



# CIRCLE C RANCH

The Official Publication of the  
Circle C Homeowner's Association

## Newsletter

Volume 7, Number 3

March 2010

[www.circlecranch.info](http://www.circlecranch.info)

## CIRCLE C HOA ANNUAL MEETING

### *and Board Election*

**THURSDAY, MARCH 11 AT 6:30PM  
KIKER ELEMENTARY CAFETERIA  
CHECK-IN BEGINS AT 6PM – ID REQUIRED  
PLEASE VOTE!!**

As of the publication deadline of this newsletter, very few residents had voted with their submitted dues invoice. Several of you have come into the HOA office to turn in your assessment and had not voted on the back of the invoice. The reason you gave? You don't know enough about the candidates to vote. If that's the case for you, please visit our website at [www.circlecranch.info](http://www.circlecranch.info) to view the candidate bios and questionnaires to learn more. OR, if you would rather you can sign your proxy over to a trusted neighbor or board member – this will count towards our quorum.

A lot of time, effort and resources have gone into the Annual Meeting and Board Election on March 11, 2010 but we need YOU in order to make it work. Please take a moment to fill out the ballot or proxy on the back of your assessment invoice. If you have already sent your payment in and need a new ballot or proxy, contact us at 288-8663 or by email at [info@circlecranch.info](mailto:info@circlecranch.info)

## ANNUAL REPORT *of the Association*

The Annual Report of the Association for 2009 is included in the center of this publication. If you would like to request an extra copy, please contact the HOA office at 288-8663

## ANNUAL Easter Egg Hunt

Join us for the Annual Easter Egg Hunt on Saturday, April 3rd at 9:30am at the Circle C Child Development Center. Cost is \$2 per child. Have your picture taken with the Easter Bunny and search for the golden egg! Three age groups: 1-3yrs, 4-6yrs and 7-10yrs. Limit 12 eggs per child (parents, please help us to enforce so that each child is sure to get eggs). If you would like to volunteer to help hide eggs, please contact us at [info@circlecranch.info](mailto:info@circlecranch.info)

## UPCOMING EVENTS:

**MAR 11 – ANNUAL MEETING**

**MAR 15-19 – SPRING BREAK HOURS**  
AT THE SWIM CENTER;  
OPEN 6AM TO 8PM

**APR 3 – EASTER EGG HUNT**

## CCHOA NUMBERS

HOA Mgmt Office ..... [info@circlecranch.info](mailto: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](mailto: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 Hibpsman, 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](mailto: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](mailto:info@circlecranch.info) by the 10th of the month. The newsletter can also be viewed online at [www.circlecranch.info](http://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 Peel, Inc. at 512-263-9181 or [advertising@peelinc.com](mailto: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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*After Hours/ Emergency 228-0219*

## ***Message to all the good people of Circle C***

Have you ever passed by my clinic, (right next door to Mangieri's at the corner of Slaughter and Escarpment) and thought to yourself about how nice it would be if your own Chiropractor were so near to your home?

Or maybe you saw my convenient hours on the door: Monday thru Friday 8am-6pm (closed for lunch from 12:30pm-2:30pm) and Saturday hours from 9am-2pm and said to your spouse "Honey, I love my old Chiropractor, but his or her schedule does not work with mine and the traffic on MOPAC, especially during the times when I can get there..."

Change is never easy, especially if you have gotten used to your current doctor. However, if you are interested in reducing the aggravation in your life, I am trying to make this as easy as possible.

Starting now through April 30th, 2010, bring in this ad, and get ***your first visit completely free.*** No strings attached. (I do not shoot x-rays, so unless we decide they are necessary, films will be taken elsewhere).

I have been a Chiropractor for over 20 years. I will gladly do "emergency/after hours" treatment and have a good reputation as a caring doctor.

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# Calendar of Events

## March 2010

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
7 Circle C Open House Tours 1-4 pm	8 Newsletter Advertising Deadline	9	10 Newsletter Article Deadline	11 Annual Meeting	12	13
14  Time Change	15 Swim Center Open From 6 am to 8 pm	16 Swim Center Open From 6 am to 8 pm	17  ST. PATRICK'S DAY	18 Swim Center Open From 6 am to 8 pm	19 Swim Center Open From 6 am to 8 pm	20
21 Circle C Open House Tours 1-4 pm	22	23	24	25	26	27
28	29	30	31			

## You can have **STRAIGHT TEETH** by your **NEXT CLEANING**



At Circle C Dental, we now offer 6 month smiles cosmetic braces in addition to the many other services we offer including same visit tooth colored crowns, CariFree cavity risk assessment and more! By your next cleaning, you can have the beautiful and straight teeth that you have always wanted! Please give us a call at 512-301-2483 (BITE) for a free consultation regarding 6 month braces or any other dental question.

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## 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](http://www.circlecranch.info)



## Main Post Office Roof Repair

If you've been to the main post office at the Swim Center recently you may have noticed the roof over the post office boxes is in need of repair. This roof was built in 1989 and the internal gutter system was causing water damage to the roof. We had a structural engineer evaluate the structure of the roof to see what was salvageable and they advised to build a new roof with an overhang (to match the roof on the Swim Center buildings). We are currently bidding this project out and hope to have the roof replaced by early March. Please excuse the mess and inconvenience while this work is completed.

## The Time To Re-Sod Is Near!

If you received a notice last summer or fall in regards to your lawn OR you have self-evaluated your lawn in need of replacement, now is the time to start planning and prepping. Due to the above average cold temperatures, you will want to wait until mid to late March to install (until the last chance of a freeze is over). We will begin reviewing deed restrictions in the system by April 1, 2010. As always, if you would like to discuss your individual situation, please contact us.



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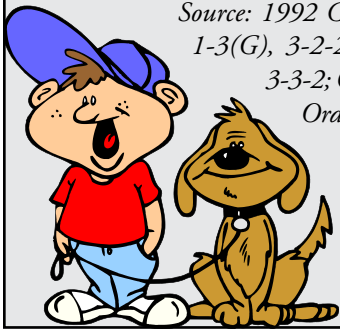
## REMINDER City of Austin Leash Law

This is a reminder to all dog owners, that the City of Austin has a Leash Law which prohibits dog's from running loose.

### § 3-2-1 RUNNING AT LARGE PROHIBITED.

Except as specifically provided in this title, an owner or handler may not allow livestock, fowl, a dog, or other domestic or dangerous animal or reptile to run at large.

Source: 1992 Code Sections 3-1-3(G), 3-2-2, 3-2-25, and 3-3-2; Ord. 031009-9; Ord. 031211-11.



## Safety Notice: *Please Keep Streets Clear of Kids & Toys*

We have heard from several concerned residents within the neighborhood about the dangers of children playing in the streets. While we appreciate that neighborhood children will want to congregate and play, please make sure that does not take place in the street. Toys should also not be left in the street. When children and their toys are in the street, this makes it very dangerous for them and for vehicles trying to go to and from their homes. Parents, please do your part and talk with your children about the dangers of playing in the street in front of your home and also to respect other's property. Thank you for your cooperation.

## Main Postal Center at Swim Center

As everyone who has ever visited the main postal kiosk at the Swim Center is aware, parking is an issue. There are a few reserved spots directly in front of the mail center that are intended strictly for those residents picking up their mail. Please do not park in these areas if you are visiting the Swim Center, HOA office or Circle C Child Development Center. Also, please be courteous and do not sort or read through your mail while parked in these spots – there are usually others waiting to get in. Thank you for your cooperation.

## Time for a new AC system?

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## Circle C Landscape Update

*Submitted by Susan Hoover*

As I sit here writing this in early February to meet the newsletter deadline on the 10th, it is still the dead of winter with many days of cold rain, and then just plain cold. We even have sleet projected for tomorrow. The weather over the winter has definitely been colder and wetter than usual. December brought low temperatures that averaged six degrees below normal, and January had a record number of low temperature days as well as a monthly average of 5 degrees below normal. February promises more of the same. We also had good amounts of rainfall in December, and January, and thus far in February. The good news is that the lakes are filling up again, and we are officially out of the drought.

Why is this important in the landscape newsletter article? Well, it affects all of our vegetation and also the amount of maintenance that can be done, given the number of days it is impossible to work due to rainy or freezing conditions. The rain will definitely help all of the vegetation as will the cold temperatures because dormancy is an important ingredient in the plant growth cycle. So, this should be a good spring for all things that are planted.

Over the winter, our crew has worked each day it was possible, and is currently finishing up all of the massive trimming of the perennials which occurs this time of year. By March, you will find all

of the beds trimmed, newly mulched and treated with pre-emergent weed killer. We are also attempting to schedule some winter weed treatment, particularly for the clover, but that is definitely a weather permitting item, hopefully, by the time you get the newsletter we will have completed an overall treatment. And we will complete one or two mowings over the next few weeks.

Since the dead of winter is the best time for live oak pruning, we have engaged an arborist for significant tree pruning. They will complete all of the hardwood trees from MoPac to Escarpment, along LaCrosse. Since the CCHOA has introduced an annual budget for shade tree pruning, the following areas have received a health prune: Wildflower Park soccer field area, Escarpment from Back Bay to LaCrosse, and Escarpment from LaCrosse to the bridge. Each year we provide documentation of all of the areas that are pruned or treated, building a complete database of tree care for Circle C. We have approximately 2200 shade trees on the property, so tree care in itself is an enormous task. We have also allocated some irrigation funds for 2010 to provide bubblers to certain trees on the property which are particularly susceptible to drought, so we will be able to deep water during extreme drought conditions.

*(Continued on Page 11)*

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### Circle C Landscape Update- (Continued from Page 10)

Landscape improvements for 2010 will include bed upgrades, turf area upgrades, more drip and water efficiency improvements, replacement electrical panels and lighting, and replacement of the remainder of the bollard lights along Escarpment.

If you are working on your home landscaping in early March, it is probably still just a little early for turf fertilization. March 11 is our last official freeze date for planting purposes, but most folks get some early Spring plantings in without harm. Best time for turf aeration and fertilization is when the soil has warmed up and everything is actively growing.

