virgin America all introduced Internet service on some flights in 2008, and will likely expand the service to more planes this year. Delta plans to add service to a new plane every few days, with the goal of outfitting all its aircraft with Internet by the end of the year, and will also begin to add the service to Northwest's planes.

Other airlines, including Air Canada, Alaska Airlines, and Southwest plan to test Internet service this year as well.

Paperless Boarding Passes

Paperless boarding passes are the wave of the future, and will become more widespread this year. You'll soon be able to download a boarding pass to your PDA or cell phone, and scan the barcode at an airport security checkpoint scanner, eliminating the need for a physical printout.

Continental Airlines was the first U.S. airline to test paperless boarding passes in late 2007, and has since expanded its Mobile Boarding Pass option for departures from Austin, Boston, Cleveland, Houston, New York's LaGuardia airport, Newark, San Antonio, and both Reagan and National airports in Washington, D.C.

Other carriers, including Air Canada, Alaska Airlines, American, Delta and Northwest are also beginning to introduce paperless boarding options for travelers.

So it goes that the only thing that never changes in the airline industry is they are constantly undergoing changes. Stay tuned for further developments in 2009 and 2010.

VISION CENTER

**PROFESSIONAL, PERSONALIZED EYE CARE
FOR THE ENTIRE FAMILY**

- Laser Surgery evaluations
- Large selection of designer eyewear
- Treatment of infections, allergies, minor eye injuries, dry eyes, computer vision problems
- Most insurance plans accepted



Dr. Joseph McGowan

THERAPEUTIC OPTOMETRIST

Open Monday through Saturday

280-0520

2110 Slaughter Ln • www.drmcgowan.com

Peel, Inc.

Printing & Publishing

512-263-9181
www.PEELinc.com



**We currently publish newsletters
for the following subdivisions in Austin:**

Avery Ranch
Barton Creek
Barton Hills
Belterra
Canyon Creek
Cherry Creek on Brodie Ln.
Circle C Ranch
Courtyard
Davenport Ranch
Forest Creek
Granada Hills
Heatherwilde
Highland Park West Balcones
Jester Estates
Jester Farms
Lake Pointe
Lakewood
Laurel Oaks NA
Legend Oaks II
Long Canyon
Lost Creek
Meadows of Brushy Creek
Pemberton Heights
River Place
Sendera
Shady Hollow
Sonoma
South Lamar NA
Steiner Ranch
Stone Canyon
The Hills of Lakeway
Travis Country West
Twin Creeks
Villages of Westen Oaks
Westcreek
Wood Glen

Kelly Peel, Sales Manager
kelly@PEELinc.com • 512-263-9181

Business Classified Ads

Business classifieds (offering a service or product line for profit) are \$65, limit 40 words, please contact Peel, Inc. Sales Office at 512-263-9181 or advertising@PEELinc.com.

WEBSTER HANDYMAN SERVICE. Small to Medium size jobs around the home or office. I will perform general repair projects that you don't have time to do. Minor plumbing, Minor Electrical, Ceiling Fan installation, Garage Door Openers, Small Sheetrock repair, Pressure Washing, Arbor/Gazebo/Trellis Kits, Storage Bldg. Kits, Cedar Shutters. Interior & Exterior minor Carpentry, Misc. Odd jobs. Your Circle C Neighbor. Call Ralph after 5pm @ 845-9104 or 291-6566.

CLEANING SERVICE- Free estimates. Weekly or bi-monthly. Regular service, one time cleans or move ins/out. No subcontracting. Excellent references. Call Marianne at 653-5955 / maryspicandspan@yahoo.com

CALL LENNY FIRST 653-6440 - CC REPAIR & INSTALLATION. Plumbing – Electrical – Appliances - Air Conditioning – Heating – Sprinklers - Computer – Repairs, Upgrades, Networks. Free Diagnosis & Estimate. 6 Year - Circle C Resident - 40 Years in Austin – Many Neighborhood References - lennyf@austin.rr.com.

DAVID POOL HOME RENOVATIONS and HANDY MAN SERVICES. I take pride in a job well done and 100% customer satisfaction is my goal. Call today for a friendly, free estimate. 512-809-8281

SEWING IMPAIRED? - Offering Hemming, Repairs, Alterations, and Creative Embellishments for clothing, drapes, pillows, and quilts. Experienced Seamstress and former fabric store owner. Call LIZ: 301-6966.

OAK HILL PET SITTING - Serving Circle C since 2003 with responsible, loving care for your pets. Reasonable rates and midday walks. Bonded and Insured. 301-4872. rennaeh@gmail.com or Visit www.oakhillpetsitting.com.

Openings Now at READING PLUS provides a multisensory sequential, systematic, structured student specific program based on Scottish Rite Hospital's "Take Flight", MTA-AP, Basic Language Skills, and Lindamood-Bell. Testing is norm-referenced providing grade and age level, percentile, and stanines. Contact Ginny Garrison, M.A., Certified Academic Language Therapist at 512-293-8754 or 394-9199.

ALTERATION SPECIALIST: Former Tailor with more than 40 years experience. Men's, Women's, and Children's Clothing. Formal Clothing, Bridal, and Uniforms are a specialty. Fast Quality Service. Conveniently located in Park Place in Circle C. Eloise Cabrera (Beckett and Slaughter area), Phone: 512-394-1141.

VOICE AND SPEECH LESSONS: Dara Whitehead-Allen, MS, SLP-CCC. Professional Singer/Actor. Certified Speech Language Pathologist. Member of National Association of Teachers of Singing (NATS), Actors Equity Association (AEA), American Speech-Language Hearing Association (ASHA), and The Voice Foundation. Contact Dara at 512-394-0009 or at dara.allen@sbcglobal.net.

LISTED HOME PRESCHOOL has an opening becoming available for either full or part time! Ages 6wks-5yrs. Days, evenings, weekends, overnights available (to age 12). CPR/First aid certified. Drop ins accepted occasionally. Call now, space won't last long! 280-3883.

QUALITY EMBROIDERY: Very competitive pricing. Specializing in team spirit wear and gear, personal monograms, company logos, promotional products, and gifts. Years of experience with high school teams, booster clubs and club teams. Conveniently located in the Circle C area. Call Jill: 512-826-6191 or email sewwhat@ymail.com.

Peel, Inc.
Printing & Publishing

Publishing Community Newsletters Since 1991

512-263-9181 • www.PEELinc.com



**Support Your
Neighborhood
Newsletter.**

Kelly Peel
Sales Manager
512-263-9181
kelly@PEELinc.com

*Advertise your business
to your neighbors.*

Meet Rebecka

As we look forward to 2009, maybe we have kids graduating from high school, maybe we ourselves decided to go back to school, or maybe we are looking forward to a career change. Either way, we are looking forward to this year with optimism and hope – hope for health and happiness. Whatever our goals are for the new year, the children in foster care remain in pretty much the same place, with the same goals. You see, the children were removed from their homes, from their families – not because of something they did, but something their parents did. Now, they live in a temporary foster care system wondering what the future holds. Foster care is a time for these children to heal, but it is not the end. It is supposed to be a temporary system until the children can move on to permanency, and permanency being the safe, stable and loving family that will be there for them forever.

Meet Rebecka. She has been in foster care a few years and has hopes. Her biggest hope is that someone will love her enough to claim her. Her other hopes include the person, or family, being patient enough for her to learn and grow, and catch up for all of the time missed. For some children, they need that one on one time, the time to be special, the time to feel the object of others attention.

Rebecka, 11, is an active, intelligent and engaging child, who needs direction, and assistance in staying focused. Rebecka likes to read, listen



to country music, sing, attend church and play with friends. Rebecka is talented, intelligent and a gifted vocalist. She likes to play with kids her age. Rebecka however, at this time, requires supervision while with peers. She vies for attention. She is a young girl with a beautiful smile and a lot of potential. Although she may exhibit challenging behaviors, she will thrive with a committed family.

