



CIRCLE C RANCH

The Official Publication of the
Circle C Homeowner's Association

Newsletter

Volume 7, Number 2

February 2010

www.circlecranch.info

Circle C HOA Annual Meeting & Board Election

The Annual Meeting and Election will be held on **Thursday, March 11, 2010 at 6:30pm in the Kiker Elementary cafeteria**. Your ballot and proxy will be printed on the back side of the first 2010 CCHOA dues assessment invoice (which is mailed Feb 1 and due Mar 1).

The Nominating Committee will host a Candidate Forum on **Thursday, February 18, 2010, 6:30pm in the Kiker library**.

2009 Annual Report

At time of publication of the February newsletter we were still working on the 2009 Annual Report. We will publish in the March 2010 newsletter edition and also post on the HOA website at www.circlecranch.info

HOA Voter Turnout

Submitted by Jason Bram, CCHOA Secretary

Voter turnout at our Annual HOA meeting held in March each year has been very poor over the past few years. Voting in the board elections is a way for all residents to play a role in the success of our Circle C community.

For the past few years, volunteers have had to spend the first part of the scheduled meeting making phone calls or visiting friends or neighbors to get them to complete their ballots in order to get enough votes to meet the meeting quorum requirements defined in our organization's bylaws. It takes less than a minute to fill out a ballot. This year it will be on the back of your first assessment which you will receive in February. Please take a little time to research the candidates and vote. If you do not have time to research the candidates, you can name a proxy. You need to make sure that the person you name as your proxy will be voting. All ballots/proxies that are submitted count towards the 10% quorum requirement so you do not have to attend the meeting to be counted.

Be an active community resident and attend the annual meeting. Come introduce yourself to the board, the manager and your neighbors and find a wealth of information about your community!

HOA ASSESSMENT

Submitted by Russ Hodes, CCHOA Treasurer

Our Circle C Homeowners Association (CCHOA) assessment is based on the value of each home, as reported by the Travis County Central Appraisal District (TCAD). CCHOA is allowed to collect twenty-five cents for each \$100 of valuation, according to our CCHOA Declarations.

The board may a lower assessments, which they have done by establishing a "cap" on the maximum assessment (Article III Assessment, Section 3). In 2010, homes valued over \$199,200 will pay the maximum assessment of \$498 per year. The cap is approved by the board of directors, when they vote on the new budget each year. It was raised 5% this year. This increase helps to compensate for the declining growth (number of new lots) in the HOA and the rising costs for our HOA operations, staffing, supplies and services.

Someone always asks, "Why are our dues going up?"

When our new Swim Center comes on-line in 2011, our overall pool budget will probably double. By raising the "cap" on assessments at a modest annual rate now, we should have enough income to cover those new expenses, without any sharp increase in the assessments or the need to pass a Special Assessment.

For more details, please look for the Annual Report in the next Newsletter (March), which also includes our Income/Expense Report and the budget for 2010.

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
 Karen Hibpshman, CMCA, Manager 347-2891
 Parkwest HOA
 Goodwin Management 502-7509
 Streetman Enclave HOA
 K.O. Orsak..... 646-6739
 Muirfield HOA
 Sara Huff 219-1927

BOARD OF DIRECTORS

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

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
 Gorzycki Middle School..... 841-8600
 Small Middle School 841.6700
 Bowie High School 414.5247
 SAYSA..... 899.1049

ARTICLE INFO

The Circle C Ranch newsletter is mailed monthly to all Circle C Ranch residents. Residents, community groups, churches, etc. are welcome to submit information about their organizations in the newsletter. Personal news for the Stork Report, Teenage Job Seekers, recipes, special celebrations, and birthday announcements are also welcome.

If you have an article of interest to the community please submit to info@circlecranch.info by the 10th of the month. The newsletter can also be viewed online at www.circlecranch.info.

ADVERTISING INFO

Please support the advertisers that make the Circle C Ranch Newsletter possible. If you are interested in advertising, please contact our sales office at 512-263-9181 or advertising@peelinc.com. The advertising deadline is the 8th of the month prior to the issue.

MISSION STATEMENT

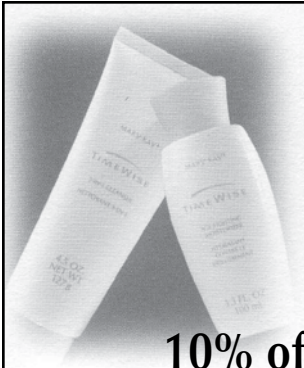
Peel, Inc. Community Newsletters

Our goal is to provide the Circle C Ranch community with one source of local news content that is provided by Circle C residents. Our goal is to help build Circle C by connecting local businesses with residents and residents with relevant neighborhood information.

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Not intended to solicit properties currently for sale.

Calendar of Events

February 2010

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 1st Assessment & Ballot Mailed	2	3	4	5	6 Blood Drive 10 am to 1pm
7 Circle C Open House Tours 1-4 pm	8 Newsletter Advertising Deadline	9	10 Newsletter Article Deadline	11	12	13
14	15	16	17 Board of Directors Meeting, 7pm at the CDC	18 Candidate Forum, 6:30pm Kiker Library	19	20
21 Circle C Open House Tours 1-4 pm	22	23	24	25	26	27
28						

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2010 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 on page 17). You can fax to 288-6488 or mail to 5919 La Crosse Ave, Suite 100 Austin, Texas 78739.