## Swim Center Hours

### WINTER HOURS

October 26th-March 14th

#### ***Monday thru Friday***

Mornings - 6am-10am

Evenings -4pm-7:30pm

Closed: Weekends

### SPRING BREAK HOURS

March 15th -19th      6am-8pm

### WEEKEND HOURS WILL START MARCH 20TH

#### ***Saturday***

Lap Swim	Rec Swim
7am-6pm	10am-6pm

#### ***Sunday***

Lap Swim	Rec Swim
10am-6pm	10am-6pm

### WEEKDAY HOURS STARTING MARCH 22ND

#### ***Monday thru Friday***

Lap Swim	Rec Swim
6am-10am	9am-10am
4pm-8pm	4pm-8pm



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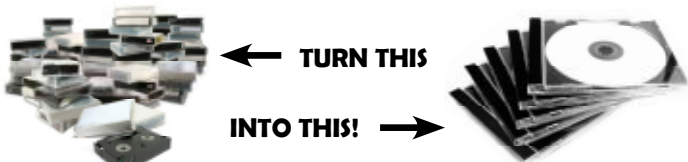
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# Clubs & Announcements

## Austin Harmony Chorus

*Submitted by Darlene Schmidt*

Austin Harmony Chorus, a Chapter of Sweet Adelines Inc., a 501(c)(3) organization, will conduct a four-session Vocal Harmony Workshop. The sessions will begin on Monday, March 22 and continue each Monday evening through April 12, 2010. The chorus meets on Mondays at 7:00 PM in the Choir Room of the United Methodist Church, FM 1626 and Manchaca Road. For more information, call Erica at 512.517.8088 and check out their website at [www.austinharmony.org](http://www.austinharmony.org).

The chorus director, Nancy Bourell recently completed her Director Certification. Under her direction Austin Harmony Chorus finished in third place at the Region 10 competition in 2009.



## Town Lake Animal Center's New Foster Program

*Submitted by Sarah Hammond, TLAC Foster Coordinator*

The Town Lake Animal Center has a brand new program committing to saving the lives of Central Texas' homeless pets. Town Lake's new Foster Program is actively recruiting homes who can serve as volunteer foster homes.

Austin/Travis County Health and Human Services Department's Animal Services took in over 20,000 animals last year. This included thousands of underage puppies and kittens. If these very young animals have an opportunity to thrive they can be adopted out into a loving, permanent homes. That's where the city shelter's Foster Program can make a tremendous difference.

No special training or skills are required to be a foster parent for homeless animals in Central Texas. Just a little room, a little extra time and a lot of love!

FOR MORE INFORMATION PLEASE VISIT:

[http://www.ci.austin.tx.us/health/animal\\_services\\_pet\\_foster.htm](http://www.ci.austin.tx.us/health/animal_services_pet_foster.htm)

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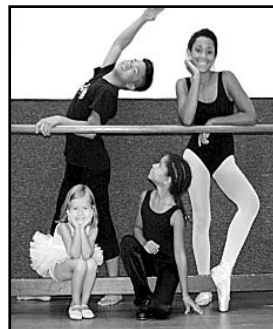
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## AustIndia

*Submitted by Varun Bhatnagar*

On January 30th, a fundraising event hosted by high school sophomore & Circle C resident Varun Bhatnagar, AustIndia, took place at Clint Small Middle School. This fundraiser included dance performances by local Indian dance groups Austin Dance India and Agni: The Dance Company as well as mehndi (henna), Indian snacks and Indian merchandise for sale. All proceeds benefited the Association for India's Development (AID). This organization supports grassroots efforts all throughout India in developmental fields from women's empowerment to natural resources as well working on projects such as Makaan, a home-building initiative. AID has chapters all across the United States, including one in Austin. More than \$2000 were raised by this Indian-themed event, with about 150 people in attendance. The Austin community truly came together to support Bhatnagar in this noble cause.

**4TH ANNUAL A PASSION FOR PLANTS: AN EAST AUSTIN GARDEN FAIR 2010**

**SATURDAY, MARCH 20, 2010 FROM 10 A.M. TO 4 P.M.**

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**FOR MORE INFORMATION**

Govalle Park will once again be the site of A Passion for Plants: An East Austin Garden Fair on the last weekend of Spring Break. The theme of the fourth annual fair is "Gardening the Earth-Kind Way". This FREE public gardening event will feature hands-on demonstrations of how to dig a garden bed, harvest rain water, grow fruits and vegetables organically, create wildlife food and shelter, start plants from cuttings and seeds, and how to cut back on chemicals that harm our environment

*(Continued on Page 15)*



Oak Hill  
United Methodist  
Church  
Holy Week  
Schedule:

# Happy Easter!

**Maundy Thursday Worship Service - Thursday, April 1 at 7 p.m.**  
**"Beneath the Upper Room" drama during Maundy Thursday Service**  
**Good Friday Worship Service - Friday, April 2 at 7 p.m.**  
**Easter Egg Hunt/Petting Zoo - Saturday, April 3, 9:00 to 11 a.m.**  
**April 4 - Easter Sunday - Outdoor Sunrise Service - 6:30 a.m.**  
**Blended Worship Service - 8:45 a.m.**  
**Pathways Contemporary Praise Worship Service - 10:00 a.m.**  
**Traditional Worship Service - 11:15 a.m.**

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 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.



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**AustIndia** - (Continued from Page 13)

and ourselves. Come for the free advice from our on-site experts to answer all of your gardening questions, for tips on living healthier and happier, and for fun educational activities for kids to get them out in nature in your own back yard! Visit our booths and get a free plant! Get ready for Spring with all the free information you need to start your own Earth-Kind garden, whether it's one plant in a pot or a whole yard full, and then relax with a free massage!

Hosted by Texas AgriLife Extension Service, Travis County Master Gardeners Association, the Sustainable Food Center, the Green Corn Project, and the Holistic Education and Health Network.

## South Austin Lacrosse Association

*Submitted by Derek Craig*

The South Austin Lacrosse Association (S.A.L.A.) is forming teams for the 2010 season starting in February. For general information, practice schedules and registration forms, visit [www.southaustinx.org](http://www.southaustinx.org).



## Circle C Tennis News

*Provided by Fernando Velasco, General Manager & Director of Tennis, Circle C Tennis Club*

### READERS' QUESTIONS ABOUT "PLAYING TENNIS"

Almost every day, we get inquiries about playing tennis. In this issue and future issues, we will answer some of the most common ones:

#### **Q – What Is A Good Age For My Child To Learn How To Play Tennis?**

A – It all depends on the age and attention span of the child. Most teachers like to start teaching children at the age 4 or 5. Small rackets and nerf balls are used to get the child used to the distance between their hand and the "sweet spot" of the racket. Pros spend a great deal of time with eye/hand ball coordination and also foot work, since to hit the ball properly players need to turn sideways with the opposite foot forward. Classes are usually half an hour long and many games are used to learn the fundamentals.

#### **Q – My Teen-age Child Would Like To Try Out For The High School Team. What Is The Best Way To Get Some Training?**

A – Hopefully, the child has had some instruction on how to stroke the ball properly and is familiar with the USTA Rules of Tennis. Most high school teams have try-outs prior to their tennis season. Most clubs will offer more intense training for these players who will need to get instruction on strategy and mental toughness during competition. A good way to get experience is also playing some of the local USTA and CATA league and tournaments.

#### **Q – I Am An Adult And Have Played Tennis During My High School And College Days. How Can I Get Back Into The Game?**

A – Most adults, at one time or another, have played tennis, either recreationally or in competition. Players stop playing due to jobs, family obligations, injuries, etc. and when they decide to return to play, sometimes their "mind" reminds them how good they were and their "bodies" just simply "forgot" that the game is physically and mentally demanding. We suggest, starting slowly and enrolling in some group lessons that most tennis clubs and park districts offer at very reasonable prices. The tennis pro will hopefully start slowly and will build their conditioning and confidence quickly to send them on their own. Once the players are comfortable on the court, they can join some of the USTA Leagues that are offered for divisions ranging from beginners (2.5 rating) to advanced (4.5 and 5.0 rating).

*If you have any questions about tennis send an e-mail to: [Fernando\\_Velasco@CircleCTennis.com](mailto:Fernando_Velasco@CircleCTennis.com)*

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# Clubs & Announcements

## Trash to Treasure *Bring Your Trash, Go Home With A Treasure!*

*Submitted by Michelle Moon Reinhardt*

Do you have household paint, batteries or oil that you've been meaning to dispose of? Let local Girl Scouts do it for you!

Girl Scout Troop 2182 will hold a multi-family garage sale and hazardous waste collection on Saturday, March 6 from 8am to 2pm. The sale and collection will be held at 9329 Hopeland Drive in Vintage Place.

### THE CITY OF AUSTIN WILL ALLOW THE TROOP TO COLLECT ANY AMOUNT OF:

- Batteries
- Oil
- Paint
- Antifreeze

Please bring the household hazardous waste in a sealed, leak-proof container, along with a suggested donation of \$5-10. Troop 2182 will make sure it is disposed of correctly with the City of Austin! Then, stay for our multi-family garage sale, with baby gear, kid clothes, toys, furniture, exercise equipment and more!



## Circle C Resident Selected *for IRS Taxpayer Advocacy Panel*



An Austin woman and Circle C resident was recently selected by the Treasury Department to serve on the nationwide Taxpayer Advocacy Panel (TAP). Panel members listen to taxpayers, identify issues and make suggestions for improving IRS service and customer satisfaction.

Jackie Rollins, who lives in Park West, is one of 101 volunteers serving on the panel. She will represent local taxpayers as well as work on national issues. Upon her selection, Jackie, a retired IRS employee

said, "Throughout my 33-year career with the IRS, I held a number of positions in which I was able to identify and resolve problems on taxpayers' behalf. Retirement hasn't diminished my desire to be in the forefront of advocacy. In my small tax consulting practice, I continue to identify and resolve problems on my clients' behalf. It would be a natural progression for me to become a member of TAP, where I could be a part of a larger effort to do the same for a greater number of taxpayers."

TAP members devote 300 to 500 hours yearly to the panel. Members work with IRS executives on priority topics and also serve as a conduit for grassroots issues between the public and the IRS. Some of the professions represented on the panel include pharmacist, engineer, attorney, public administrator, home maker, accountant, financial planner, registered nurse, professor, retired military and small business owners.