Rebecka would benefit from being adopted by parents who have strong parenting skills. Rebecka will need time to bond. She would benefit from a permanent placement with a loving, supportive and understanding family where she continue to grow and learn. Rebecka needs consistent care from parents who will promote her future success. If you would like to learn more about adoption from foster care, please contact the Adoption Coalition of Texas at info@adopttexas.org or 512-301-2825. If you are interested in learning more about Rebecka, contact Grace Lindren, LMSW, Wendy's Wonderful Kids Recruiter/Adoption Coalition of Texas at 512-687-3209/fax 512-692-2540, gracelindgren@adopttexas.org.

If you are interested, you can view a story with Rebecka on News 8 Austin Forever Families ~ just click the link: http://www.news8austin.com/content/living/forever_families/?ArID=226023&SecID=428

Photo Courtesy of the Adoption Coalition of Texas/The Heart Gallery of Central Texas, Photo by HJ Brockway, Photo Gusto

January Special: **SAVE UP TO \$2200**

AIR CONDITIONING

Heating/Ventilation
Refrigeration

Sales/Service/Installation
Commercial/Residential

We Service
All Makes and Models



Call today to see
how you can save
up to \$2200 on a
new package unit.



**Bishop's
Service Company**

Locally owned and operated
Over 65 years combined experience

Walter, Scott & Missy Bishop

24 Hr Dispatch Available

512-288-7525

877-413-COLD

(2653)



Lic# TACLA00026781C



CIRCLE C RANCH

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

DISCLAIMER: Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

* Although every effort is taken to avoid mistakes and/or misprints in this publication, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

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 512-263-9181 or advertising@PEELinc.com.



**View the Kids' Club Contest Winners
online each month at
www.peelinc.com/kidsclub.php**



**Experience the theater
in your own home!**

Innovation has always been a cornerstone of our company. Great pride is taken in our efforts to always be on the leading edge of technology while providing only the highest quality products and service at an affordable price. Our list of current services includes but is not limited to:

Home Automation • Home Theater • Media Rooms • Computer Networking
Security Systems • Plasma/LCD Displays • Telephone Systems

877-488-4897



We make technology simple for you!

ADVERTISE HERE
888-687-6444
www.PEELinc.com

PEEL, INC.
PRINTING & PUBLISHING
EST. 1977

NOT AVAILABLE ONLINE

Learn To Play Tennis at the Circle C Tennis Club

Adults' and Children's Programs

- Week-Day and Week-Long Sessions for Children
- Week-Day, Weekend and Evening Sessions for Adults
- Open to Members and Non-Members
- Taught by World-Class Teaching Professionals
- Reasonable Prices

FOR INFORMATION CALL 301-8685
or visit: www.circlectennis.com



STEVE'S PLUMBING REPAIR

- water pressure problems
- sewer & drain service
- fiber optic drain line inspections
- free estimates
- satisfaction guaranteed

Steve Brougher
276-7476

1106 West Koenig Lane

Master License: M-11465



Family Values... and family value!

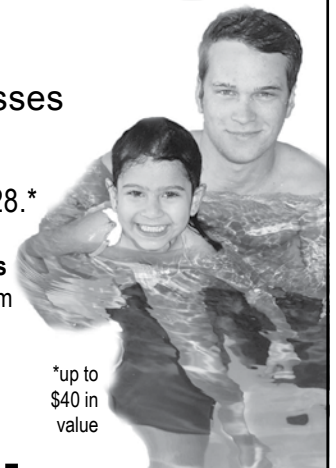
**Join Today
Save up to
\$40!**

Get your choice of:
FREE Swim Lessons
FREE Youth Sports
FREE Youth Classes or
FREE Adult Fitness Classes

when you join the
Southwest Family YMCA
as a family member by Feb. 28.*

Southwest Family YMCA Amenities
State-of-the-Art Fitness Center & Gym
Indoor, Year-Round Swimming
Free Child Watch while exercising
On-Site Playground & Party Pavilion
Four Racquetball Courts

*up to
\$40 in
value



Southwest Family YMCA

Visit austinyymca.org
for details

6219 Oakclaire Dr. & Hwy. 290 • 891-YMCA (9622)

We build strong kids, strong families, strong communities.

Pssst! We have a secret!

Well, 7 actually. To get your free copy of the "7 Secrets of Selling Your Home for Up to 5% - 15% More Money in ANY Real Estate Market" stop by our office in Escarpment Village or email partners@AUSTINREPS.com today!

Austin Real Estate Partners' Market Report Annual Price / Sq. Ft. Appreciation Rates							
Circle C Ranch By Neighborhood	2004	2005	2006	2007	2008	Percent Change since 2007	Annual Appreciation (Depreciation) Rate
Central	\$ 85	\$ 92	\$ 102	\$ 112	\$ 110	(1.36%)	6.66%
North	\$ 100	\$ 101	\$ 114	\$ 131	\$ 128	(2.31%)	6.36%
Wildflower	\$ 101	\$ 102	\$ 115	\$ 122	\$ 126	2.78%	5.73%
On The Park	\$ 96	\$ 99	\$ 109	\$ 113	\$ 116	2.63%	4.83%
Vintage	\$ 99	\$ 95	\$ 104	\$ 117	\$ 111	(5.07%)	2.90%
Hielscher	\$ 95	\$ 102	\$ 114	\$ 122	\$ 120	(1.41%)	5.99%
West	\$ 96	\$ 101	\$ 113	\$ 123	\$ 120	(2.18%)	5.71%
Park West	\$ 120	\$ 122	\$ 136	\$ 144	\$ 137	(4.95%)	3.39%
Park Place	\$ 91	\$ 104	\$ 110	\$ 125	\$ 129	3.64%	9.07%
Muirfield		\$ 120	\$ 124	\$ 138	\$ 140	1.90%	5.48%
Enclave / Lacrosse		\$ 111	\$ 117	\$ 119	\$ 122	2.96%	3.17%
Alta Mira			\$ 119	\$ 123	\$ 126	2.96%	2.85%
Fairway Estates					n/a	n/a	n/a
Circle C Ranch	\$ 94	\$ 100	\$ 112	\$ 122	\$ 121	(0.91%)	6.27%
% Change Yr / Yr	n/a	6.08%	12.00%	8.32%	(0.91%)		

Market Report data was obtained from the Austin Multiple Listing Service (MLS) on 01/06/2009. 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.

"5%-15% more money for your home" and "7 Secrets to Getting 5%-15% More Money for Your Home" are trademarks of MaxAvenue and are used with permission.

512.288.8088
www.AUSTINREPS.com



Peel, Inc.