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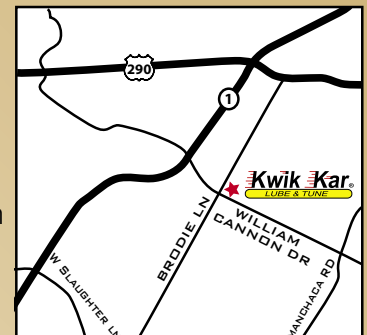
Hours:

8-6 Weekdays

8-5 Saturday

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NEIGHBORHOOD BLOOD DRIVE

The Blood Center of Central Texas will be in Circle C on Saturday, February 6, 2010 from 10am to 1pm in the Circle C Swim Center Plaza. Please sign up online at www.inyourhands.org, the Sponsor Code is: cirlice. Please eat before donation. Photo ID required. Please see website for complete details.

CIRCLE C WEST POOL UPDATE

The CCHOA issued an RFP at the end of 2009 for a professional project manager to manage the West Pool project. The Board of Directors will have voted for their final selection at the Jan. 20 board meeting. We will then begin work on a timeline for soliciting bids for design and construction and completion. We will update the newsletter with more information as it becomes available.

HOA MANAGER ANNOUNCEMENTS:

Submitted by Denise Nordstrom, CCHOA Mgr.

Have You Received A Deed Restriction Notice?

As reported in each month's newsletter, the HOA staff drives at least two sections of the neighborhood per month to note violations of the Declaration of Covenants, Conditions and Restrictions. These commonly include: front yard landscape maintenance (mowing, edging, free of weeds), home maintenance (paint, screens, siding) and recreational vehicles (boats, RV's, trailers) parked in the driveway. The HOA is required by state law to notify owners in writing via certified mail and allow for the homeowner to request a hearing before the board of directors. If you receive a letter, please contact us at the HOA office and let us know your individual situation. We would like to work with you to bring your home into compliance. If you would like to report a violation, you can do so via our website at www.circlecranch.info



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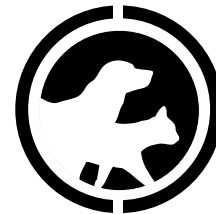
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20 YEAR FIXED 5.59%*	15 YEAR FIXED 6.10%***
AUTO LOANS NEW OR USED	MONEY MARKET ACCOUNT MINIMUM DAILY BALANCE OF \$2,000 REQUIRED
60 MONTHS 3.59%*	\$25,000 TO \$74,999 1.26%****
66 MONTHS 3.69%*	\$75,000 TO \$124,999 1.36%****
72 MONTHS 3.89%*	\$125,000 AND ABOVE 1.51%****
REG. CERTIFICATE OF DEPOSIT MINIMUM DEPOSIT OF \$1,000 REQUIRED	JUMBO CERTIFICATE OF DEPOSIT MINIMUM DEPOSIT OF \$95,000 REQUIRED
6 MONTHS 1.61%****	6 MONTHS 1.71%****
12 MONTHS 1.86%****	12 MONTHS 1.96%****
24 MONTHS 2.17%****	24 MONTHS 2.27%****

*ANNUAL PERCENTAGE RATE. ALL RATES ARE EXPRESSED "AS LOW AS". ACTUAL RATE MAY VARY DEPENDING ON CREDIT QUALIFICATIONS. **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. ****ANNUAL PERCENTAGE YIELD. PENALTIES FOR EARLY WITHDRAWAL MAY APPLY. *REGULAR - A MINIMUM DEPOSIT OF \$1000 IS REQUIRED. *JUMBO - A MINIMUM DEPOSIT OF \$95000 IS REQUIRED. ALL APRS, APYS AND TERMS ARE SUBJECT TO CHANGE WITHOUT NOTICE. PLEASE CALL FOR DETAILS. THIS CREDIT UNION IS FEDERALLY INSURED BY THE NATIONAL CREDIT UNION ADMINISTRATION.

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Safety Awareness

Unfortunately some of you have been victim of vandalism and/or theft this past year so we wanted to ask everyone to be as proactive as possible to deter crime in Circle C. The City of Austin Police Department has these suggestions for deterring vandalism and theft from your property:

1. INSTALL A DEADBOLT LOCK.

Deadbolts are usually locked with a key from the outside and a thumb turn on the inside. The cylinder should be pick resistant. Lock your doors every time you leave the house, even if you're leaving for just a few minutes during the day. The most popular times for residential burglaries are weekday daylight hours. In over 1/3 of burglaries, there is no forcible entry--someone forgot to lock the doors.

2. INSTALL SOLID DOORS.

Outside doors should be metal or solid hardwood and at least 1 3/4 inches thick. Frames must be made of equally strong material and each door must fit its frame securely.

3. KEEP GARAGE DOORS CLOSED AND LOCKED.

4. SECURE SLIDING DOORS AND WINDOWS.

Cut a broom handle to the length of the bottom track so that the

window or door will not slide open when forced. Also, drill one hole through both casings and sliding window and insert a nail or pin.

5. SECURE SASH WINDOWS.

To prevent wooden sash windows from being pried open, drill a downward sloping hole into the top of the bottom window through and into the bottom of the top window and insert a pin or nail. To prevent aluminum sash windows from being broken into, purchase a track lock that blocks the window track.

6. MARK YOUR PROPERTY.

Mark your valuables with an engraver. Marking your property serves as a deterrent to would-be burglars and it helps police in identifying and returning stolen property. Make a property identification list. Put warning stickers on doors and windows.

7. PURCHASE A BURGLAR ALARM.

A home alarm system can be a very effective burglary deterrent and fit into many people's needs. Remember to test your system monthly.

8. LEAVE A LIGHT ON.

When leaving on trips, leave a light on in the bathroom. In the

(Continued on Page 8)



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CCHOA News

Safety Awareness - (Continued from Page 7)

bedroom, attach a lamp and radio to a 24-hour electric timer set to go on at dusk and off at your bedtime. Close bedroom drapes or blinds.

9. USE PROPER EXTERIOR LIGHTING.

Place a light over every door. Double cones lights on each corner of the house will also light up windows.