As the IRS remains committed to improving services and assistance to taxpayers, the input from the citizen volunteers at TAP has never been more important. "Now more than ever, the IRS must consider the needs and preferences of America's taxpayers," said Nina E. Olson, the National Taxpayer Advocate. "The vital work of the TAP members will ultimately help the IRS to provide all taxpayers with the top quality service they deserve."

Taxpayers can contact Jackie and the Taxpayer Advocacy Panel by calling 1-888-912-1227; or via the Internet at [www.improveirs.org](http://www.improveirs.org). Taxpayers can also write to the Panel at: Taxpayer Advocacy Panel, MS 1006MIL, 211 West Wisconsin Avenue, Milwaukee, WI 53203-2221.



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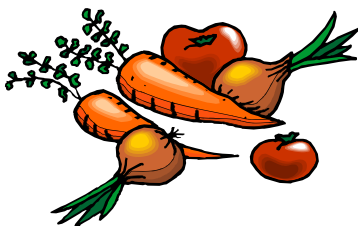


## Spring Vegetable Gardening

*Submitted by Bonnie Martin*

SATURDAY, MARCH 13, 10AM-NOON  
ZILKER BOTANICAL GARDEN  
2220 BARTON SPRINGS RD., AUSTIN TX

Enjoy juicy tomatoes, crisp cucumbers, and delectable green beans straight from your garden. Learn how to plant and maintain a spring vegetable garden from Master Gardener Vegetable Specialist Patty Leander, who will share her expertise on vegetable varieties that perform well in Central Texas, recommended planting times, and composting. This seminar is loaded with basic facts and helpful ideas, useful to both new and experienced vegetable gardeners. This seminar is free and open to the public. This is one of our most popular seminars, so please come early to get a seat. Presented by the Travis County Master Gardeners Association, a volunteer arm of the Texas AgriLife Extension Service in Travis County. For information, go to [www.tcmastergardeners.org](http://www.tcmastergardeners.org) or call the Master Gardeners desk at (512) 854-9600.



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Daylight Saving Time  
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Spring forward one hour.

*Coming in April:*

Good Friday Service  
April 2 - 6:30 pm  
Easter Services (no Bible Life)  
April 4 - 9:30 & 11:00 am  
Relationships Sermon Series

### Sunday Morning Schedule

9:30 . Traditional Worship | 11:00 . Contemporary Worship  
9:30 & 11:00 . Bible Life Groups (all ages)

Great Hills Baptist Church  
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## JOIN US FOR SOME GOLF AND A GREAT CAUSE!

DATE - Wednesday, May 19th  
LOCATION - Flintrock Falls Golf Course  
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**Honorary Chairs** this year will be **Garrett Weber-Gale**, two-time Olympic gold medal swimmer and **Ian Crocker**, three-time Olympic gold medal swimmer and former world-record holder in the 100m butterfly!

**Special Guest Emcee** will be **Bob Fonseca** of the 93.7 KLBJ Dudley and Bob Morning Show

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# Park West HOA News

## Board of Directors

Congratulations to new Directors Alex Pekker (three-year term), Dixie Schurle (three-year term) and Linda Prieto (two-year term), elected at the PWHOA annual meeting on February 2. They fill the seats vacated by Director Frances Bush and volunteers Suzanne Lowe and Jorge Ramirez whose terms had ended. The 2010 PWHOA Board of Directors includes Ruthie Bolsen, President; Alex Pekker, Vice President; Jackie Rollins, Secretary; Linda Prieto, Treasurer; and Dixie Schurle, Member.

## New Webmaster

Alex Pekker is the new webmaster for the Park West community website. He urges those who haven't yet logged on to the site to do so now to take advantage of the wealth of information it offers, such as community documents including all Board meeting minutes, a discussion group, classified ads, pet photos, social events and much more. E-mail [apekker@ymail.com](mailto:apekker@ymail.com) for the registration code which is needed to complete the initial logon process at [www.hoatown.com/parkwest](http://www.hoatown.com/parkwest).

## Annual Meeting Vote

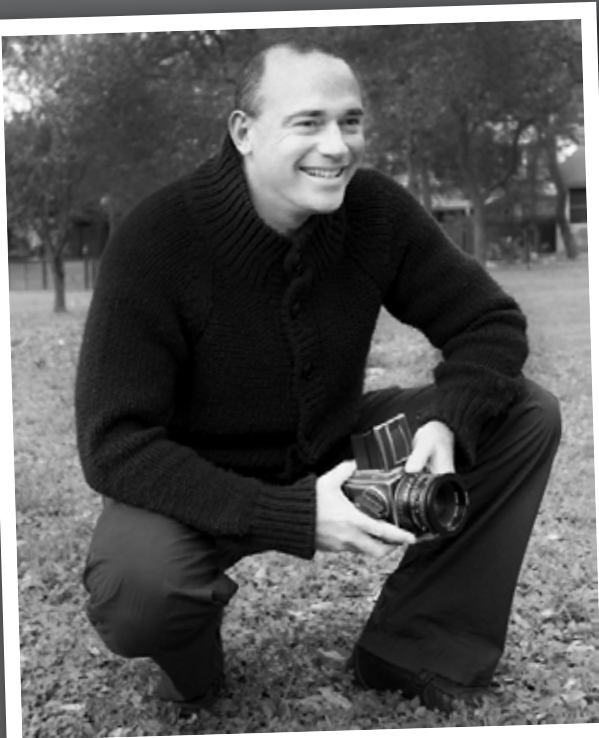
A motion was made, seconded and approved for the HOA to set aside \$300,000 of its funds as a true reserve fund for a period of two years, during which time the Board is directed not to spend or commit any funds from the reserve without approval of such expenditures or commitments by a simple majority of all homeowners at a called meeting of the PWHOA.

## Lot 103 Update

At the time of this column's deadline, major maintenance as set forth in a letter from the City of Austin's Watershed Protection Department and Development Review Department, was about to begin on a retention pond at 6336 Tasajillo Trail, to be completed by March 1.

## Open Sesame

Need a gate clicker? For your convenience, you can purchase them right here in the neighborhood. Call Frank Gilbreath at 301-9863 for a \$21 windshield visor clicker or Jackie Rollins at 301-1839 for a \$30 keychain style clicker. There is no tax.



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## Been There, Done That

**From Tom Jedrzejewicz:** "In January, after flying first for almost 4 hours and then for 14 hours more, I found myself in Dubai to attend the Arab Health Congress. I decided that the first order of business was to go to the top of Burj Khalifa, the newly opened tallest building in the world at 2,625 feet. Back in the USA, Kathy had a very negative response to this idea since the building had only been in operation for about two weeks and her concerns were about early failures in the elevators and other life support systems.

But the opportunity to view the world from the 124th floor was way too tempting to be concerned about safety. So we paid our money and boarded the elevator which, traveling at about 22 mph, brought us to the observation deck in about 60 seconds. The view was spectacular! On a very clear day one can see Iran across the Straits of Hormuz. It was not that clear on the day of the visit but the view was nevertheless breathtaking. Looking down, it was quite a shock to realize that many of the very small buildings below were in reality skyscrapers. The observation deck provides an almost 360° view of the city and the horizon (on a clear day) is about 90 miles away.

The rest of the trip was mostly business punctuated by a variety of great foods from Syria, Iran, Lebanon and many countries in the Middle East and the Maghreb region. If you ever get a chance to go there, make sure you go to the top of Burj Khalifa and also visit the souks (open air markets) for some hard bargaining."

UNTIL NEXT TIME: This is your column and your input is important. Without it, there wouldn't be a column. So please contact [glynda.eschle@sbcglobal.net](mailto:glynda.eschle@sbcglobal.net) with your suggestions and items of interest.



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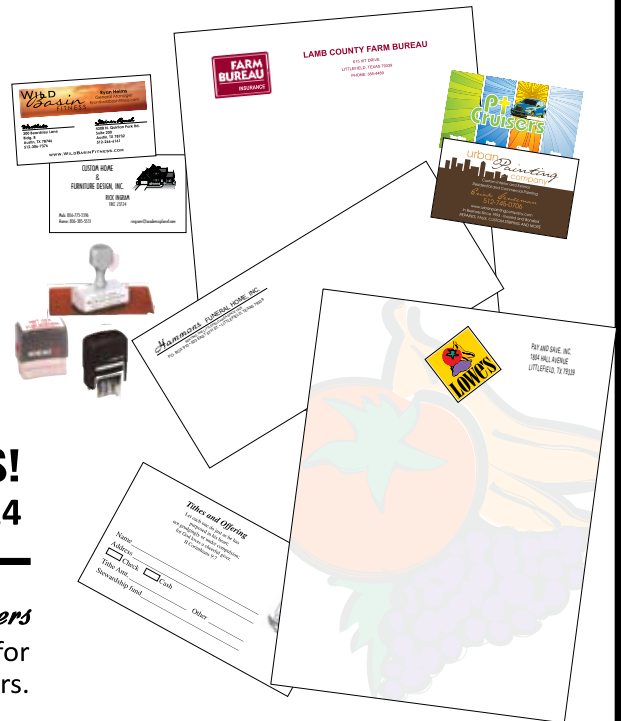
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## Vote YES! for Education: *Bring Mills Your Box Tops*

*Submitted by Kristen Card*



Did you know Mills Elementary earns ten cents for every General Mills Box Top the school collects? Through General Mills' Box Tops for Education program, anyone can clip the pink Box Tops logo from any of hundreds of everyday products – cereals, tissues, you name it – and turn them in to Mills Elementary to help support the school.

If Mills Elementary is your polling place, then the March 2nd Texas primary election will be a prime time to bring along your Box Tops and drop them into the collection box just inside the school's main entrance. Of course, you're welcome to drop off Box Tops at any other time, too!

Mills appreciates your support – this election day and always!

For more information, please visit [www.boxtops4education.com](http://www.boxtops4education.com).

## Gorzycki MS Students *Selected for All Region Choir*

*Submitted by Lisa Stewart*

Thirteen Gorzycki Middle School Choir students had the honor of performing in the All Region Choir this past weekend in San Marcos. The students were selected for the choir after performing a solo audition in front of a three-judge panel. More than 600 students from over 35 Central Texas middle schools auditioned for the Region Choir. Approximately 200 students in total were selected to perform in one of three Region Choirs (7th Grade Treble Choir, 8th Grade Treble Choir, or Tenor-Bass Choir) on Saturday, February 6th. Congratulations to Gorzycki MS Choir Director, Mr. Brad Heckler, and his students!