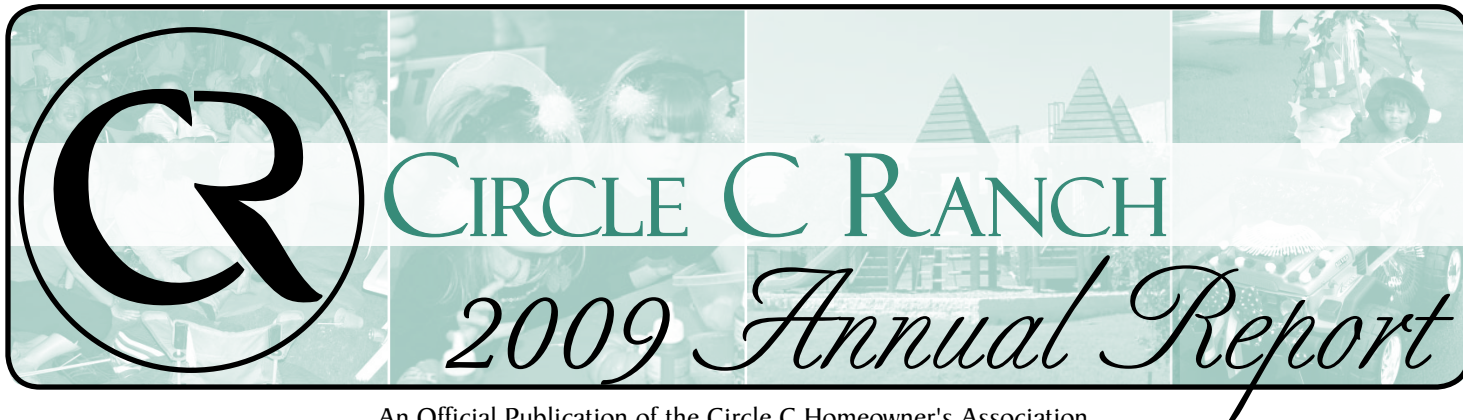
311 Ranch Road 620 S. Ste 200
Lakeway, Texas 78734-4775

PRSRT STD
U.S. POSTAGE
PAID
PEEL, INC.

Voice 512-263-9181

www.PEELinc.com

CC



The cover features a large, stylized 'C' and 'R' logo on the left. To the right, the text 'CIRCLE C RANCH' is written in a bold, serif font, and '2009 Annual Report' is written in a large, elegant script font. The background is a collage of various images related to the community, including people, buildings, and outdoor activities.

CIRCLE C RANCH

2009 Annual Report

An Official Publication of the Circle C Homeowner's Association

REPORT FROM THE PRESIDENT

by Rob Johnson

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 2008 for the Association, as well as an outline of our proposed activities and goals for 2009. We believe that 2008 was a year of significant growth and progress for the Association, and we are committed to continuing that progress in 2009. Our primary goal remains preserving and improving Circle C Ranch.

Inside This Issue

Growth of CC..... II

How is CC HOA Organized..... II

New SW MS Update..... IV

Calendar of Events. VIII

2008 Income & Expense Statement..... IV

2009 BudgetXII

Greetings, Circle C. It's hard to believe that another year has passed. This was a year of completion and preparation. It was also a year in which your Board took steps to strengthen the Association and improve its internal workings. Of course, all of these internal improvements were in preparation for the exciting task ahead – construction of the new swim center.

It has been a good year at the swimming pool, with our first full season of two exciting additions: the baby pool and our new Swim Director, Brandon Ducote. The baby pool has been a very popular addition to our facilities, judging by the smiles and laughter. Brandon has also been a tremendous addition to our staff. He has been proactive in finding opportunities to save money on budgeted projects so we can provide added amenities for the same price, and has kept a close eye on equipment maintenance to hold down costs and minimize pool closures. Improvements to the pool this year include the addition of the sand volleyball court, the shower tower, new shade structures and furniture, and wi-fi networking. With new improvements planned for 2009, the swim center will continue to be the premier community amenity in Southwest Austin.

When the year began, the Board was preparing to spend the bulk of the year designing and beginning construction on the new pool facility. Instead, the Board decided that it would only be prudent to secure an independent legal opinion before accepting the transfer of the land and amenities fund from the Bankruptcy Court. Everyone else involved in the transaction had their own lawyers, and it just didn't make sense to move forward until we knew that the interests of the Association were being similarly protected. We secured an extension of the amenities transfer to allow us time for a full, independent legal review. The due diligence review is substantially complete, and after addressing one or two issues the transfer should be complete. Once we have obtained the land and the amenities fund, the Board is anxious to move the project forward

and add another beautiful amenity to our great community.

One of the major accomplishments this year was completing the bidding process for the landscaping contract. Without a doubt, the landscaping contract is the single largest expense for the Association. It also cares for our largest – in terms of size – amenity. Our landscaping is geographically large, diverse, and reaches every corner of the neighborhood. Through the tremendous efforts of a dedicated committee of volunteers, we prepared a very detailed Request for Proposal that described exactly what services we expected to be performed. Several of the bidding companies that we interviewed commented that this was the best RFP they had ever seen. Our sincerest thanks go out to the committee members who gave countless hours to the project. The Board voted unanimously to award the contract to Circle C Landscaping. Through the bidding process, we confirmed that we have been receiving good value, and also identified and discussed some areas for improvement. The Board made adjustments to the budget to improve the irrigation system and increase the water budget. We will also continue with the landscape improvements that have been underway for the past couple of years. Rest assured, the landscaping in Circle C will continue to win awards and be recognized throughout Austin and Central Texas.

Our members in Vintage Place and Wildflower have been enjoying the new playscapes. In the coming year, our reorganized Amenities Committee will complete these pocket parks by adding features like walkways, seating and the like. We also used some extra money in the budget to install lighting in postal centers throughout the neighborhood. By using new solar power units, we were able to bring lights to postal centers that could not be wired for electricity. Particularly during the early winter evenings, these lights will be a real benefit to the portions of our community that have been checking their mail in the dark.

Continued on pg. II

CIRCLE C RANCH ANNUAL REPORT

Presidents Report - Continued from Cover Page

Major improvements have been made to our website. As we continue to use the features of the new software, communications with our members will improve greatly. We will continue to look at ways to improve communications, whether it means changes to the newsletter or developing new avenues of communication. With the immense project of building the new swim center, and issues like attendance boundaries for the new middle school facing us, communication will be vitally important for our community. We invite all questions for those who need more information, and any ideas for improving our communications.

The entire Board of Directors and I have been honored to serve you this past year. We are certainly looking forward to facing the challenges and opportunities in the coming year, and appreciate all your support and efforts in making Circle C one of the premier communities in the Austin area.

Continuing Projects or New Projects for 2009

- Amenities Transfer Agreement (land and amenity fund for the Circle C West Pool Site)
- New Roof for the Swim Center bathhouse
- Solar heating panels for the toddler pool
- Flash heater for Swim Center showers
- New benches for Swim Center
- Water meter upgrade on Escarpment Blvd.
- Addition of irrigation central control
- Turf replacement and bed upgrades
- Bollard lighting replacement along Escarpment Blvd.
- Upgrade landscape lighting on Slaughter Lane
- Sidewalk completion at SW corner of La Crosse and Escarpment
- Separate cluster mail boxes from main mail center
- Playscape Phase II (infrastructure and landscaping)

Growth of Circle C Ranch

Circle C Ranch continues to grow, with new home 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. We have about 4,626 lots. We have 4153 homes paying full assessments. The complete build-out total of homes is approximately 4,650, 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 that expire in 2009 (Cynthia Moreland and Mary Goehring). Cindy Groves, Rob Johnson and Russ Hodes' terms expire in 2010. Steve Urban and Jason Bram's terms expire in 2011.

As of this writing the CCHOA BOD has five officers: President (Rob Johnson), Vice President (Steve Urban), Treasurer (Russ Hodes), Secretary (Cynthia Moreland) and Development Officer (Jason Bram). Cindy Groves and Mary Goehring 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 standards for new construction and home improvements, and for enforcing deed restrictions. The common areas include the Circle C swim center, the playscapes in Vintage Place and Wildflower, the mail centers and many small plots of land around the neighborhood.

Financial Report

The CCHOA Treasurer has very specific responsibilities, detailed in our By-Laws (Article VIII, section 8, (d)). In particular, the duties require ensuring that our funds are collected and accounted for in the bank accounts and books, securing the annual audit, and reporting our financial condition at the annual members meeting.

In addition, the Treasurer writes this summary for the annual HOA report. Our CCHOA board also requires that the Treasurer take every reasonable precaution to ensure that we do not lose principal on any of our funds or bank accounts. In fact, we have a strong record of actually generating a modest income from interest-bearing accounts.