10. WORK TOGETHER WITH YOUR NEIGHBORS.

When you are going to be away, tell trusted neighbors and ask them to watch your property. Have neighbors maintain your yard. When on vacation, have someone cut grass. Shrubbery should not hide neighbors' view of windows or doors. Have someone pick up newspapers and mail. Tell neighbors to call police if they notice anything suspicious.

UPCOMING EVENTS:

Feb 6 – Blood Drive

Feb 18 – Board Candidate Forum

Mar 11 – Annual Meeting

Mar 15-19 – Spring Break Hours at the Swim Center;
open 6am to 8pm

CIRCLE C OPEN HOUSE

Circle C Open House is a neighborhood-wide tour of open houses. Any realtor or FSBO may register their home within Circle C. Tours are held every other Sunday from 1pm to 4pm in Circle C. Submit your listings by 12pm (noon) on Friday to have your property on the next tour. Questions? info@circlecopenhouse.com or www.circlecopenhouse.com

HOLIDAY LIGHTS

Reminder

If you haven't already, please take down all of your holiday lighting and decorations per the rules in the governing documents (lights and decorations should be removed by January 15th)



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ASSOCIATION DOCUMENTS

Open to Owners

Have you lost your copy of the bylaws? Would you like to read minutes from past board meetings? Would you like to read a resolution for background information on an association policy?

Some of these documents can be found on our association website. However, these and other association documents are available to all members for review; owners have the right to inspect them, and the association is happy to make them available. However, we ask that you follow a few standard procedures so we can serve you efficiently.

First, submit a written request to the manager stating which documents you wish to read. Submit your request several days before you need the documents. We may need extra time to locate older documents if they're in storage.

Before submitting a request, get a clear understanding of what you are looking for and why. Be specific. A request for "documents relating to the capital improvement project" is too broad. Instead, request "vendor contract and blueprints for the capital improvement project undertaken last year."

Your request will be filled as soon as possible, usually within five business days. You will be contacted to set up a time during normal business hours when the documents may be viewed. You can view original documents at no charge. If you want copies of pages from the original documents, make a list or mark the pages you want with a paper clip or sticky note. You will be charged per page for copying. You may also have copies of documents mailed to you and be billed per page for copying and mailing.

Some association records are confidential. Requests for sensitive information, such as personnel files, owners' ledgers or legal files, will be denied. This protects the association and you from liability.

While viewing original documents, do not remove anything and keep pages in the same order as presented.

If you have any questions or need further information, please call the manager or send an e-mail to the association. We're here to help.

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Graffiti

We've had several incidents of graffiti in the neighborhood recently including at the HOA office, bollard lighting along Escarpment and various utility boxes and signs. The association monitors and immediately removes graffiti from common areas and encourages you to do the same with your property. There has also been significant vandalism at the Circle C Metropolitan Park Soccer Field area which included damage to: the buildings in the concession area, fence, new mower, PVC goals, trash containers, bulletin board and fields. If you happen to see someone defacing property, don't try to stop it yourself. Call 911 immediately and report a vandalism in progress. Make a mental note of as many details as possible about the perpetrators—how many, what age, male or female, distinctive clothing—that will help police. If you have any information on vandalism that has already occurred, please contact the Austin Police Department at 974-8100



Circle C Landscape

Submitted by Susan Hoover

As I am writing this, we have just endured the coldest weather of the last several years, with a couple of low temperature nights down into the teens. I have to say, the 2009-2010 weather has been a bit challenging.

The great side is that we have caught up on rainfall and are officially out of the drought for the time being. Also, it is great for the vegetation to become completely dormant for the winter months, something that sometimes does not happen due to our mild winters. The other added benefit is that cold weather eliminates fleas and ticks, so your pets will be happy!

Over the winter we do a lot of landscape work, in order to make sure that everything grows and blooms out properly in the spring. We will be trimming back all of the dead vegetation, and re-mulching most areas. We will be light trimming ornamental trees. On warmer days with no wind, we will apply weed treatments in selected areas.

We will not be fertilizing the turf until late March or early April when it is actively growing. Otherwise the fertilizer will probably run off before it is useful to the turf.

Same goes for aeration of the turf areas; although aeration is great at any time, it is particularly helpful when the turf is actively growing.

As soon as the weather warms up a bit, we will start on some of the 2010 approved capital improvement projects. Each year, we attempt to continue the conversion of the older areas to the Green Community model through

replacement of water using vegetation with drought tolerant plantings, establishing limited turf areas, using drought tolerant turf varieties for replacement turf, and following accepted horticultural principles of diversification of vegetation. In 2010, we will also be improving our irrigation system to incorporate more drip irrigation and bubblers on some of our existing trees in preparation for future drought periods.

The water has been off in all areas since mid-December, and we will only water if necessary through the remaining winter months. Our new centralized system and sensor system have prevented any water from going off during periods lower than 37 degrees, thus eliminating any potential for ice on the sidewalks during these cold winter nights.

If we have a few warm afternoons and you are working on your own landscape, it is a good time to prune back any perennials that are not early spring bloomers. You don't want to prune Texas Mountain Laurels, Carolina jasmine, or honeysuckle, among others until after they bloom in early spring, but all of the grasses and summer blooming species can be cut back now.

It is also an ideal time to prune live oak trees (dead of winter, heat of summer) with less risk for the spread of oak wilt. We recommend that anyone who has large live oaks in their yard consult with a certified arborist prior to pruning and take their recommendations for keeping your trees in the best possible shape.



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Clubs & Announcements

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 is in 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/>. Thank you to resident Bob Hendee for volunteering his time to this effort.



Thank You! Thank You! Thank You!