*Pictured are: (front row from left) Jonathan Woo, Hailey Stewart, Belana Torres, Megan Schwab, Lane Melsa, Rachel Tarrant; (back row from left) Danielle Cox, Samantha Graybill, Victor Hernandez-Rodriguez, Katherine Johnson, Jayna Hamilton, and Choir Director Mr. Brad Heckler.*



*Amelia Bullock*  
REALTORS

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# “The Power of Us:” Strategic Plan

*Submitted by Clayton Elementary*

## ***Dear Clayton Parents and Community Members:***

Today your Cardinals watched a brief message from our school district emphasizing “The Power of Us” in AUSTin ISD. At Clayton and in Austin, we have always recognized that our student and school success directly depends on the collective efforts and hard work of everyone—from the cafeteria manager and classroom teacher to the volunteer, parent, and child. We have made great strides working together at Clayton, and our work is never finished. At our school, we sincerely appreciate your investing in our students as you help us realize a vision of excellence for every child.

The message of “The Power of Us” is foundational to the District Strategic Plan for the next five years. This plan, which was approved in late December by the AISD Board of Trustees, provides the direction

for the District and our schools for years to come.

It is a road map to help us raise the achievement and performance of all students and make Austin a premier urban school district.

### **In the next year, you can expect to see an intense focus on areas such as:**

- Boosting student attendance;
- Retaining & developing quality teachers;
- Helping students to recover class credits; and
- Better serving the needs of students who are English Language Learners.

### **Through this work, AISD’s goals are to:**

- Close the achievement gap between student groups;
- Bring all students to performing at or above grade level;
- Assure that all students graduate ready for college, career and community; and

- Ensure that all schools meet or exceed state and federal accountability standards.

In the months ahead, the District will share information and updates with you on these important areas of focus, and throughout the school year, there will also be opportunities for you to learn more about the Strategic Plan and how it will support your child’s success now and in the years to come.

In the meantime, we suggest that you stay informed about the new Strategic Plan by visiting the AISD website at [www.austinisd.org](http://www.austinisd.org). More specific information about the plan can be found at [www.austinisd.org/powerofus](http://www.austinisd.org/powerofus).

As always, your participation in your child’s education and your support for our school and district is essential. We need every parent to join us in believing in and strengthening “The Power of Us.” In this way, we can help all students achieve. ***Thank you.***

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## Kiker Elementary Plays International Host

*Submitted by Alison Cairns*

Friday night was cultural night at Kiker Elementary. The school gymnasium was transformed into a global classroom. Spice smells, beautiful displays and stunning costumes transported this corner of Austin all over the world. Over 500 people were treated to dancing, singing, food sampling and a fantastic collection of items, photographs and fellowship.

"I thought that International night was great. I learned about the many nationalities and cultures of students that attend Kiker. It was a fun and amazing night," says Jessica Stachew, 5th grade.

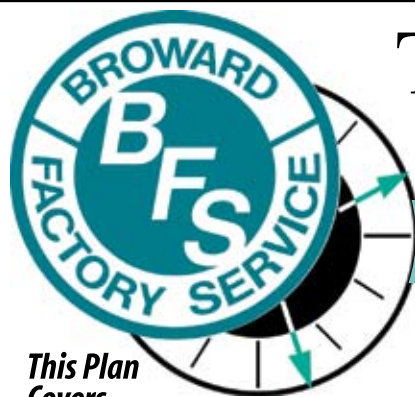
Angela Schukle event organizer commented "I'm still reeling from the turnout! There were hundreds of children who had told me all week that they were coming to International Night! This whole month we invited the students to share various languages at our morning assembly. That started off slow and snowballed into several students each morning. I also had children stop me in the lunchroom and the hallways to say "Mrs. Schukle, can I tell you my phrase in..." Spanish, Czech, Ukrainian, Russian, French, Gaelic, Hindi and the list goes on. Now, I've promised to go back once a week until all the children who wanted to speak have had their chance. Wow! What a night! I feel so blessed to have worked with all the wonderful ladies who all helped to plan this fabulous event!"

Plus, parents Fiona and Nanan Dharwadker said "Kiker International night 2010 was a colorful event. There were Kiker Comets with bindis on their foreheads, Scottish flags on their face, henna on their hands, neatly handwritten name tags in Arabic and Mandarin, mementos from Mexico, and intricate stationary from the Vietnam. Among other nations, they had a chance to tackle a full sized Canadian hockey player, touch papyrus from Egypt, play musical instruments from Korea, sing along with Lebanon, and taste the delicacies of Colombia and El Salvador as well as other nations. What an incredibly diverse Kiker community!"

Principal Schneider said "I was so proud to be standing in the very center of our community as we embraced our diversity, and modeled for the children the importance of being proud of who we are and sharing that with others. What a wonderful way to take pride in the many aspects of our community."

Finally, Jeanna Crow PTA President summed up the feelings of the Kiker Community by saying "It was an amazing event! We are fortunate to live in a community with such diverse cultures and to have so many volunteers come together to share their culture and heritage with our children. Thank you to all of the volunteers who made this event a success."

*(Continued on Page 23)*



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## Kiker Elementary - (Continued from Page 22)

**WHO:** Kiker School Community/PTA /Friday 29th Jan

**WHAT:** The day was kicked off by a "Parade Of Nations", with over 20 countries being represented by students in native dress and carrying flags and signs led by parent Ken Stephenson playing the Bag Pipes.

### LATER IN THE EVENING, WE WERE TREATED TO:

- Worldwide-potluck dinner buffet.
- 17 country booths showcasing culture through displays, activities, crafts etc. Countries include: China, India, Scotland, Vietnam, Brazil, Lebanon, Mexico, Canada, Syria, Pakistan, Venezuela, Egypt, Philippines, Poland, Colombia, El Salvador, Korea and a special Haitian booth sponsored by a local brownie troop.
- Acts included: Mariachi Tamazula, Tinikling dance by the Filipino Student Association of UT, Brazilian martial arts/dance by Capoeira Evolucao, Tae Kwon Do demonstrations by South Austin Tae Kwon Do Plus and Austin Family Martial Arts Center, as well as a treat of Korean dance by two of our own families children, Cynthia Han (age 7) & Esther Ko (age 7).
- Hallways were decorated with students' cultural artwork and colored heritage flags.
- Children were provided passports and were stamped at each country booth.

**WHERE:** Kiker Elementary School Gymnasium

5913 La Crosse Avenue

Austin, TX 78739

K512-414-2584

**MORE INFO:** <http://www.kikerpta.org/internationalnight2010.html>

## 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](mailto: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](http://www.PEELinc.com).



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## The Bands of James Bowie High School

*Submitted by Dawn Hummer*

*Hello Circle C Community,*

The bands of James Bowie High School will be having their Annual Spring Dinner and Silent Auction in May. This is a wonderful opportunity for Bowie Band families to gather for a casual evening of music, great food and fun. Each May after a week of spring band camp, the bands showcase their talent in a concert for families and friends, in which they play their newly learned upcoming fall show music. In past years, we have had the pleasure of seeing their hard work pay off, as they have represented James Bowie High in District, State and National shows and contests. After performing at the Macy's Day Parade in 2008, and traveling to Grand Nationals in Indianapolis in 2009, we are anxious to hear what

Mr. Dinkins and his stellar team have in store for the bands this year!

In our ongoing efforts to raise funds to offset the costs associated with our bands expenses, we are working hard to make our silent auction and dinner a big success!

If you, as a resident of Circle C would like to help out your local high school in our fundraising efforts, we would be very honored to hear from you. We are asking for donations to our silent auction. If you have a small business which could provide a service, an item, a membership or a monetary donation, we would be delighted to talk with you. Nothing is too big or too small to consider. Thank you for your continued support! You may contact Dawn Hummer: dghummer1@aol.com or 301-3138.

*Music is the universal language of mankind. -Henry Wadsworth Longfellow*



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*(Continued on Page 27)*



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## Business Classifieds

(Continued from Page 26)

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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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6 MONTHS	<b>1.36%****</b>	6 MONTHS	<b>1.46%****</b>
12 MONTHS	<b>1.56%****</b>	12 MONTHS	<b>1.66%****</b>
24 MONTHS	<b>2.17%****</b>	24 MONTHS	<b>2.27%****</b>

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# News You Can Use

## AUSTIN NEWCOMERS CLUB

### *March Luncheon*

Austin Newcomers is a social organization dedicated to introducing residents to the Austin Community and giving them the opportunity to meet and make new friends. Join us at our monthly luncheon as well as take the opportunity to learn about and become involved in many varied fun Interest groups.

**Time:** 11:00 AM Social - 12 Noon Luncheon

**Date:** March 17, 2010 (Reservations required by Thursday, March 11th)

**Location:** Green Pastures Restaurant  
811 W. Live Oak Street, Austin, 78704

**Luncheon Cost:** \$20 per person

**For Luncheon Reservations email:**

LuncheonDirector@AustinNewcomers.com or  
contact Marilyn Amey, 473-0118

**For more Newcomers information** visit  
www.austinnewcomers.com or call 512-314-5100

**March Program:** Get to know Austin Monthly and how it informs and entertains it's readers in the capitol area

Speaking to us this month will be Melissa Delaney, editor-in-chief of Austin Monthly and assistant editor Austin W.G. Morton.

Austin Monthly is a glossy full color, urban lifestyle magazine which depicts Austin's culture with stories, event listings, fashion, shopping, dining, the arts, restaurant reviews and reflective personal essays. The magazine continues to grow at a rapid pace since it's initial publication in 1992.

Melissa Delaney, is an award winning journalist who worked as a reporter and editor at Boston area newspapers, then joined the staff of Computerworld during the height of the tech boom. After years of freelancing at several national magazines, Delaney joined Austin Monthly where she steers the staff through the planning, creation and production of the magazine.

Austin Morton is a 2008 Virginia Tech graduate. She currently edits the Events, Scene and Style sections. Austin says although she has been here 2 years, she still learns something new just about everyday while reporting on all the City of Austin has to offer.