We have a full-time accounting service and Financial Manager who handles most of the details (accounting, billing, collections, closing documents and fees, and Reserve Funds). That company maintains a database with all of the member information and they also run our annual elections. The Treasurer works with the Financial Manager almost every week and we meet in person at least once a month, to pay monthly bills. We continue to meet with bankers, to ensure that CCHOA is

Continued on pg. III

CIRCLE C RANCH ANNUAL REPORT

How is CCHOA Organized - Continued from page II

getting the best rates and services for all of its accounts.

First, we are on track to end the year on budget. This year, we did not have any large capital projects. Instead, we completed more than a dozen smaller, but important projects. We continued our investment in the Swim Center and other amenities, and we still were able to contribute a proportional amount to our Reserve funds.

Second, income growth continues to slow down, as reported last year. Total Income for 2008 was \$2,379,270 (91.3% from dues). Our expenses were \$2,073,061, leaving a balance of \$306,209 in retained earnings. Our income grew 2.2% over 2007, which confirms that our non-dues income growth rate continues to decline. The non-dues income is partly from new homes joining CCHOA and from re-sales. The percentage of income from HOA dues grew by 3 points (up from 88% to 91%) in 2008, while our overall expenses grew by 12 % (\$38,000). The increase in expenses this year were primarily due to (1) keeping the pool open for the rest of the year, (2) the cost of living increase (6%), and (3) an unexpected 7-fold increase in the Texas Franchise Tax.

Third, we have carefully reviewed all of our accounts and investments this year. We are prepared to move them, if conditions warrant. We also priced services at several other banks and "Lockbox" services (collections), for better features and cost savings. We have not made any changes, to date, but we continue to look very closely at our options.

The neighborhood and the HOA have suffered from the recession. New home sales and re-sales activity in Circle C Ranch have slowed down. Most of them have taken much longer than normal to close. Most of the re-sales that should have been completed during the busy summer season have dragged on into the fall, because of the problems in the mortgage business sector. Actual overall sales were a little over half of what we saw in 2007. As a result, we had a 45% reduction of income from lower than expected Resale Certificates and Transfer fees (3% of our total 2008 income).

Our collection rate for HOA dues was higher than ever last year (99%). As a result, we only filed half as many liens this year, which is really a tribute to our very efficient Financial Manager's efforts.

During the summer, we went through a very lengthy and detailed bid process for the landscaping contract. This is our single largest contract and activity. We signed a 3-year contract, with only a 3% annual increase. See more about how the landscaping RFP and Bid process was accomplished, below.

Our Reserve Fund strategy is to grow our General Reserve fund to cover 10% of our annual expenses (one month's worth or \$200,000). The General Reserve fund is currently \$152,671 and our Swim Center Reserve Fund is \$92,502. The General Reserve and Pool Reserve funds are both for emergencies. We also started a new West Pool Reserve Fund (formerly the Amenities Fund) with \$125,000 dedicated for the new swim facility. All of these funds are in interest-bearing, liquid accounts.

We have been keeping a very close eye on the Reserve Funds and our Bank accounts, especially after the market crisis that began in September 2008. Wells Fargo has our primary checking account and it appears to be very stable. However, our Money Market and Reserve Funds are in Merrill Lynch, and it was taken over by Bank of America in October. So far, we have not seen any changes or new

risks. We have not lost any principal in our accounts.

The Amenities Transfer fund is still in the hands of the Federal Bankruptcy court. We are prepared to take over that account and we will make arrangements to collect the remaining amount from about 400 homes that have not been sold (\$1,000 per house).

The Swim Center now has its own budget. Our Aquatics Manager uses it to track staffing, services, and program budgeting. This has made it much easier to identify and to control spending. It has also helped us to estimate future costs and the staffing required for the new swim center models, which the West Pool Committee has been researching. Last year, the pool budget was increased 27%. Most of the increase is tied to adding the Baby Pool, infrastructure maintenance, and staffing.

The 2008 budget funded the pool through December. However, in September the board decided to keep the pool open through the winter (11 additional weeks). The extra funds will come from programming and from the 2009 budget. Programming income (swimming lessons) is \$77,000.

Our State and Federal taxes were prepared by a new firm this year; Tilson-Lynch. They are also auditing our books. We paid a very modest federal income tax (\$3,687) on the interest earned on our bank accounts. However, our state taxes jumped up by 675%, because the law was changed in late 2006.

Previously, the franchise tax was based on federal taxable income or net taxable capital. In the past years, CCHOA only paid on 4.5% of federal taxable income or .005% of net taxable capital - whichever number was greater. In 2007, we only paid \$1,696.

However, in 2008, the calculations changed dramatically. All HOAs are now required to pay the franchise tax on 70% of gross sales, under the new laws, as opposed to a more reasonable fraction of net taxable income under the old law. Hence, we now have to pay \$11,455 (7 times as much) and more than 3 times more than our Federal Income Taxes!

Because our non-dues income has tapered off, we raised the cap on HOA dues by 10% (\$50/yr for most members), to keep pace with expenses. Most of the homes are now at full valuation, so we have less income growth from the newest homes. The cost of living and our direct cost of products and services from vendors and suppliers increase each year. In the past, we have contained many of these cost increases with our high growth rate, consolidation, and aggressively renegotiating our contracts and service agreements. But, we clearly can't continue to deliver the current level of services and amenities, without small dues increases.

Our annual audit inspections took place during the summer of 2008, for the budget year that ended on December 31st, 2007. That report usually arrives in January. The CCHOA budgets and Audits are always available for inspection by any HOA member at the HOA office, during the usual office hours. All of the board members participated in preparing the 2009 budget this year. As always, we will make a more detailed report of our financial condition and answer your questions at the annual meeting in March.

Continued on pg. IV

CIRCLE C RANCH ANNUAL REPORT

How is CCHOA Organized - Continued from page III

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 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, Special Events, Safety, Community Service, 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 Pool Committee and Amenities Committee were merged this year into one Amenities Committee. The current members are: Tony Gendron (chair), Kristy Estrello (Vice Chair), Cari Sherlock (Secretary), Kathryn Mercer, Lora Estrada, and Mike Killeen. The Amenities Committee is currently tasked with Phase 2 of the amenities plan going forward. Jason Bram and Cindy Groves are the board liaisons, with Russ Hodes usually attending as well.

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: Clayton, 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. The board liaison is Steve Urban.

New Southwest Middle School Update

Construction

Construction on the school commenced in March 2008 and is moving at a rapid pace with a scheduled opening on target for August 2009.

Boundaries

The Facility Use and Boundary Task Force (FUBTF) are responsible for developing the attendance zone for the new southwest middle school. They are charged with assisting the Superintendent: (1) to

establish parameters for ideal student assignment configuration that supports student success; and (2) to develop proposals that maximize the utilization of Austin ISD facilities.

The Facility Use and Boundary Task Force will use these ideal parameters to develop specific criteria to guide and to evaluate boundary and building-use decisions as new schools are scheduled to begin operation. In doing this, the task force will address the following issues:

- Capacity targets to ensure efficient operation of facilities;
- Stability targets for the duration of assignments with an eye toward minimizing student movement;
- Distance, travel time and safety of students getting to and from school;
- Tracking from level to level and alignment of feeders;
- Options for transfer, voluntary assignment to specialized programs or magnets;
- Projected growth and the need for future schools;
- School size recommendations; and
- Specific proposals for use of underutilized facilities.

The Facility Use and Boundary Task Force consist of both core and durational geographic members.

Core Members - Ten core members who are representative of the Austin ISD community, nine of whom were selected by the members of the Board of Trustees and one by the Superintendent.

Geographic Members - These members serve for the duration of changes directly affecting their specific area of residence. Our CCHOA Education Committee member, Liesl Criswell, was selected along with resident Ann Council, as an alternate to Liesl, for Kiker Elementary Geographic members. Another Circle C resident, Rick Gonzales, was selected as the Clayton Elementary Geographic alternate member.