Submitted by the Circle C Child Development Center



This year, each of our classes, infant through pre-k, adopted a child through the Adoption Coalition's "Sponsor a Foster Child Holiday Program" giving toys and much needed clothing items to children who might not otherwise receive them. Because of you, 22 children experienced a wonderful Christmas morning! A huge kudos goes out to all our families for their amazing generosity.

Thank you again and we look forward to a great new year with you!

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Circle C Tennis Club Donates Toys

Submitted by Fernando Velasco, General Manager



Players from the Circle C Tennis Club had a Tennis Mixer where each player was asked to bring an unwrapped gift to be donated in Austin. These gifts were delivered to Majic 95.5 Radio Station for their "Gifts for Children" program by General Manager and Director of Sports, Fernando Velasco, who was touched by their Christmas stories on their radio programs. Velasco adds "we know that we placed some nice smiles on many children on Christmas Day thanks to the generosity of our Members"

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WILDFLOWER CENTER EVENTS

In February

SIGN UP FOR GO NATIVE U CLASSES!

Time to register for spring classes that start March 20. The courses our highly popular Native Plant Gardening six-class sequence and the Sustainable Landscape series. We also offer special classes, such as Container Gardening, the Botany of Food Plants and Native Plant Photography. Go to <http://www.wildflower.org/gonativeu/>

ANTICIPATION ART EXHIBIT - *Through March 7*
Eliza Thomas' evocative winter paintings of Vermont and seeds and pods sculpture by R.J. Mabrey. In the McDermott Learning Center

VALENTINE'S DAY SALE - *Sunday, February 14*
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PARK WEST HOA NEWS

Specifically for Park West Residents

Submitted by Jackie Rollins

Message from the President

It seems like such a short time ago when a group of novices at HOA Board experience became THE Board of Directors for a community in transition. I do not believe that any of us had ever envisioned ourselves in the roles we were in. Differences between residents had become strained and, somehow, we had lost the ability to listen and understand each other. Each of the new Board members had made the choice to run because we did not want to lose the sense of community and quality of life that we had grown to expect.

As candidates, the new Board had run on a platform of "transparency" and a commitment to represent all residents of Park West. We soon learned that these were more elusive goals than we had imagined. We experienced the ups and downs that occur when people do not know/understand each other. Most of all, however, we were committed to make it work for Park West.

I am so proud of the 2009 Board members. We were able to learn to work together as a team, learned to compromise, and most

importantly we learned to listen to each other as well as to the community in order to make better decisions for all of Park West. Although we did not master these skills, we came a long way in the art of good decision-making. I believe we accomplished some tasks that will make it easier for those who follow to make the transitions from Board to Board easier (i.e., Board Code of Ethics and other policies and guidelines). Although we experienced many frustrations, we all made it through with a healthy respect for each other, our roles and Park West. My appreciation and thanks go to each and every member of the Board!

My hope for the future is that we will become a community of doers and volunteers. We should all know by now that although the Board represents Park West, it is not Park West. When things need to be done, we need everyone, in some manner, to step forward and accept responsibility for making this an even better community. We

(Continued on Page 15)



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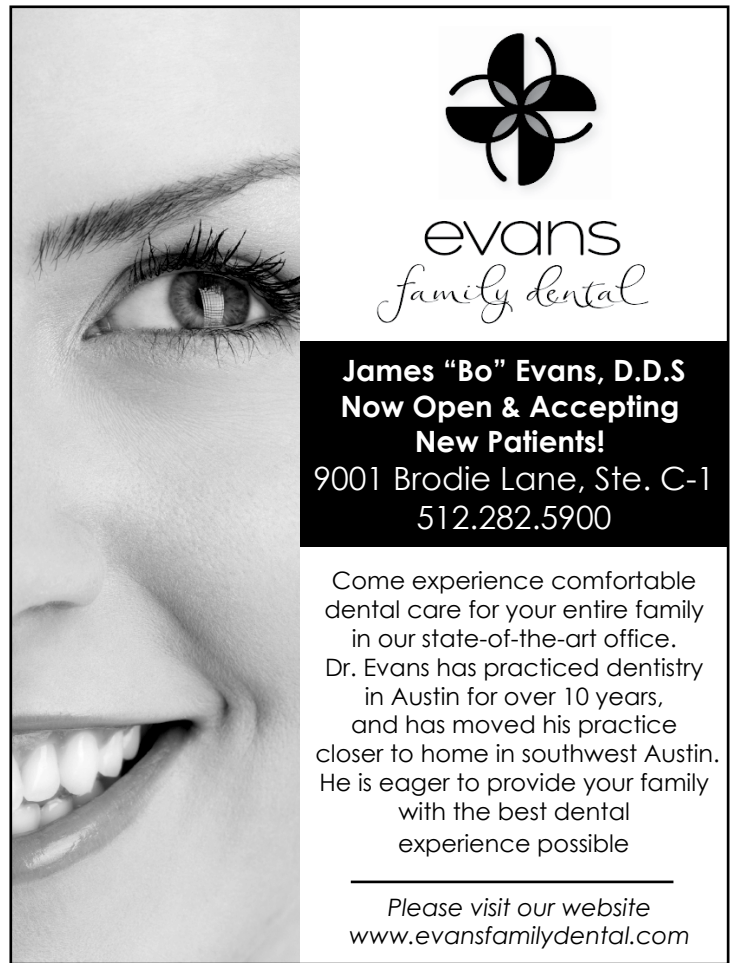
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Message from the Board - (Continued from Page 14)

all have a lot to gain -and much to lose - if all of us don't contribute in whatever manner we can. We are a neighborhood, and we need to be good neighbors. We have a few constants such as Frank Gilbreath who is ever vigilant as our gatekeeper (or at least he makes them work), and the members of the Bylaws Committee (from many Boards back) that stepped forward when asked to update our Rules and Regulations to conform to the Covenant change and are now working on a Standards Policy for Park West. We have many gifted and talented neighbors; let's take advantage of what we have.