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## Wildflower Days™ Begins March 15 at Wildflower Center

**WHAT:** Wildflower Days™, the Lady Bird Johnson Wildflower Center's spring season of events.

**WHEN:** Monday, March 15, through Monday, May 31. The center is open every day, 9 a.m. to 5:30 p.m.

**WHERE:** The Lady Bird Johnson Wildflower Center, 4801 La Crosse Ave, Austin, Texas.

**BACKGROUND:** With recent rains helping landscapes recover from the drought, it's time to come see bluebonnets blooming at the Wildflower Center, along with mountain laurel, redbud, Mexican plum and lots more native plants.

**DURING THIS SPRING SEASON, THE WILDFLOWER CENTER HOLDS A SERIES OF EVENTS INCLUDING:**

- **Artists & Artisan Festival, Saturday & Sunday, March 13 and 14**—more than 20 artists in watercolor, ceramics, wood, metal and more.
- **Spring Plant Sale & Gardening Festival, Saturday & Sunday, April 10 and 11**—gardening tips from experts and plenty of wildflowers and native plants, including drought-tolerant options.
- **National Wildflower Week Photo Exhibit, Monday, May 3, through Sunday, May 9**—Texas Highways and the Wildflower Center present a portfolio of wildflower photographs. Sponsored by Canon.
- **Wildflower Gala, Friday, April 30**—The most fun –and the most sustainable-- garden party you will ever attend.
- **Gardens on Tour, Saturday, May 8**—a tour of five public and private native plant gardens plus the Wildflower Center.

**INFORMATION:** For information on events, call 512.232.0100 or visit [www.wildflower.org](http://www.wildflower.org).

**DAILY ADMISSION:** \$7 adults, \$6 seniors and students, \$3 children, and free for members and children under 5 until March 15. After March 15, \$8 adults, \$7 seniors and students, \$3 children and free for members and children under 5.

**CHECK THIS OUT:** Watch some of our biggest bluebonnets on video before you visit as they grow and start blooming: <http://www.wildflower.org/bbcam>

## 95% LOCAL PROPERTY TAXES COLLECTED! 35,000 DELINQUENT TAXPAYERS GET NOTICE!

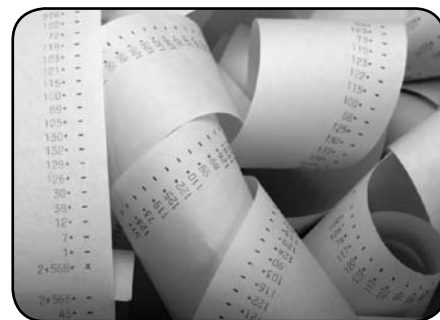
As of mid February approximately \$2,090,000,000 in property taxes has been collected and disbursed to local taxing units (such as AISD, the City of Austin, ACC, Travis County) that provide essential services. Common services funded by property taxes include fire protection, public education, emergency services, law enforcement, parks and roads. School budgets rely almost exclusively on local taxes while other taxing units, like cities, have additional revenue sources.

"On behalf of 108 taxing units, I say 'Thank you' to each and every property owner who paid on time. We know that many taxpayers sacrifice to pay taxes and it's important to acknowledge that sacrifice," said Nelda Wells Spears, Travis County Tax Assessor-Collector.

Roughly 35,000 property owners will be notified by mail of failure to pay 2009 taxes. Over the past 3 - 4 months, the owners of approximately 7,800 parcels have signed up for payment plans to pay off their delinquent taxes over time. Many try to pay within a short time to avoid increasing penalty and interest charges. According to law, penalty and interest begins at 7% in February and quickly rises to 18% by July. In a year's time, the total is 24%.

"If you receive a delinquent tax notice, don't delay in contacting us," Ms. Spears said. "The longer you wait the costlier it will be to pay off your tax liability."

Call (512) 854-9473 or click [www.traviscountytax.org](http://www.traviscountytax.org) for assistance.



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## PERSONAL FINANCE

### *The Year of the Roth IRA*

This year rings in a new era for Roth IRAs. In 2010, anyone with an eligible rollover distribution from a company plan or IRA can convert that distribution to a Roth IRA, regardless of income or tax filing status. The \$100,000 income ceiling for Roth IRA conversions is permanently repealed, so “high-income” clients can now convert their IRAs. Married individuals filing separately can also now convert.

It's true that contributions to Roth IRAs still face income caps. But you can make nondeductible contributions to traditional IRAs, which can be immediately converted to Roths (the pro rata rule will apply).

Who can convert? Traditional IRA owners (individuals with SEP IRAs and SIMPLE IRAs) can do Roth conversions. Just watch for the early distribution penalty from a SIMPLE IRA, in the first two years. Plan participants in 401(k)s, 403(b)s and 457 plans can also do Roth conversions as long as they're eligible to take a distribution from the plan, and the funds are eligible for rollover to an IRA. See if a plan allows in-service distributions, so funds can be converted now instead of after a client stops working. Spouses who inherit IRAs have special rules.

But the big question is: Should you convert? Here are some questions which need answers to help you make the decision: First, how long will you intend to keep the funds in the Roth once

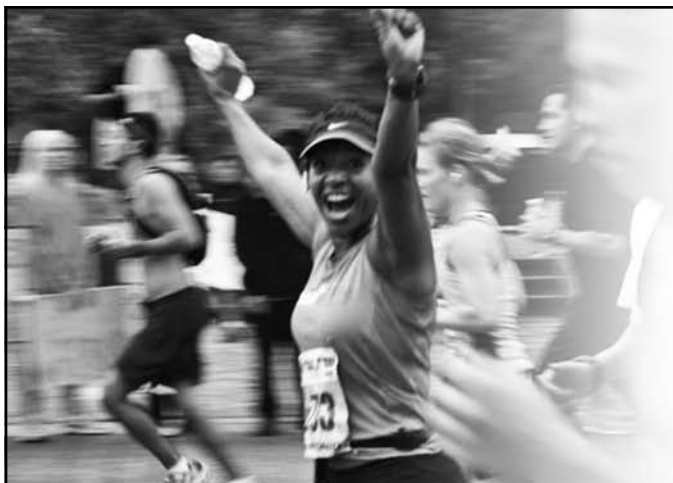


converted? Since the power of the Roth is its ability to grow the funds tax-free, less than 10 years is not worth it.

Next, will you need the funds in retirement? Roth IRAs have no required minimum distributions (RMDs). So if you won't need their IRAs for living expenses in retirement you can leave these accounts untouched, passing their income tax-free Roths to beneficiaries. Also, do you believe future tax rates will go up? If tax rates will be increasing, it pays to convert now at lower rates. Moreover, some account values are still depressed, adding to the tax savings on a Roth conversion. If you believe you'll be in a lower tax bracket in retirement, you might want to stay put and not convert. Lastly, can you pay the tax?

Even if conversion makes sense, you still must have the money to pay the income tax on the conversion.

If you're still not sure, consider a partial conversion. The Roth conversion isn't all or nothing. You can convert part of an IRA or plan to a Roth. Another way to hedge bets is to undo the Roth conversion. It's called a recharacterization, which is a reversal of all or part of the conversion. Check with your financial pro or CPA before converting.




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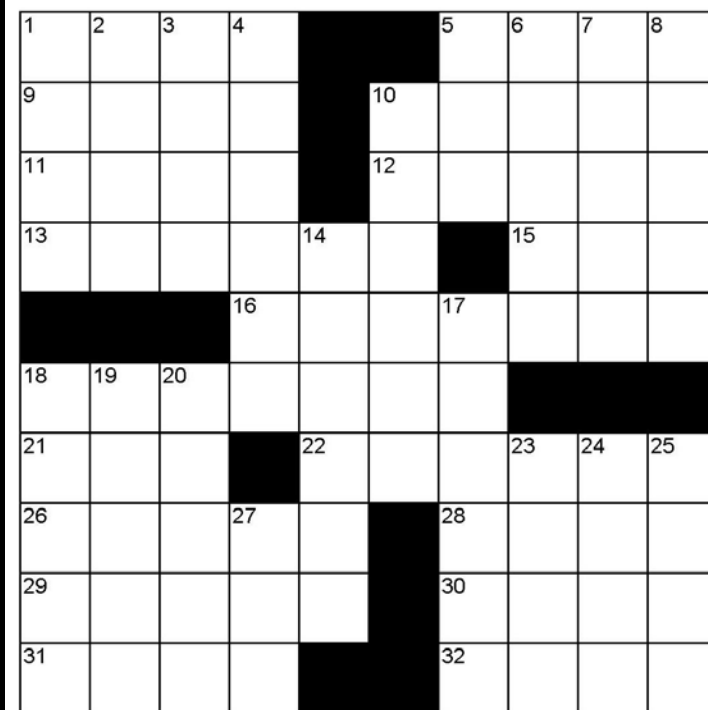
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# Kids Section

## Crossword Puzzle



### ACROSS

1. Squeeze
5. Lovers
9. Women's magazine
10. Special case only (2 wds.)
11. Lemony
12. Passes at the bull
13. Of this
15. Feign
16. Long scoldings
18. Tutee
21. To be
22. Band instrument
26. \_\_\_ cotta (clay)
28. Too
29. Append (2 wds.)
30. Worker
31. Honker
32. University (abbr.)