The process to determine the attendance boundaries for the new school commenced with the first meeting of the Facility Use and Boundary Task Force (FUBTF) on May 22, 2008. Since then the task force has met twelve times and developed five draft boundary plans. There is currently one proposed boundary plan that is under evaluation and discussion. At this time, there is a FUBTF meeting scheduled for Tuesday November 18, 2008 to continue the boundary determination process. There are two public forums scheduled for December 2nd and 4th 2008 at locations to be announced. After that, the FUBTF will have two more working sessions on December 9th and 16th 2008 to prepare a final plan for submission to the Superintendent and School Board for approval at a January 2009 meeting.

Curriculum

The Education Committee spent a great deal of time this year discussing what we would like the new middle school to look like from a curriculum standpoint. As our world continues to grow more complex and challenging every day, we know that we must spend more time and energy educating and preparing our children to positively function in the ever changing and challenging world. We talked about the fact that while the United States spends more money per student capita than any other country in the world, we are behind most all countries

Continued on pg. V

CIRCLE C RANCH ANNUAL REPORT

How is CCHOA Organized - Continued from page IV

in Math and Science. The committee decided that the opening of this new middle school would be an opportunity to establish the school as a math, science and engineering academy. Together, we formed a document of what our vision is for this new school and presented it to AISD staff that embraced it and is willing to support it. This idea fits into the newly developed and implemented AISD's Strategic Plan for Middle Level Education Plan, Strategy Number: 6, Plan Number: 3.

The following is the CCHOA Education Committee's Vision for the New Southwest Middle School.

CCHOA Education Committee Vision Southwest Middle School

The entire Southwest Austin community is looking to the opening of the new Southwest Middle School with great anticipation. We are also delighted that the District is focusing attention on middle schools with the creation of the Middle Level Education Plan. The City of Austin, AISD and our children have an enormous opportunity for success in how that plan is implemented here with the Southwest Middle School.

As members of the CCHOA Education Committee, we are looking forward to an open partnership with AISD so that we can provide concrete input during this critical beginning stage and the future. We strive to work together under a unified vision to make the Southwest Middle School a flagship for the District, giving our children an incomparable middle school education.

The CCHOA Education Committee members are actively involved in our PTAs and CACs at all levels - elementary, middle and high school. Our members have also volunteered and participated in the 2004 and 2008 Citizen's Bond Advisory Committees for those Elections and the 2004 Citizen's Bond Oversight Committee. As an HOA, we advocated and very actively campaigned for the passage of those AISD bond programs. This new school is a result of those efforts. Our passion for this school and our children's education continues, and even before ground was broken, we started discussing the amazing but very feasible possibilities of the Southwest Middle School.

As a Result of Many Thoughtful Discussions and Research, We Envision:

- The Southwest Middle School designated as a Mathematics, Science and Engineering Academy;
- A visionary Principal who shows strong leadership in curriculum and staffing choices;
- A Principal who welcomes and supports close partnerships with active parents and community members;
- All curriculum structured around expectations of high achievement for all students.

Circle C West Pool Development Committee – The current voting members for the West Pool Committee are AE Martin (Chair), Richard Scott (Vice Chair), Catherine Thurk (Sec), Ronnie Stafford, Brian Pinsky, James Moseley, Jessica Davis and Joel Pace.

* Jason Bram is now a Board Liaison and nonvoting member due to his election to the board in March. His voting position has not been filled.

Non voting members include Brandon Ducote (Aquatics Director), Russ Hodes (Board Liaison), and Jason Bram (Board Liaison).

This year the committee worked with TBG to complete conceptual drawings of the amenities site to display at the annual meeting. Along with the drawings, Chair A.E. Martin gave a presentation at the annual meeting (which can be found on the HOA website, www.circlecranch.info; residents must first log in). The committee also completed a land and tree survey with Chaparral, contracted with Horizon Environmental Services to do the environmental assessment and geological report, had a site plan prepared by CBD (Carlson, Brigrance and Doering, Inc.) and met with the CDC to discuss a possible CDC on this land. The committee is currently working with Brandon Ducote on operational cost estimates.

Special Events Committee - The 2008 Special Events Committee includes residents: Melinda and Bob McKenna, Michelle Moran, Julie Arevalo, Heather Greenberg, Natalie Gauci, Daphne Bamburg, Patti Aldridge, Katy Hunt and Teodora Pogonat. New 2008/2009 members include Janet Wang and Linda Graf. The Special Events Committee had another successful year! The committee hosted the following events in 2008: Annual Easter Egg Hunt, 4th of July Parade, Capital Area Food Drive, Holiday Lighting Contest, Adult Holiday Party and Kid's Holiday Party. The Special Events committee is always looking for volunteers; please contact us at info@circlecranch.info if you are interested.

Community Service Committee – The Community Service Committee was started in the spring of 2007. We currently need volunteers to chair this committee. There are so many potential opportunities for our committee but we still need volunteers to help get it off the ground. 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."* This past year the committee helped out elderly homeowners that needed transportation to the post office, the bank, and just some just needed company. The committee is made up of Circle C residents who are interested in volunteering their time for needs of the community. The Circle C Board of Directors has allotted money for the student that donates the most hours of community service for the Circle C Neighborhood. Specifically, the student will be eligible for a \$1000 scholarship!

Please consider joining and volunteering to become a mentor to our students, helping them serve others!

Continued on pg. VI

CIRCLE C RANCH ANNUAL REPORT

How is CCHOA Organized - Continued from page V

Architectural Control Committee – The Architectural Control Committee completed the following reviews in 2008:

New Homes:	65
Remodeling, Pools, Additions:	165

The Committee also worked on refining the design guidelines in the following areas:

- solar panels
- pole lighting in the front yards
- additions to existing homes

The ACC is comprised of A.E. Martin, former CCHOA Board member and engineer, Trent Rush, Principal, TBG Partners, ASLA, and Laura Sherman, Architect, AIA.

Ad Hoc Landscape Contract Committee - In 2008, an Ad Hoc Landscape committee was formed to prepare a Request for Bids Proposals (RFP), which went out to landscaping companies for the Circle C Ranch landscaping contract.

Cynthia Moreland was the board member heading up that committee, with Tony Gendron, Pat Northington, Sam Irwin and Jackie Trojanowski, as committee members. This committee worked for well over 11 months, reviewing landscape specifications, developing bidding criteria and a bid package, and developing a methodology to obtain bids for landscape services that would be competitive. There were 15 qualified area landscape companies who submitted proposals to this bid. After several weeks of evaluations, onsite meetings with vendors and tours of various properties the Board choose Circle C Landscape as the provider of landscaping services for 2009-2012.

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. The 2009 Annual Meeting will be held on Wednesday, March 25 at 6:30pm at Kiker Elementary. We encourage everyone to attend this meeting as a 10% quorum is necessary for holding the meeting.

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 send them an email at directors@circlecranch.info.

We have several ways we use for neighborhood communications. Our web page is at <http://www.circlecranch.info>, we publish a newsletter monthly, sent to your home by first class mail. We maintain ten 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 as needed.

New Web Site

New features: Advertising, Documents, Forms, Photos, Privacy, Searches and Security

The new CCHOA web site (www.circlecranch.info) was launched in May. The primary reason was to enable more automated services and to put all of our HOA documentation on-line. Much of the information is visible to anyone, including News & Announcements, Architectural Review Process, Newsletters, Pool hours, Photos and basic HOA Contact information.

For the first time, ever, we now have all of the HOA Governing documents available to read or download, in one convenient place. You will find our Declarations, our Bylaws, and 51 amendments (at least one for every sub-division within Circle C Ranch). In other words, anyone can learn a great deal about Circle C Ranch and our HOA, even without being a member or logging on to the web site. For the rest, CCHOA members will have to sign in (two accounts per house).