Please step forward and let your voice or actions be heard! For a short while, I did that. I will be eternally grateful for the opportunity that you gave me to serve on behalf of this great community. Frances Bush, President, PWHOA Board of Directors.

Park West Annual Meeting

As this newsletter arrives, the time will have come for the Park West HOA's annual meeting at Kiker Elementary School on Tuesday, February 2, at 7 p.m. Doors open at 6:30 p.m. Be sure to attend. An election is being held for three Board directors and your votes are needed.

From the Neighborhood

From Glynda Eschle: "As the Christmas season approached, the Austin American-Statesman invited readers to enter a contest "Your Life. Your Holiday Memory." The procedure was to go to their website and write a memory in less than 150 words. I am fortunate to have many happy memories but one in particular came to mind. It was an event when one very special act of kindness created by my older son when he was in the second grade resulted in being a gift for three people. I have told the story about my essay winning the newspaper contest and my listeners often comment that there were actually four gifts because I was presented a \$500 gift card as the winner of week 3 of the contest. I laugh and remind them this is half of one thousand dollars which I enjoyed spending during the holidays while visiting with my remarkably healthy 91 and 93-year old parents and other relatives in the Texas panhandle. I am grateful, and know I am a lucky woman."

(Continued on Page 16)

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Park West HOA News

Park West HOA- (Continued from Page 15)

Landscaper News

If you haven't signed up for our landscaper's electronic newsletter, you probably missed the warning on January 6 about turning our irrigation systems to the OFF position for the next five days during the BIG FREEZE . With the rush of cold air coming in from the north, sprinklers going off overnight had the potential to cause damage to some of our plants. However, some sprinklers did go off and the results were icy sidewalks, driveways and icicle-covered plants and shrubs. Get ready for the next alert by signing up for the newsletter at info@pearsonlandscape.com.

The landscape contract has been renegotiated for a savings of more than \$26,000 over the next three years. Originally scheduled to continue into 2010, its third and final year, with a five percent increase over the amount in 2008 and 2009, the contract has been extended for two additional years, foregoing the increase not only in 2010, but in 2011 and 2012 as well.

Thank You

To everyone who carries a plastic bag to scoop the poop while walking their pet: you're helping to keep Park West's streets and curb grass clean and environmentally safe, while also following City of Austin, Circle C and Park West rules. And another thank you to everyone who shows consideration for the appearance of the neighborhood on Sundays when there are visitors for open houses and family gatherings by waiting until after 5 p.m. to place their garbage and recycle carts at the curb.

Until Next Time

This is your column and your input is important. Without it, there wouldn't be a column. So, please contact Jackie Rollins at 301-1839 or JackieRollins02@aol.com with your suggestions and items of interest.

Advertising Information

Please support the businesses that advertise in the Circle C Ranch Newsletter. Their advertising dollars make it possible for all residents to receive a newsletter at no charge. No homeowners association funds are used to produce or mail the newsletters. If you would like to support the newsletter by advertising, please contact Peel, Inc. Sales Office at 512-263-9181 or advertising@PEELinc.com for ad information and pricing.

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.

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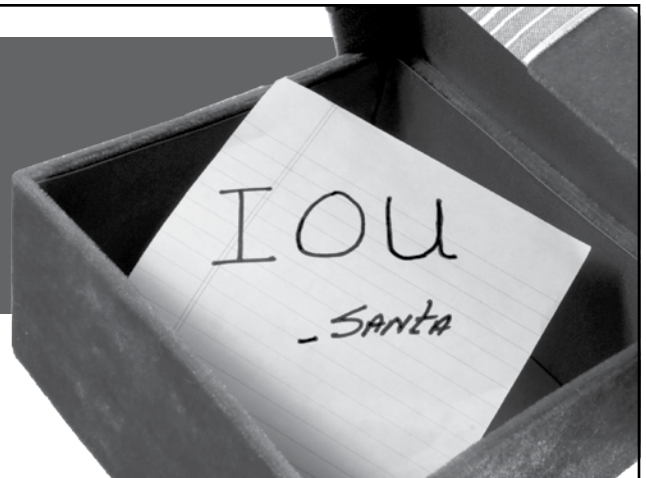
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ATTENTION HOMEOWNERS!

2010 CIRCLE C DIRECTORY

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 by February 6, 2010 in order to be included in the 2010 Homeowner Directory.

If you were not in the 2009 directory or you need to submit changes, you must submit this form by March 15, 2010.

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**

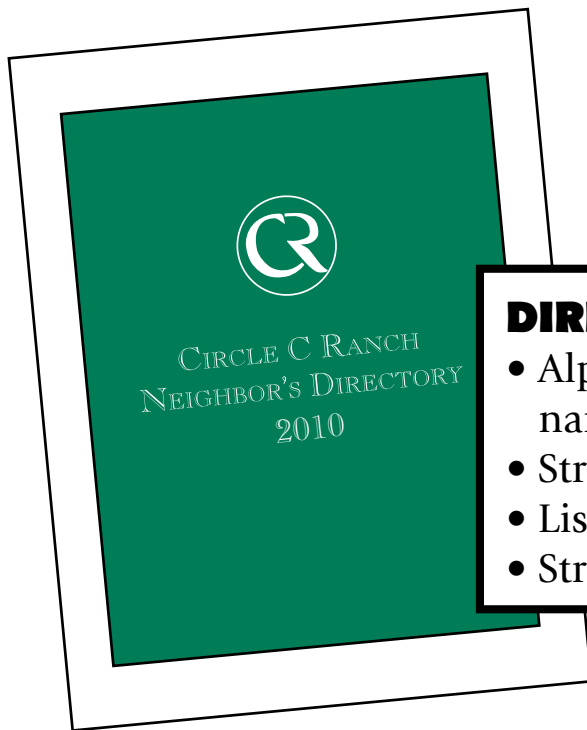
TODAY'S DATE: _____

ATTENTION BUSINESSES!