### DOWN

1. Fit together
2. Healing plant
3. Speak indistinctly
4. To this document
5. Food and drug administration (abbr.)
6. Leading
7. Time being
8. Beats it!
10. Wrangle
14. What the Tin Man needed
17. Naval fleet
18. Devil
19. Doctrine
20. Tends sheep
23. Group of nations
24. Afloat
25. Noble
27. Fish eggs

\*Solution at [www.PEELinc.com](http://www.PEELinc.com)

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**CIRCLE C HOMEOWNERS ASSOCIATION, INC.  
QUORUM PROXY  
MARCH 11, 2010 ANNUAL MEETING**

I/we, \_\_\_\_\_, being the owner(s) of the property  
(Print Name)

located at \_\_\_\_\_ in the Circle C  
(Print Address)

Homeowners Association, Inc. give to Jason Bram, Secretary of Circle C Homeowners Association, Inc., the right to cast any votes I might be entitled to cast to at the 2010 Annual Meeting in my stead, *solely for the purpose of establishing the necessary quorum to enable the Association to do business at its annual meeting.*

*The proxy holder shall have the power of substitution and revocation and the power to use this proxy and otherwise represent the member at this meeting and any adjournment thereof in the same manner set forth above. Any action proxy holder shall take pursuant to this appointment shall have the same effect as if the member were present and so acting.*

Property Owner's Signature \_\_\_\_\_ Date: \_\_\_\_\_

***Please return this quorum proxy to:***  
**Circle C Homeowners Association, Inc.**  
**5919 La Crosse Avenue, Suite 100**  
**Austin, Texas 78739**

***Or via fax to: 512-288-6488 or email to: info@circlecranch.info***  
**By Thursday, March 11, 2010**

*This Proxy is valid for the 2010 Annual Membership Meeting only and any rescheduled Annual Meeting dates and for no other purposes. This Quorum Proxy does not prevent the member from voting now or in person at the 2010 Annual Meeting.*



*Onion Creek Club is Austin's most historic golf club, founded in 1974 by three-time Masters Champion Jimmy Demaret. There is no other golf club in the Austin area that provides the history steeped in tradition and quality, the convenience to downtown and surrounding neighborhoods, and most importantly the opportunity to make new friends and have fun!*

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*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.*

## **Onion Creek Club**

2510 Onion Creek Parkway • Austin, TX 78747

512-282-2150 • [www.onioncreekclub.com](http://www.onioncreekclub.com)

## **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.

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

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## CIRCLE C HOMEOWNERS ASSOCIATION'S

### *Annual Easter Egg Hunt*

Come visit the Easter Bunny!  
Enjoy cookies and water after the hunt.

**April 3rd at 9:30am, Swim Center Plaza**

*(Please be on time, as the hunt will begin  
exactly at 9:30am).*

**Admission:** \$2/child  
Ages 1-10yrs.

**There will be 3 areas for the following age groups:**

1-3yr (back of the CDC)

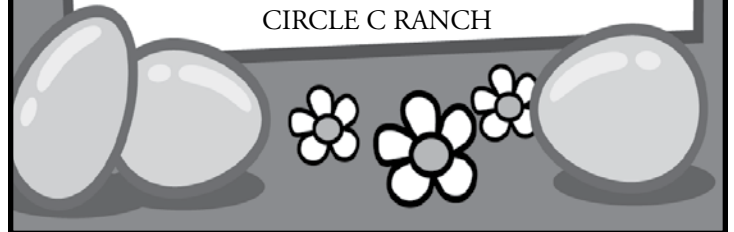
4-6yr (front of the CDC)

7-10yr (Swim Center)

*\*Limit 12 eggs per child, once each child has collected 12  
eggs, we will allow children to go through a second time.*



CIRCLE C RANCH



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# ATTENTION HOMEOWNERS!

## 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.

**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: \_\_\_\_\_

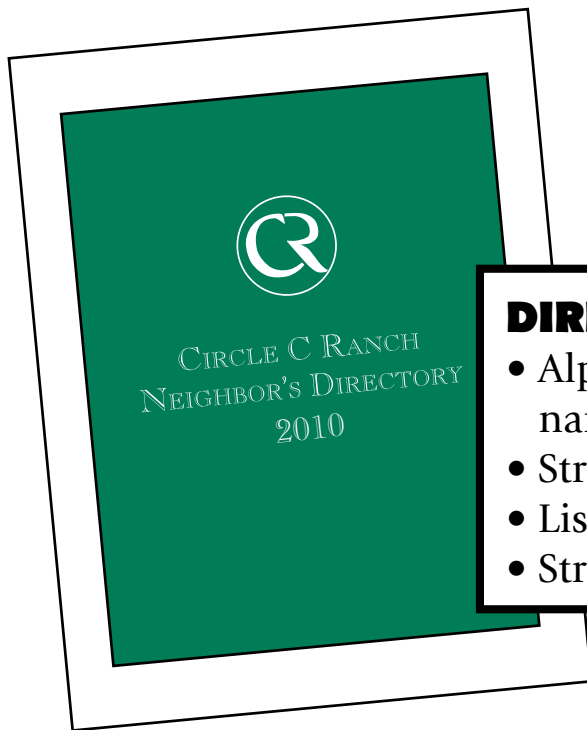


# ATTENTION BUSINESSES!

## 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

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365 days a year



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2010 CIRCLE C DIRECTORY

## *Meet Devion (7/02)*

Devion is only little in physical size. He is convinced he is the biggest kid around and that he can do anything anyone else can do. This little man lights up any room he enters with his smile and personality. Devion loves attending church and enjoys singing in the children's choir. Devion loves playing with other people of any age but he plays in the manner of a child age 4 to 6. He is showing progress in being able to play independently. Devion loves to do almost anything outside. He loves to swim, ride bikes & scooters, play baseball, basketball & football and has even recently tried to water ski! Devion has played 4 seasons of t-ball and one season of basketball since living in our home and loves telling everyone about it. While Devion has wonderful gross motor skills he struggles with his fine motor skills. While Devion has made much progress emotionally he continues to receive weekly therapy to work on social skills and impulsivity.

Devion is very loving and affectionate. He enjoys being with others and would do well in a loving, structured, active home of any ethnic make-up as an only or youngest child.

*For more information on Devion or on adoption contact Grace Lindgren at the Adoption Coalition of Texas 512-810-0813 or [gracelindgren@adopttexas.org](mailto:gracelindgren@adopttexas.org)*



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Austin Real Estate Partners' Market Report								
Circle C Ranch by Neighborhood	6 Months Sold History (Aug '09 - Jan '10)						CURRENT MARKET	
	TOTAL	AVERAGE					TOTAL	
	Homes Sold	Square Feet	Price / Sq. Foot	Sold Price \$K	Year Built	Days On Market	Available	Pending Sale
Circle C Central	33	2,939	\$ 102	\$ 299	1992	101	12	7
North	12	2,111	\$ 126	\$ 267	1996	65	5	2
Wildflower	9	2,087	\$ 123	\$ 256	2001	58	11	1
On The Park	6	3,476	\$ 109	\$ 378	1997	137	3	2
Vintage Place	4	3,322	\$ 97	\$ 322	2003	28	1	2
Hielscher	16	3,090	\$ 115	\$ 354	2003	82	5	3
West	16	3,413	\$ 113	\$ 387	2005	92	7	2
Park West	8	2,194	\$ 135	\$ 296	2001	124	5	5
Park Place	5	2,483	\$ 122	\$ 304	2005	99	4	1
Muirfield	6	3,465	\$ 120	\$ 416	2006	103	2	0
Enclave/Stone Creek	12	2,719	\$ 115	\$ 313	2007	81	0	2
Alta Mira	11	2,990	\$ 121	\$ 363	2008	73	8	2
Fairway Estates	1	4,811	\$ 114	\$ 550	2009	235	0	0
Circle C Ranch Total	139	2,880	\$ 114	\$ 330	2001	90	63	29
% Change Mo/Mo	-9%	-1%	1%	0%	0%	2%	13%	53%

Market Report data was obtained from the Austin-Multiple Listing Service (MLS) on 2/05/2010. 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.

## GETTING READY TO SELL?

Choose an agent with the **highest sales success rate**. Last year Austin Real Estate Partners successfully sold 88% of their listings. That's **22.4% more** than the average SW Austin Agent!

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(Statistics based on homes sold during 2009 in 78739 & 78749)

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# CIRCLE C RANCH

## 2010 Annual Report

An Official Publication of the Circle C Homeowners Association

*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 2009 for the Association, as well as an outline of our proposed activities and goals for 2010. We believe that 2009 was a year of significant growth and progress for the Association, and we are committed to continuing that progress in 2010. Our primary goal remains preserving and improving the Circle C Ranch subdivision.*

### Inside This Issue

Circle C Governing Documents ..... II

Circle C Commons Area ..... III

Commercial Development Report ..... IV

Financial Report ..... V

2009 Income & Expense Statement ..... VI

Calendar of Events ..... X

## INTRODUCTION

### From The President

By: Steve Urban

It's that time of year again, neighbors! If you haven't already done so, please fill out your ballots and vote for the director candidates you wish to have represent you over the next 12 months. As we continue to grow, it becomes more and more difficult to reach the 10% quorum threshold required to do business at our annual meeting. Your vote counts and your efforts in this regard are greatly appreciated.

2009-2010 has been a great year for the HOA. We have remodeled the pool center to make it a more pleasant experience. We took possession of the land and developer funds for the West Pool Project. We've vetted and engaged a project manager to move us forward with this project. We had a smashing success with our first annual BBQ Cookoff, which we can only hope to replicate this year. We rose to meet the challenges demanded of an HOA with thousands of members, and, most importantly, we got to know one another a little better and appreciate the finer aspects of what makes this community great.

The entire Board of Directors and I have been honored to serve you this past year. We will continue in our efforts to remain what one of our state representatives referred to as "a model community that others aspire to." We appreciate all your support and efforts in making Circle C one of the premier communities in the Austin area. After all, an association is only a reflection of its members.

## COMPLETED PROJECTS

### During 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
- ☒ Playscape Shade structures added to WFP and VP parks

### Growth of Circle C Ranch

#### 2009

Lots in the Association	—	4626
Lots Paying Full Assessment	—	4153

#### 2010

Lots in the Association	—	4622
Lots Paying Full Assessment	—	4378

# CIRCLE C RANCH ANNUAL REPORT

## Circle C Governing Documents

*All of the Circle C HOA's defining documents can be found on the HOA website at [www.circlecranch.info](http://www.circlecranch.info), under the Resource tab.*

### 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 three director seats that expire in 2010 (Cindy Groves, Rob Johnson and Russ Hodes). Steve Urban's and Jason Bram's terms expire in 2011. Mary Goehring's and Joel Pace's terms expire in 2012.