After you log in, you will find a lot more available. Better yet, nothing at that hidden level can be found outside of the web site. In other words, you can't search for member information from Google or Yahoo. It is private and secure. You can now look-up or write to other member, unless they have hidden their contact information. You can access all of the on-line archives, documents, and services. You can download and print out an application for an architectural change or other HOA forms; (1) to ask a question without writing an email or calling on the phone, (2) to report a Deed Violation, (3) to post a Classified Ad, or (4) to contact one of the directors.

You can find our landscaping reports, Policies and Guidelines, and even a Welcome Packet. Plus, you can use the very powerful and popular **SEARCH** function, which can direct you to almost any document, instantly.

We will be implementing on-line advertising, as well, to help defray the operating costs of the web site. The advertising banner will appear under the "Your Community Page".

If you have not already signed up for the new website, please do so by logging on to: www.circlecranch.info – you may include your email address so that we can build up the homeowner email database and send timely information about HOA news and events.

Circle C Commons Areas Swim Center Report

Programs

Swim Lessons were offered throughout the 2008 summer season with over 680 kids participating in group lessons and nearly 800 kids took advantage of private lessons at the pool.

This summer was the first season for the swim center to offer both a youth and adult swim conditioning class. These classes provided a more individualized approach to organized swimming at the swim center.

The Circle C Seals enjoyed another successful season with over 200 kids competing against other Austin area teams and eventually took 3rd place in overall competition.

During the summer 50-100 residents would come to the pool the

Continued on pg. VII

CIRCLE C RANCH ANNUAL REPORT

How is CCHOA Organized - Continued from page VI

first Saturday of each month to watch a free family movie. This event was sponsored by Austin Real Estate Partners.

Party packages were offered throughout the summer to make having a birthday party or club event at the swim center easy and worry free.

Both the Kaleidoscope (Child Development Center Summer Camp) and Voyager (Kiker Elementary Camp) camps enjoyed utilizing the pool during the summer. These programs provide summer time fun for Circle C kids. Each camp has anywhere from 45-65 children who come and enjoy the facility twice weekly for either a 1.5 or 2 hours.

St. Andrews High School is utilizing the pool for 11 weeks during November, December, January, and February. Fees collected from the high schools use of the pool helps offset winter time operational costs. In addition Bowie High School, Rogue Training and Tri Zones TriAthlete training group have also contracted with the HOA to use the pool in the winter time.

Dream of Hopes- Special Olympics training group continues to train at the Circle C Swim Center in preparation for their championship meet.

Amenities

The new sand volleyball court is particularly popular with families and showering afterwards in the new solar shower seems to be catching on.

Wireless internet was installed at facility for resident use, so now residents can surf the web while enjoying the swim center amenities.

Two 20 foot Funbrella shade structures were installed near the front entrance to the swim center increasing the amount of shade available for residents

Four new picnic tables and over 200 new lounge chairs were purchased to add to the seating capacity around the pool.

A new card activated gate access was added to the basketball/volleyball court area, so residents can access these areas when the pool is closed.

A new ADA lift was installed pool side to assist residents with entering and exiting the pool.

A multi-camera security system is in place to digitally record events at the pool.

2008 Landscape Maintenance and Improvements

All improvements follow the long term plan adopted for landscape improvements in Circle C Ranch and adhere to the Green Community Landscape model which specifies drought tolerant vegetation, drought tolerant turf, diversified trees, water conservation and sustainable plantings.

- Renovation of the Escarpment Slaughter Intersection, including new trees, native Texas roses, native plants and grasses installation of zoysia sod at the median and east side. Irrigation reset and repairs as necessary.
- Turf Improvements to include new turf at Escarpment and La Crosse in medians and north side toward Park West Past. Installation of native grasses and beds on top of berms and irrigation reset and repair as necessary.
- Turf Improvements at Eclipse Pocket Park
- Addition of beds along Escarpment, south of La Crosse to Old Harbor, east and west sides
- Addition of stonework in selected areas including Dahlgreen, Eclipse, and Park West
- Addition of stonework and native plantings at postal areas in Circle C West
- Tree treatment, pruning and deep root feeding as necessary on shade trees throughout the neighborhood.

Commercial Development Update Stratus Properties

The Circle C Homeowners Association has been working closely with Stratus Properties on the future development of Tract 107, located on the southwest corner of MoPac and Slaughter Lane.

The development will be called Parkside Village and will include a 37,000 s.f. Alamo Draft House as the anchor tenant. The site will also include restaurant and retail pad sites. The overall design will comply with the Green Building Covenant and the development standards that were adopted by Stratus and the City of Austin in 2002, along with the design guidelines of the Circle C Commercial Community Association. These are the design guidelines and standards that have been applied to Escarpment Village. The new development will use similar stone, architecture, roof materials, signage, lighting, walkways and landscaping.

Steve Urban, Vice President of the CCHOA Board of Directors serves as the CCHOA representative to the Architectural Control Committee of the commercial association.

In conjunction with this and future non-residential development, a water line is being installed from Tract 107 south to the MoPac/La Crosse intersection. In conjunction with the water line, Stratus has agreed to work with the CCHOA on the following:

- development of a landscape plan and landscape installation for the medians on Slaughter between MoPac and Beckett
- stub out of a concrete trail for the Parks Department that may connect the east and west sides of MoPac in the future
- installation of a wrought iron fence on Corrientes Cove in front of the existing filtration pond
- stub out of a water meter for landscape purposes at the MoPac/LaCrosse intersection
- replacement landscaping at the MoPac/La Crosse intersection
- other conditions that apply to the construction process that limit the impact on adjacent neighbors

If you have any comments concerning this development, please communicate them via email to the CCHOA (info@circlecranch.info).

CIRCLE C RANCH ANNUAL REPORT

Circle C Homeowners Association Calendar of Events 2009

February 2009	CCHOA Annual Report in February Newsletter
February 2009	First ½ year assessment mailed..... Due March 1st
March 2009	Board of Directors Candidate Forum..... Details TBD
March 16, 2009	Swim Center opens.
March 25, 2009	2009 Annual Meeting 6:30pm-9:30pm Kiker
April 11, 2009	Easter Egg Hunt 9:30am to 11am CDC
April 12, 2009	Pool closed for Easter Holiday
April 18, 2009	Wildflower Seed Planting Day..... 2pm to 5 pm
April 25, 2009	Community Wide Garage Sale..... 8am to 5 pm
July 2009	Second ½ year assessment mailed Due August 1st.
July 4, 2009	Community Parade..... 10am Pool Plaza
Dec. 5, 2009	Kid's Holiday Party..... 2pm to 4pm CDC
Dec. 18-20	Holiday Lighting Contest..... Participants to register
Dec. 20, 2009	Adult Holiday Party 7pm to 11pm LBJWFC

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

See link on website to all swim center information:
(http://www.circlecranch.info/link/linkshow.asp?link_id=164811&assn_id=14837)

CCHOA Office Will Be Closed On:

New Year's Day
Memorial Day
July 4th
Labor Day
Thanksgiving Day
Christmas Eve
Christmas Day

****All dates are subject to change.*

CIRCLE C RANCH ANNUAL REPORT

Circle C Homeowners Association 2008 Income & Expense Statement

INCOME:

HOMEOWNER INCOME

Homeowners Due	\$1,895,154.10
Resale Certificate Income	\$49,700.00
Transfer Fee Income	\$70,260.00
Late Fees Collected	\$10,390.79
Lien Admin Fee Income	\$1,850.00
Filing Fee Income	\$1,448.00
<hr/>	
HOMEOWNER INCOME TOTAL	\$2,028,802.89