Don't Be Left Out Coming Soon...

2010 Circle C Ranch Directories

Distributed to all
current residents.



DIRECTORIES CONTAIN:

- Alphabetical listing of residents' names addresses and phone numbers
- Street listings
- Listing of important numbers
- Street maps of neighborhoods' sections

EXPOSURE:

4300 directories
365 days a year



Contact Peel Inc for information:

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2010
CIRCLE C DIRECTORY

Growing Your Own Potatoes

Submitted by Bonnie Martin

Saturday, Feb 13, 9-11am

Texas AgriLife Extension Office of Travis County
1600-B Smith Rd, Austin TX 78721

Grow your own potatoes? Yes, you can! Join us at the Texas Agrilife Extension office of Travis County in the demonstration garden for a detailed look at how to grow your own crop of potatoes. This hands-on demonstration includes planting potatoes in the ground and in baskets, recommended varieties, and tips for success.

This demonstration is free, open to the public and requires no reservations. It is presented by the Travis County Master Gardeners Association, a volunteer arm of the Texas AgriLife Extension Service in Travis County. For more details, see <http://www.tcmastergardeners.org> or call the Travis County Master Gardener's help desk at (512) 854-9600.

Don't want to wait for the mail?

View the current issue of the Circle C Newsletter on the 1st day of the month at www.PEELinc.com



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Monthly Family Events, Activities, and Pool Parties

*To schedule your tour of the club and learn more about membership at
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at (512) 383-2028 or nbasey@onioncreekclub.com.*

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Meetings

Golf Outings

You do not need to be a member to host an event at the club.

*If you are interested in hosting an event at
Onion Creek Club, please contact Marcia Rindfleisch at
(512) 383-2005 or marciar@onioncreekclub.com.*

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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.

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

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ADOPTION COALITION OF TEXAS

Meet Nicholas - DOB: 02/1996

Nick is a friendly and sweet child, although he is shy when meeting new people. Nick enjoys interacting with other children in his class and in his home. He also likes to please others and enjoys helping when he can. Nick is all boy and enjoys throwing a football, playing outdoors, video games & board games. He also likes to draw and play with various action figures. Nick is also interested in collecting cars. Nick performs well in school and receives good reports from his teachers. Nick is most proud when he is reported for doing things well. His foster parent notes that he can be a very sweet and helpful child. He befriends other children easily. He catches on to various activities quickly and likes to figure things out, such as how to take things apart and put them back together. Nick's caseworker notes that he's competitive when playing games and is a natural "practical joker" as he enjoys making people laugh.

If you would like more information about Nick, or the adoption process, contact the Adoption Coalition of Texas at info@adopttexas.org.

Remember - There are no fees to adopt from the foster care system, regardless of what agency you work with!

The Adoption Coalition of Texas is a nonprofit organization (operating under the Austin Community Foundation), created in 2003 to focus on finding forever families for children languishing in the foster care system. Adoption Coalition of Texas partner agencies include Arrow Child and Family Ministries, Child Protective Services, Lutheran Social Services of the South, Marywood Children and Family Services, and Pathways Youth and Family Services.



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Clubs & Announcements

Clear Your Clutter Day Event

Submitted by Amy Brady

When does a discarded fiberglass shower stall (with the vinyl curtain still attached) win a prize? When it's deemed the winner of the 2009 "Strangest Item Dropped Off" contest in the annual Clear Your Clutter Day event.

For the fourth consecutive year, the Austin Chapter of the National Association of Professional Organizers www.NAPOAustin.com has collaborated with local vendors to present a one-of-a-kind community service event called "Clear Your Clutter Day."

FROM 10 A.M. TO 2 P.M. ON JAN. 23, 2010, THE PUBLIC IS INVITED TO DROP OFF ONE CAR-LOAD OF UNWANTED ITEMS FOR FREE:

- IKEA Round Rock is providing the location: Lots G & H at One IKEA Way, Round Rock (I-35 and 1431/University Exit)
- Junk Busters USA will dispose of items (excluding hazardous materials, such as hazardous waste, paint, chemicals, gasoline/petroleum products, solvents, oil, asbestos, batteries, etc.)
- One box of paper, per car, will also be accepted to be shredded by Central Texas Secure Shredding.
- Eco Box will accept flattened moving boxes of all sizes.
- Round Rock Area Serving Center will also be on hand to accept items suitable for donation and sale through their thrift shop.

- NAPO-Austin professional organizer members will be present to meet participants and provide organizing-related information/resources. Event participants can also compete in the "Strangest Item Dropped off" Contest.

OTHER NOTABLE SPONSORS AS OF 1/7/10 FOR THIS EVENT INCLUDE:

- Shelf Genie, a provider of pull-out shelves for existing cabinets
- Minuteman Press of Round Rock, who is supplying event giveaway bags/labels

"This event is designed to jump start people's organizational processes for 2010," reported NAPO-Austin president and coordinator of the Chapter's 2010 event, Jean Kidd. "Clearing even one area of burdensome clutter can make a huge difference in a person's belief that getting and staying organized is possible. And if it seems too large a task to do it alone, NAPO-Austin organizing professionals stand ready to customize services to help people get organized in both work and home settings," says Kidd. "Our members employ a myriad of specialties within the organizing field, from helping a client decide to dispose of items no longer

(Continued on Page 23)

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Exp. 1/31/10



Clear Your Clutter Day - (Continued from Page 22)

consistent with the way they want to live or work, to designing efficient processes and systems, to providing organizing-related trainings and seminars, to working with special-needs persons who have diagnosed chronic disorganization challenges. We can also boast that as a profession, we can potentially change people's lives – how good is that?" says Kidd.