As of this writing the CCHOA BOD has five officers: President (Steve Urban), Vice President (Mary Goehring), Treasurer (Russ Hodes), Secretary (Jason Bram) and Development Officers (Jason Bram and Joel Pace). Cindy Groves and Rob Johnson also serve on the board. You can email the board at [directors@circlecranch.info](mailto:directors@circlecranch.info)

### Operations Staff

- Operations Manager: Denise Nordstrom, CMCA, AMS
- Operations Support Staff: Gale Foster and Lucy Jefferson
- Aquatics Director: Brandon Ducote

### Public Board Meetings

The CCHOA BOD holds monthly public 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 had several active committees in 2009. They included Education, Amenities, Special Events, West Pool and Architectural Control. 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. To view current committee members, meeting minutes and activity, please log on to the HOA website at [www.circlecranch.info](http://www.circlecranch.info), under the Resource tab.

- **Amenities Committee** – 2009 members include: Tony Gendron (chair), Kristy Estrello (Vice Chair), Cari Sherlock (Secretary), Kathryn Mercer, Lora Estrada, and Mike Killeen.

- **Education Committee** – 2009 members include: 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.

- **Circle C West Pool Development Committee** – 2009 and current members include: Brian Pinsky (Chair) AE Martin (Vice-Chair), Catherine Thurk, James Moseley, Hilary Roberson, Neil Brien and Lisa Williams.

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

- **Architectural Control Committee** – Members include: A.E. Martin (former board member and engineer), Trent Rush (Principal, TBG Partners, ASLA) and Laura Sherman (Architect, AIA). The Architectural Control Committee completed the following reviews in 2009:

<b>New Homes:</b>	<b>52</b>
<b>Remodeling, Pools, Additions:</b>	<b>82</b>

The Committee also worked on refining guidelines for new roof types, including energy efficient roofs, solar panels, and

reviewed swim center and other common area improvements.

### Annual Meeting for Members

The CCHOA holds its 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 2010 Annual Meeting will be held on Thursday, March 11 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](mailto:info@circlecranch.info). You can speak to the Board at the monthly board meeting or send them an email at [directors@circlecranch.info](mailto:directors@circlecranch.info).

We have several methods we use for neighborhood communications. Our web page is at <http://www.circlecranch.info> (please register if you haven't already), 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.



# CIRCLE C RANCH ANNUAL REPORT

## Circle C Commons Areas

### Swim Center Report

#### Circle C Select Swim Team

The Select Team started in August 2009 with Coach Brittany and Jacqueline developing the team with the assistance of parent volunteers and swim center staff. The team currently has over 80 registered swimmers and has participated in USA swim meets in the South Texas region. The team conducted several fundraisers including a Swim A Thon to raise additional funds for the team to defray operational expenses. A total of \$ 5615.75 was raised.

#### Circle C Seals

The Circle C Seals had a great start to their summer season. The projected enrollment on the team was 200; however, 250 swimmers participated. The Seals practice ran from 5:30PM to 7:30PM in the afternoons in addition to a 9am morning workout. During both practices, the team used eight lanes.

#### Summer Group And Private Swim Lessons

Over 368 residents participated in summer group swim lessons and over 125 residents participated in summer private swim lessons.

#### Facility Rentals

- T3 Triathlon conducted training at the pool and offered an Adult Coached Swim Tuesdays and Thursdays from 5:45-7am.
- The St. Andrews High School swam at the pool Monday-Thursday 4:30-6:30pm October thru February.
- TriZones women's triathlete training group trained at the pool on Monday nights from 6:30-7:30pm.
- Voyager Day Camp utilized the facility on Tuesdays and Thursdays from 1:30-2:30 with over 60 children in attendance from May 6th thru August 13th
- Kaleidoscope Day Camp utilized the facility on Tuesdays and Thursdays from 10:30-11:30 with over 70 children in attendance from May 6th thru August 13th.
- Special Olympics trained at the facility on Thursday evenings from 7-8:30pm July thru October.

#### Front Desk

The current membership filing system process was updated to ensure that all memberships are valid and that membership forms are filed by street address. This process improvement has been made to resolve issues with duplicate memberships and expired memberships. In addition, all emails and other homeowner information were verified for accuracy.

#### Facility Upgrades/Repairs

- Furniture - Twenty-six lounge tables were installed. Fourteen new benches were installed around the pool deck.
- Pool Heater - The Circle C Swim Center completed the installation of two new heaters for the main pool.
- Flash Heater Project - A tankless hot water system for the showers and sinks were installed and is sufficiently heating all showers and sinks with on demand "flash heating".

- Fence Project - All portions of the fence that were completely rusted have been replaced and the entire fence painted.
- Sand Filter Project - The sand filtration system for the main pool, which had begun to malfunction in May, leaving large amounts of sand in the main pool was repaired by swim center staff. The broken filtration components "laterals" that allowed the sand to get into the pool were repaired. Once the laterals were repaired, 10 tons of new sand and gravel were placed into the filters and the pool was able to reopen on Tuesday June 30. The repair has resulted in greater turnover in the volume of the pool, from an average of less than 900 gpm to now well over 1000 gpm. This translates to a much cleaner and safer pool.
- Tile Project - The tile event helped create a wall of 215 individual and unique tiles that are displayed behind the wading pool slide.
- Bathhouse Roof - A new bathhouse roof was completed and has been a major improvement to the facility. The restroom facility is staying much cleaner. Additionally, the shade of the roof and the fans are keeping the restrooms cooler.
- Solar Heater - A solar heater was installed on the baby pool and is allowing us to monitor the temperature with a digital temperature gauge. This improvement will significantly extend the use of the baby pool beyond the summer season for Circle C residents.

### Landscape Report

#### Maintenance Services

These services are the contracted services for irrigation and landscape maintenance on the Circle C Commons areas. The schedule of services includes all of the routine landscape and irrigation maintenance, including mowing, bed pruning and weeding, hedge trimming, mulch turning, minor tree pruning, fertilizer, ant and herbicide treatments, trash pickup, irrigation supervision and monitoring, landscape light monitoring and daily supervision.

The Circle C Landscape Crew works on the property daily, excluding Sundays. The complete services are detailed in the 2009 "Annual Review of Landscape Services" which was presented to the CCHOA Manager and Board of Directors. If you are interested in the detailed report on landscape services, please contact the CCHOA manager at 288-8663 or [info@circlecranch.info](mailto:info@circlecranch.info).

#### Capital Budget Projects

The following landscaping and irrigation capital budget projects were completed in 2009:

- Escarpment Water Meter Upgrade--\$12,000. Funds were used to improve the infrastructure on Escarpment in order to improve water use efficiency and enable adequate watering under the City of Austin water regulations.

*Continued on pg. IV*



# CIRCLE C RANCH ANNUAL REPORT

*Circle C Commons Area - Continued from page III*

- Irrigation Central Control---\$26,000. Funds were used to purchase a computer operated central irrigation control system and individual ET sensors for selected irrigation controllers.
- Bed Upgrades—\$21,145. Funds were used to renovate older areas to bring them into compliance with the Green Community Landscape Model. Older water thirsty vegetation was removed and replaced with drought tolerant sustainable plantings in the following locations: Wildflower Park, La Crosse from MoPac to Escarpment, Circle C North and Vintage Place Park
- Turf Replacement—\$23,915. Funds were used to eliminate weedy and non-responsive turf areas and included herbicidal treatments to remove all weeds, adding high grade soil for surface preparation, and installing Pallisades zoysia sod (a drought tolerant grass). The area on La Crosse, north side from MoPac to Escarpment was done.
- Turf Replacement, Vintage Place Park--\$31,278. In conjunction with designated funds for landscape for amenities, the turf in Vintage Place Park was replaced in the same manner as above.
- Outlying area upgrades--\$2628.00. Funds were used to install rockwork and other improvements at the mail centers in Circle C West. These areas are non-irrigated and the improvements provide permanent solutions to small unfinished areas within neighborhoods.
- Slaughter Lane Lighting--\$10,000. Repairs and upgrades were made by an outside electrician to broken lighting located on Slaughter Lane from Vinemont to Beckett.
- Bollard Light Replacement—\$16,000. As part of a three year project, sixteen bollard lights were replaced along Escarpment, from La Crosse to Slaughter. The original lights are worn and no longer made. These lights are being replaced by a similar style vandal proof light.

Full details of all Commons Areas/Landscape Capital Budget Items can be found in the 2009 Capital Budget Project Review for Landscape, Irrigation and Landscape Lighting. Please contact the CCHOA Manager at 288-8663 or [info@circlecranch.info](mailto:info@circlecranch.info) if you would like to see a copy.

## West Pool Report

*Jason Bram (Secretary and Development Officer)*

This year we have made great strides on the West Pool project. In July, we took possession of the developer's Amenities Fund, which will be used to build our second pool. Currently, we are reviewing the contract to hire Square One and Associates as our Project Manager to oversee this project. We plan to begin the design phase once the contract is signed with Square One. Our goal is to have this pool opened in late 2011.

## Commercial Development Report - Stratus Properties

### 2009 Development Update

#### Commercial Property:

- Stratus Properties developed and leased Tract 106, located on the north side of Slaughter at MoPac. Current tenants include a cleaners, nail salon, orthodontist, childcare, baby shop, and financial planner.
- Stratus Properties contracted with Alamo Drafthouse as the anchor tenant for a small commercial development on Tract 107, located on the south side of Slaughter at Mopac
- The City of Austin, as part of the previous development agreement, required that Stratus Properties complete a water line from Slaughter Lane to La Crosse, which is currently under construction. Park Improvements associated with the water line will include some hike and bike trail improvements, as well as hike and bike access to the Veloway
- Stratus Properties filed a site development application to further extend the same water line from La Crosse to South Bay along MoPac
- Children's Courtyard developed a portion of the site between Kiker Elementary and the Circle C Child Development Center for a child care center. A median break along La Crosse was installed, and a granite pathway along the east edge of the site was completed.

#### Residential Property:

- Streetman Homes developed and sold 29 lots off La Crosse and Skyrock as the final part of the La Crosse Subdivision, Phase 4.
- KB Homes continues to build residential homes at Fairway Estates, on the Golf Course, at Enclave Estates, and at the Enclave.
- D.R. Horton Homes is developing the final phase of the Alta Mira at Circle C Development off of FM 1826 and Spruce Canyon.