<u>ARCHITECTURAL REVIEW INCOME</u>	\$31,465.00
---	-------------

RENTAL INCOME

Office Rent	\$3,030.00
Grill Rent	\$8,111.26
<hr/>	
RENTAL INCOME TOTAL	\$11,141.26

SWIM CENTER INCOME

Pool Programs	\$77,341.43
Pool Retail Merchandise	\$527.04
Guest Fees/Facility Rentals	\$18,324.00
<hr/>	
SWIM CENTER INCOME TOTAL	\$96,193.05

OTHER OWNER LANDSCAPE REIMBURSEMENTS

Stratus Landscape Reimb	\$97,000.00
Coa Landscape Reimb	\$35,200.00
<hr/>	
TOTAL OTHER OWNER L/S REIMB	\$132,200.00

<u>INTEREST INCOME</u>	\$20,393.91
-------------------------------------	-------------

<hr/>	
TOTAL INCOME	\$2,320,196.11

CIRCLE C RANCH ANNUAL REPORT

EXPENSES:

COMMONS AREAS SERVICES

Landscape Maintenance Contract	\$349,399.26
2007 Land Additions	\$12,254.80
Landscape Repairs.....	\$34,359.06
Landscape Supplies	\$12,971.38
Landscape Utilities – Wate.....	\$160,849.46
Landscape Utilities - Electric	\$30,120.18
Fence Repairs & Maint.....	\$5,928.00
Electrical Repairs & Maint.....	\$26,915.00
<hr/>	
TOTAL COMMONS AREA SERVICES.....	\$933,456.32

SWIM CENTER COMPOUND

Swim - Water Utilities.....	\$17,896.23
Swim - Gas Utilities	\$22,369.98
Swim - Electric Utilities	\$28,568.96
Swim - Telephone Utilities.....	\$2,746.17
Swim - Contract Repair/maint.....	\$20,412.47
Swim - Non-Contract Irrig & L/s.....	\$2,905.50
Swim - Bldg Maintenance.....	\$16,289.95
Swim - Pool Maintenance	\$6,761.20
Swim – Supplies.....	\$57,207.22
Swim - Retail Merchandise.....	\$0.00
Swim - Special Events.....	\$0.00
Swim - Staff Salaries	\$171,649.06
Swim – Program Salaries	\$23,224.77
Swim – Program Taxes.....	\$8,766.18
Swim Payroll Taxes.....	\$15,896.27
Swim – Miscellaneous	\$505.00
Swim Cash Over (Short)	\$(1.00)
<hr/>	
SWIM CENTER COMPOUND TOTAL	\$395,197.96

ARCHITECTURAL REVIEW.....\$16,375.00

FINANCIAL MANAGEMENT

Financial Management Services.....	\$79,816.54
Resale Certificate Expense	\$7,318.44
Lien Filing Fees.....	\$1,220.00
Bank Charges	\$2,755.32
Cpa/audit	\$5,400.00
<hr/>	

TOTAL FINANCIAL MANAGEMENT\$96,510.30

LEGAL.....\$8,416.12

TAXES

Taxes – Property	\$3,574.04
Taxes – Income.....	\$15,142.00
<hr/>	

TOTAL TAXES.....\$18,716.04

INSURANCE

Gen'l, Property, B&m & Auto	\$39,336.60
Insurance - D & O	\$1,560.00
Insurance - Workers Comp.....	\$14,901.88
<hr/>	

TOTAL INSURANCE\$55,798.48

CIRCLE C RANCH ANNUAL REPORT

NEIGHBORHOOD OPERATIONS

Deed Restrictions	\$1,648.00
Printing	\$3,585.49
Web Operations	\$3,866.39
Community Events	\$8,232.12
Holiday Lighting	\$10,000.00
Postage/Delivery	\$12,350.81
Office Equipment & Furniture	\$(1,263.89)
Office Repairs & Maint	\$3,264.66
Office Supplies	\$2,913.34
Utilities - Telephone	\$2,532.51
Neighborhood Maint/Repairs	\$17,183.27
Parking Lot Maint & Dumpsters	\$11,361.13
Homeowner Meetings	\$4,875.82
Awards	\$801.86
Operational Expenses – Misc	\$1,556.52
TOTAL NEIGHBORHOOD OPERATIONS	\$89,869.49

MANAGEMENT STAFF

Operations Salaries	\$141,029.53
Payroll Taxes – Management	\$110,605.36
Insurance – Health	\$6,464.56
Staff Education & Skills Enhan	\$2,693.92
TOTAL MANAGEMENT STAFF	\$161,793.37

COMMUNITY ENHANCEMENT

Donations	\$50.00
Consulting	\$2,009.85
Association Memberships	\$1,495.35
TOTAL COMMUNITY ENHANCEMENT	\$3,555.20

CAPITAL BUDGET

Landscape - Escarpment/Slaughter	\$16,000.00
Landscape - Circle C West P.O.	\$12,000.00
Landscape - Long Term Turf	\$23,661.00
Swim Center & Cafe Roof	\$30,258.25
Swim Center Volleyball Court	\$7,370.87
Swim Center Fence & Entrance	\$11,334.17
Swim Center Furniture	\$21,195.24
Swim Center Shade	\$12,563.93
Playscape Phase II	\$0.00
Escarpment Fence	\$85,000.00
Swim Center Security System	\$10,543.75
Swim Center ADA Chair Lift	\$4,814.84
West Pool Expense	\$12,487.50
Landscape - Escarpment Beds	\$6,000.00
2007 Carryover Pool Renovation	\$10,340.00
2007 Carryover Swin Center Office Renovation	\$1,933.00
2007 Carryover Wildflower Park Playscape	\$51,443.50
2007 Carryover Baby Pool	\$20,768.12
TOTAL CAPITAL BUDGET	\$252,715.11

TOTAL EXPENSES	\$2,032,403.39
-----------------------------	-----------------------

CIRCLE C RANCH ANNUAL REPORT

Circle C Homeowners Association 2009 Budget

INCOME:

HOMEOWNER INCOME

Homeowner Dues	\$2,051,814.45
Resale Certificates	\$57,000.00
Transfer Fees Income	\$55,000.00
Late Fees Collected	\$10,000.00
Lien Fees Income	\$1,000.00
Filing Fee Income.....	\$750.00

HOMEOWNER INCOME TOTAL	\$2,175,564.45
------------------------------	----------------

<u>ARCHITECTURAL REVIEW INCOME</u>	\$32,000.00
--	-------------

RENTAL INCOME

Office Rent	\$3,120.00
Grill Rent.....	\$8,400.00

RENTAL INCOME TOTAL	\$11,520.00
---------------------------	-------------

SWIM CENTER INCOME

Pool Programs	\$66,300.00
Retail Merchandise.....	\$200.00
Birthday Parties	\$3,665.00
Guest Fees/Facility Rentals	\$18,000.00

SWIM CENTER INCOME TOTAL	\$88,165.00
--------------------------------	-------------

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
--	--------------

<u>INTEREST INCOME</u>	\$25,000.00
------------------------------	-------------

<u>GRAND TOTAL</u>	\$2,446,849.45
--------------------------	-----------------------

CIRCLE C RANCH ANNUAL REPORT

EXPENSES

COMMONS AREA SERVICES

Landscape Maintenance Contract	\$679,835.39
2008 Land Additions	\$9,000.00
Landscape Repairs.....	\$49,000.00
Landscape Water Utilities.....	\$180,000.00
Landscape Electric Utilities.....	\$35,000.00
Tree Pruning	\$15,000.00
Fence Repairs & Maint.....	\$7,000.00
Electrical Repairs & Maint.....	\$12,000.00