NAPO-Austin, a 501 c3 nonprofit, is an association of organizing professionals and related industries within the Central Texas area. One of 36 Chapters across the nation affiliated with the National Association of Professional Organizers, NAPO-Austin presents Clear Your Clutter Day as a unique event to the Austin area in support of Get Organized Month each January. Get Organized Month celebrates the benefits of getting and staying organized: saving time and money, increased productivity, improved quality of life and reduced stress. Clear Your Clutter Day/Get Organized Month also serves to educate the public about the organizing profession and provides an avenue for locating a NAPO-member professional organizer within the Austin area through its member directory.

About NAPO National: The premier national association dedicated to the field of organizing, the National Association of Professional Organizers (NAPO) is The Organizing Authority®. Since forming in 1985 as a nonprofit professional educational

association, NAPO has grown to nearly 4,200 members. NAPO is dedicated to serving its members through education, networking, industry resources, and promoting the profession to the public. For more information about NAPO and Get Organized Month, visit www.napo.net or call NAPO at 856-380-6828.

Book Drive Success

Submitted by Nelissa Conners

THANK YOU friends and neighbors on Gorham Glen, Bexley, Beachmont, Back Bay, and the cul-de-sacs around those streets for making our book drive an AMAZING success! My sister and I conducted a book drive in this small part of Circle C before Christmas, and we originally set a goal of collecting 200 books to donate to a homeless shelter. The response was overwhelming! You donated 862 books for children and adults! We delivered them to the Austin Women and Children's Shelter on December 18. The people at the shelter were thrilled to get them! We learned a lot from this experience, and it made us happy to do something for someone else. But we couldn't have done it without you, so thanks again! Your neighbors, Tessa and Jenna Conners



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Statistics based on data from the Austin Multiple Listing Service for homes sold from October 1, 2009 through December 31, 2009.



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I LOVE MY KIKER LIBRARY!

February 3rd - February 11th

Submitted by Kristen Howren

The Kiker Elementary PTA and Partners in Education in conjunction with The Melting Pot Restaurants of Austin invite you to participate in a fundraiser for the Kiker Elementary Library Fund. The Melting Pot will donate a portion from each item purchased below from February 3rd – February 11th.

ORDER DEADLINES: Orders placed by February 3rd may be picked up on February 5th; Orders placed by February 8th may be picked up on February 11th. Please note any orders placed after the February 11th deadline must be picked up at Downtown Austin Melting Pot. Please specify which date you would like to pick up your order (Feb. 5th or 11th) or if you would like the item(s) sent home with your child. **Item(s) may be picked up at the entrance of Kiker from 2:30-3:45 pm on both pick up days.**

ITEM	QUANTITY	TOTAL COST	PICK UP DATE
3 Pack Strawberries (\$6) – 3 hand dipped chocolate covered strawberries (.50 donation)			
Big Dipper Fondue Box (\$20) Chocolate Fondue and Dippers to feed 4-6 (\$2 donation)			
\$10 Melting Pot Gift Certificate (\$10) – valid at both Austin area Melting Pots (\$2 donation)			
\$25 Melting Pot Gift Certificate (\$25) – valid at both Austin area Melting Pots (\$5 donation)			

PARENT'S NAME: _____ CHILD'S NAME: _____

TEACHER: _____ GRADE: _____

PAYMENT INFORMATION: ONLY VISA, MC AND CHECKS ARE ACCEPTED. PRE-PAYMENT IS REQUIRED TO PROCESS YOUR ORDER. PAYMENTS WILL NOT BE ACCEPTED AT PICK UP.

CREDIT CARD #: _____ EXP. DATE: _____

NAME: _____ (AS IT APPEARS ON CREDIT CARD)

SIGNATURE: _____ DATE: _____



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Oak Hill United Methodist Church

7815 Highway 290 West, Austin, Texas 78736

Upcoming Events:

Friday & Saturday, February 5 & 6
United Methodist Men's Retreat in Wimberley

Saturday, February 6
Sweetheart Ball for Children & Parents, 6-8 P.M.

Saturday, February 13
Good News Singers Dinner Show

Shrove Tuesday, February 16
Bike/Trike Parade, 5:30 P.M.; Pancake supper, 6 P.M.

Ash Wednesday, February 17
Imposition of ashes -- 7 A.M. and noon
Ash Wednesday service -- 7 P.M.

Friday & Saturday, February 26 & 27
United Methodist Women's Retreat in Wimberley

"Open hearts Open minds Open doors"

Oak Hill United Methodist Church is located on Hwy. 290, just west of the Hwy. 290/Hwy. 71 split ("the Y") in Oak Hill. We are directly across from the ACC Pinnacle Building.

*Pancake Supper
Everyone is Welcome!*



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Please call the church office at 288-3836 or visit our website at oakhillunitedmethodistchurch.org for additional information.



Business Classifieds

JUST A PENNY: You can run a business classified in the Circle C Ranch newsletter and reach all of Circle C for just a penny per home. Call 512-263-9181 for details.

SEND US YOUR *Event Pictures!!*

Do you have a picture of an event that you would like to run in the Circle C Ranch Newsletter? Send it to us and we will publish it in the next issue. Email the picture to info@circlecranch.info. Be sure to include the text that you would like to have as the caption. Pictures will appear in color online at www.PEELinc.com.



The Live Oak Network of BNI

QUICK QUIZ:

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

If you answered "Yes", tell them The Live Oak Network is looking for more good people to join our growing network of professionals today!