COMMONS AREA SERVICES TOTAL	\$986,835.39
-----------------------------------	--------------

SWIM CENTER COMPOUND

Water Utilities.....	\$18,000.00
Natural Gas Utilities.....	\$20,000.00
Electric Utilities.....	\$29,000.00
Telephone Utilities	\$2,500.00
Contract Landscape Repair	\$21,109.00
Non-contract Landscape Repair	\$4,000.00
Bldg Maintenance.....	\$17,000.00
Pool Maintenance.....	\$35,850.00
Pool Supplies	\$13,500.00
Retail Merchandise	\$300.00
Special Events for Lifeguards.....	\$600.00
Swim Center--Staff	\$197,000.00
Swim Center--Program Staff.....	\$28,600.00
Payroll Taxes.....	\$17,000.00

SWIM CENTER COMPOUND TOTAL	\$404,559.00
----------------------------------	--------------

<u>ARCHITECTURAL REVIEW EXPENSES</u>	\$17,400.00
--	-------------

FINANCIAL MANAGEMENT

Management Services.....	\$81,000.00
Resale Certificate.....	\$8,125.00
Lien Filing Administrative Fees	\$500.00
Bank Fees.....	\$2,500.00
CPA/Audit.....	\$6,500.00

FINANCIAL MANAGEMENT TOTAL	\$98,625.00
----------------------------------	-------------

<u>LEGAL SERVICES TOTAL</u>	\$7,500.00
-----------------------------------	------------

TAXES

Property	\$12,000.00
Income	\$15,200.00
TAXES TOTAL.....	\$27,200.00

INSURANCE

General, Prop, Boiler & Auto, umbrella.....	\$40,000.00
D & O Insurance.....	\$1,800.00
Worker's Comp.....	\$11,500.00
INSURANCE TOTAL	\$53,300.00

CIRCLE C RANCH ANNUAL REPORT

NEIGHBORHOOD OPERATIONS

Deed Restrictions	\$3,000.00
Printing	\$10,000.00
Web Operations	\$2,500.00
Community Events	\$24,000.00
Holiday Lighting	\$10,000.00
Postage/Delivery	\$17,000.00
Neighborhood Directory	\$7,000.00
Office Equipment	\$3,500.00
Office Repairs & Maintenance	\$3,500.00
Office Supplies	\$4,000.00
Phone	\$2,700.00
Neighborhood Maintenance/Repairs	\$22,500.00
Parking Lot Maint & Dumpster Expense	\$12,500.00
HOA Meetings	\$5,000.00
Awards	\$1,200.00
Operational Expenses--Misc	\$1,000.00
<hr/>	
NEIGHBORHOOD OPERATIONS TOTAL	\$129,400.00

MANAGEMENT STAFF

HOA Office Personnel	\$161,363.75
Payroll Taxes	\$12,200.00
Insurance Reimbursement	\$6,300.00
Staff Education and Skills Enhancement	\$3,500.00
<hr/>	
MANAGEMENT STAFF TOTAL	\$183,363.75

COMMUNITY ENHANCEMENT

Consulting/Donations	\$5,500.00
Association Memberships	\$1,000.00
<hr/>	
COMMUNITY ENHANCEMENT TOTAL	\$6,500.00

RESERVES

General Reserve Fund Addition	\$120,000.00
Circle C West Pool Reserve Fund	\$125,000.00
<hr/>	
RESERVE FUND ADDITIONS TOTAL	\$245,000.00

<u>GRAND TOTAL</u>	\$2,159,683.14
---------------------------------	-----------------------

CIRCLE C RANCH ANNUAL REPORT

RETAINED EARNINGS.....\$287,166.31

CASH IN BANK (CARRYOVER 2008)

Reserve (Swim)\$92,728.21
Reserve (Gen'l).....\$153,033.80
Reserve (Amen).....\$125,000.00

TOTAL CASH IN RESERVES\$370,762.01

2009 CAPITAL BUDGET PROJECTS:

Landscape - Water Meter Upgrade Escarpment.....\$18,000.00
Landscape - Irrigation Center Control.....\$20,000.00
Landscape - Turf Replacement.....\$30,000.00
Landscape - Bed Upgrades.....\$22,000.00
Landscape - Outlaying Area Upgrades.....\$5,000.00
Electric - Bollard Lights Replacement.....\$16,000.00
Electric - Slaughter Lighting.....\$10,000.00
Total Landscape & Electric Projects\$121,000.00
Swim Center -Solar Panels for Toddler Pool\$13,500.00
Swim Center - Flash Heater for Showers.....\$4,000.00
Swim Center - Upgrade Volleyball Net.....\$2,300.00
Swim Center - Furniture Bench Seats\$10,000.00
Swim Center - Replace Picnic Tables\$13,500.00
Swim Center - Fence Repair/Replacement\$10,000.00
Total Swim Center Projects.....\$53,300.00
Move Mailboxes (Circle C on the Park)\$25,000.00
Bathhouse Roof.....\$75,000.00
Playscape Phase II cont\$50,000.00
Sidewalk Completion\$10,000.00
Total Neighborhood Projects.....\$160,000.00

CAPITAL BUDGET PROJECTS TOTAL.....\$281,000.00

EXCESS FUNDS.....\$6,166.31

PEEL, Inc.



Printing & Publishing

Publishing Community Newsletters Since 1991

-- Austin --

Avery Ranch
Barton Creek
Barton Hills
Belterra
Canyon Creek
Cherry Creek on Brodie Lane
Circle C Ranch
Courtyard
Davenport Ranch
Forest Creek
Granada Hills
Heatherwilde
Hidden Glen
Highland Park West Balcones
Jester Estates
Jester Farms
Lake Pointe
Lakewood
Laurel Oaks NA
Legend Oaks II
Long Canyon
Lost Creek
Meadows of Bushy Creek
Pemberton Heights
River Place
Sendera
Shady Hollow
Sonoma
South Lamar NA
Steiner Ranch
Stone Canyon
The Hills of Lakeway
Travis Country West
Twin Creeks
Villages of Western Oaks
Westcreek
Wood Glen

-- Dallas --

Craig Ranch
Estates of Russell Creek
Hunters Glen
Waterford Parks

-- Fort Worth --

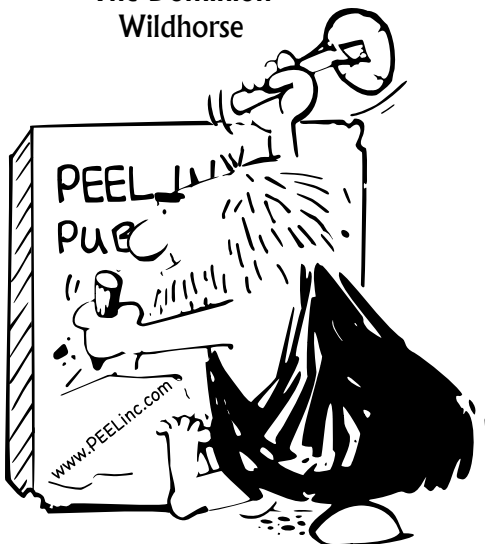
Brook Meadows
Timarron
Woodland Hills

-- San Antonio --

Bentley Manor
Canyon Springs
Cordillera Ranch
Iron Horse
Stonewall Ranch
The Dominion
Wildhorse

-- Houston --

Blackhorse Ranch
Bridgeland
Coles Crossing
Cypress Mill
Enchanted Valley
Fairfield
Harvest Bend The Village
Lakes of Fairhaven
Lakes on Eldridge
Lakes on Eldridge North
Lakewood Grove
Legends Ranch
Longwood
Pine Brook
Riata Ranch
Shadow Creek Ranch
Steeplechase
Stone Gate
Summerwood
Village Creek
Willowbridge
Willowlake
Willow Pointe
Winchester Country
Winchester Trails
Windermere Lakes
Wortham Villages



512-263-9181

advertising@PEELinc.com

www.PEELinc.com