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

Curious? Do you want to learn how to build your business by word-of-mouth referral? Visit us this Wednesday morning 7:45 to 9:30 a.m.... have a great time, meet new people - and there is no obligation to join. Please contact Susan Hale for more information at susan@ubeuinc.com, 369.3692 or visit www.bniaustin.com for specific location.



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News You Can Use

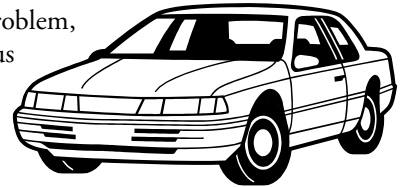
ASK AN EXPERT: MAINTAIN YOUR VEHICLES REGULARLY

To Save Gas And High Repair Costs

Written by Chris Yarger

There are more benefits to maintaining a regular schedule of preventative maintenance than just a longer car life. A well serviced vehicle will not only perform as it should but will run more efficiently, saving its owner money and avoid unplanned or potentially unsafe situations. Following these simple steps provide cost-saving benefits to protect your vehicle life-span:

- **CHANGE ENGINE OIL AT REGULAR INTERVALS** – Engine oil will clean, lubricate and cool your engine properly. When oil levels are inadequate or not changed with its filter as recommended, your vehicle consumes more gas to compensate for increased heat and friction among the engines moving parts.
- **CHECK FLUIDS MONTHLY** – Your engines vital fluids including antifreeze, transmission and brake fluids must be kept at their proper levels to prevent rust and dirt build-up which can ultimately clog or restrict the flow of fluids and damage internal parts. An engine deprived of clean fluids will struggle to operate efficiently and ultimately burn more fuel.
- **CHECK TIRE PRESSURE WEEKLY FOR MAXIMUM FUEL EFFICIENCY AND SAFETY** -- Properly inflated tire pressure is key for fuel efficiency. An under inflated tire causes increased road resistance which makes the vehicles computer to allocate more fuel to the engine. Tires should also be rotated every 5,000 miles to prevent uneven wear and prevent a potential blowout and hazardous situation on the road.
- **SERVICE YOUR VEHICLE REGULARLY BY A TRUSTED AUTOMOTIVE EXPERT** – Regular preventative maintenance rather than costly repairs keeps you driving efficiently and safely while protecting resale values and warranties. Follow the maintenance schedule per your owner's manual and do not neglect even a small problem, as they can lead to dangerous situations and costly repairs.






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Baylor College of Medicine *Keeping Winter Skin At Bay*

Just because the temperatures are dropping doesn't mean you should drop your skin care routine. Dermatologists at Baylor College of Medicine say continuing to wear sun block and moisturizers during the colder months is important for healthy skin year round. "It's very common to have dry skin during winter due to the colder, drier weather and the use of heaters," said Dr. John Wolf, professor and chair of dermatology at BCM. "Going untreated, dry skin could lead to discomfort or even an itchy, painful rash known as winter itch."

The key to prevention is moisturizing the skin. Wolf recommends starting with a lukewarm shower using a mild soap for sensitive skin. Before completely drying off, apply lotion or hand cream to damp skin. "This traps moisture onto your skin," Wolf said. "If you are adding lotion or hand cream to dry skin there will be some relief but you aren't hydrating the skin as well as you could be."

Wolf said the type of lotion isn't as important as when you put the moisturizer on. As long as you like the brand and it doesn't irritate your skin then it will work. For dry skin that needs extra help, Wolf suggests using a lotion or cream that contains petroleum jelly. "For your face, make sure to find a lotion that includes some type of sun block (SPF) protection," Wolf added. "The sun's rays can still be harmful during the winter."

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Annual Price / Sq. Ft. Appreciation Rates

Circle C Ranch By Neighborhood	2005	2006	2007	2008	2009	Percent Change Since 2008	Average Appreciation (Depreciation) Rate
Central	\$ 92	\$ 102	\$ 111	\$ 110	\$ 104	(5.26%)	3.07%
North	\$ 101	\$ 114	\$ 130	\$ 127	\$ 127	0.36%	5.96%
Wildflower	\$ 102	\$ 115	\$ 122	\$ 125	\$ 124	(1.23%)	5.04%
On The Park	\$ 99	\$ 109	\$ 113	\$ 116	\$ 111	(4.41%)	2.86%
Vintage	\$ 95	\$ 104	\$ 116	\$ 111	\$ 98	(11.26%)	0.90%
Hielscher	\$ 101	\$ 114	\$ 122	\$ 120	\$ 114	(5.07%)	2.93%
West	\$ 101	\$ 113	\$ 123	\$ 120	\$ 112	(6.28%)	2.76%
Park West	\$ 122	\$ 135	\$ 144	\$ 137	\$ 137	0.35%	2.95%
Park Place	\$ 104	\$ 110	\$ 125	\$ 128	\$ 121	(5.62%)	3.98%
Muirfield	\$ 119	\$ 123	\$ 138	\$ 140	\$ 123	(12.43%)	0.85%
Enclave / Stone Creek	\$ 111	\$ 116	\$ 119	\$ 122	\$ 113	(7.23%)	0.36%
Alta Mira		\$ 119	\$ 123	\$ 126	\$ 119	(5.11%)	(0.00%)
Fairway Estates				n/a	n/a	n/a	n/a
Circle C Ranch	\$ 100	\$ 112	\$ 121	\$ 120	\$ 114	(4.78%)	3.42%
% Change Yr / Yr	n/a	12.08%	8.35%	(1.05%)	(4.78%)		

Market Report data was obtained from the Austin-Multiple Listing Service (MLS) on 01/06/2010. In some cases new construction and FSBO homes are not included in the MLS data and therefore are not represented. Data is deemed accurate but not guaranteed.

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