#### Community and Area Improvements:

- Gorzycki Middle School opened in Fall, 2009. The City of Austin installed a sidewalk from Vintage Place to the school along Slaughter Lane.
- The CCHOA installed a sidewalk along La Crosse just west of Escarpment on the south side.
- The City of Austin Water Utility along with numerous volunteers completed a six mile trail located adjacent to Circle C and accessible from FM 1826. The trail is open to bicyclists, hikers and horses.

## Financial Report (2009)

The CCHOA Treasurer has very specific responsibilities, which are detailed in our By-Laws (Article VIII, section 8, (d)). Those duties include 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.

The CCHOA completed 2009 under budget, took possession of the **Amenity Funds** for the new pool, and received a clean opinion from the auditors.

- **Income** was \$2,428,424
- **Expenses** were \$2,288,882
- **Retained Earnings** \$139,542

The collection rate for the HOA dues decreased slightly from last year (95% this year vs. 98% last year).

In July 2009, the CCHOA took possession of the developer's **Amenity Funds** for our second pool (sometimes called "The Amenities Transfer Fund"), in the amount of \$1,294,613. This is a new fund, which will be tracked and reported separately and is currently kept in CDs which are all FDIC insured. This fund can only be used to build the new Swim Center.

The developer continues to collect \$1,000 for every new home sold in Circle C Ranch and will continue to add to this fund, as approximately 360 more homes are sold. Thus, the fund should grow an additional \$360,000, as the neighborhood is completed.

The goal of the **General Reserve Fund** is to retain 10% of our annual expenses. We reached that level this year. All of these funds are currently kept in interest bearing, liquid accounts.

- The **General Reserve Fund** is \$211,719.
- The **Swim Center Reserve Fund** is \$93,194.
- The **West Pool Reserve Fund** is \$225,266.

Tilson-Lynch prepared our state and federal tax returns.

- **Federal Income tax** \$2,564 (down from \$3,687 in 2008).
- **The Texas Franchise Tax** was \$13,341 (up from \$11,455 in 2008).

The required annual audit was completed by Tilson-Lynch. The inspections took place during the summer of 2009, for the budget year that ended on December 31st, 2008. 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 2010 budget this year. As always, we will answer your questions, at the annual meeting in March.

**Russ Hodes**  
*CCHOA Treasurer*

## MARK YOUR CALANDERS!

### CCHOA ANNUAL MEETING

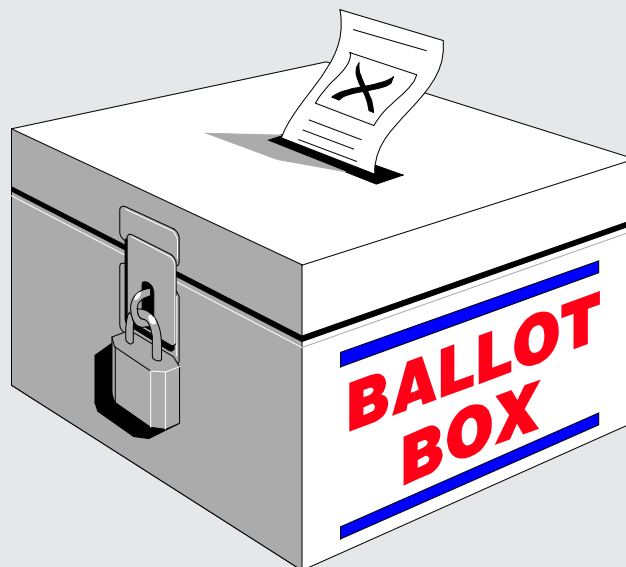
*Thursday, March 11, 2010*

*6:30pm*

*Kiker Elementary Cafeteria*

*Check-In Begins at 6:00pm,  
ID Required*

*Hope to See You There  
And  
Please Vote!*



# CIRCLE C RANCH ANNUAL REPORT

---

## Circle C Homeowners Association 2009 Income & Expense Statement (Unaudited)

### **INCOME:**

#### **HOMEOWNER INCOME**

Homeowners Dues .....	\$2,014,516.50
Resale Certificate Income.....	\$54,950.00
Transfer Fee Income.....	\$63,349.97
Late Fees Collected .....	\$11,494.65
Lien Admin Fee Income.....	\$590.00
Filing Fee Income .....	\$490.00
<b>TOTAL HOMEOWNER INCOME.....</b>	<b>\$2,145,391.12</b>

<b><u>ARCHITECTURAL REVIEW INCOME.....</u></b>	<b>\$20,355.00</b>
<b>TOTAL ARCHITECTURAL REVIEW INCOME .....</b>	<b>\$20,355.00</b>

#### **RENTAL INCOME**

Office Rent .....	\$3,120.00
Grill Rent .....	\$8,400.00
<b>TOTAL RENTAL INCOME .....</b>	<b>\$11,520.00</b>

#### **SWIM CENTER INCOME**

Pool Programs.....	\$59,813.55
Pool Retail Merchandise.....	\$411.00
Pool Programs-swim Team .....	\$39,784.32
Guest Fees/facility Rentals.....	\$19,787.50
Swim Team Fundraising.....	\$5,615.75
Swim Team Facility Rental.....	\$7,300.00
<b>TOTAL SWIM CENTER INCOME .....</b>	<b>\$132,712.12</b>

#### **OTHER OWNER LANDSCAPE REIMBURSEMENTS**

Stratus Landscape Reimb .....	\$97,000.00
COA Landscape Reimb .....	\$17,600.00
<b>TOTAL OTHER OWNER L/S REIMB .....</b>	<b>\$114,600.00</b>

#### **MISCELLANEOUS INCOME**

Interest Income.....	\$3,846.16
<b>TOTAL MISCELLANEOUS INCOME .....</b>	<b>\$3846.16</b>

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<b><u>TOTAL INCOME.....</u></b>	<b>\$2,428,424.40</b>
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*Continued on pg. VII*



# CIRCLE C RANCH ANNUAL REPORT

2009 Income & Expense Statement - Continued from page VI

## **EXPENSES:**

### **COMMONS AREAS SERVICES**

Landscape Maintenance Contract .....	\$678,666.84
2009 Land Additions .....	\$1,948.51
Landscape Repairs.....	\$46,297.05
Landscape Utilities – Water.....	\$152,464.60
Landscape Utilities - Electric .....	\$33,868.31
Tree Pruning .....	\$14,500.00
Fence Repairs & Maint .....	\$7,000.00
Electrical Repairs & Maint.....	\$11,741.00

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TOTAL COMMONS AREA SERVICES .....	\$946,486.31
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### **SWIM CENTER COMPOUND**

Swim - Water Utilities.....	\$15,612.29
Swim - Gas Utilities .....	\$20,428.33
Swim - Electric Utilities .....	\$33,034.32
Swim - Telephone Utilities .....	\$3,600.00
Swim - Contract Repair/maint.....	\$21,406.41
Swim -non-contract Irrig & L/s .....	\$3,145.31
Swim - Bldg Maintenance.....	\$19,879.90
Pool Maintenance .....	\$44,013.46
Pool Supplies .....	\$9,215.97
Swim - Retail Merchandise .....	\$0.00
Swim - Special Events .....	\$667.77
Swim - Staff Salaries.....	\$189,391.76
Swim Program Salaries .....	\$28,518.78
Swim Payroll Taxes.....	\$18,001.74
Swim – Miscellaneous.....	\$425.00
Natural Gas (St).....	\$3,795.41
Building Maintenance (St) .....	\$1,641.64
Pool Maintenance (St) .....	\$493.04
Pool Supplies (St).....	\$5,068.22
Swim Center Swim Team Staff.....	\$11,879.02
Swim Center Prog Salaries (St).....	\$16,552.63
Payroll Taxes (St).....	\$1,446.96
Registration Fees .....	\$5,488.65
Meet Expenses (St).....	\$835.19
Coach Supplies (St).....	\$459.54
Coach Regis/training (St).....	\$324.00
Swim Team Software.....	\$742.90
Swim Team Apparel .....	\$2,118.21
Team Gift .....	\$0.00
Meet Fees (St) .....	\$5,824.00

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TOTAL SWIM CENTER COMPOUND .....	\$464,011.05
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*Continued on pg. VIII*

# CIRCLE C RANCH ANNUAL REPORT

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2009 Income & Expense Statement - Continued from page VII

<b>ARCHITECTURAL REVIEW</b> .....	\$10,637.97
TOTAL ARCHITECTURAL REVIEW .....	\$10,637.97

## **FINANCIAL MANAGEMENT**

Financial Management Services.....	\$81,016.79
Resale Certificate Expense.....	\$8,879.33
Lien Filing Fees.....	\$1,050.00
Bank Charges.....	\$2,751.57
Cpa/audit .....	\$5,950.00
TOTAL FINANCIAL MANAGEMENT .....	\$99,647.69

<b>LEGAL</b> .....	\$4,560.60
TOTAL LEGAL .....	\$4,560.60

## **TAXES**

Taxes – Property .....	\$6,984.31
Taxes – Other .....	\$17,108.99
TOTAL TAXES.....	\$24,093.30

## **INSURANCE**

Gen'l, Property, B&m & Auto .....	\$38,108.70
Insurance - D & O .....	\$3,995.00
Insurance - Workers Comp .....	\$(3,141.37)
TOTAL INSURANCE.....	\$38,962.33

## **NEIGHBORHOOD OPERATIONS**

Deed Restrictions Legal .....	\$2,463.44
Printing .....	\$5,833.10
Web Operations.....	\$1,541.28
Community Events.....	\$18,223.61
Holiday Lighting .....	\$10,000.00
Postage/delivery .....	\$13,241.51
Neighborhood Directory .....	\$6,836.85
Office Equipment & Furniture.....	\$1,538.14
Office Repairs & Maint .....	\$2,801.90
Office Supplies.....	\$3,249.56
Utilities - Telephone .....	\$1,914.58
Neighborhood Maint/repairs .....	\$23,262.62
Parking Lot Maint & Dumpster .....	\$6,666.84
Homeowner Meetings.....	\$2,660.72
Awards.....	\$280.84
Operational Expenses – Misc .....	\$1,480.31
TOTAL NEIGHBORHOOD OPERATIONS.....	\$101,995.30

Continued on pg. IX

# CIRCLE C RANCH ANNUAL REPORT

2009 Income & Expense Statement - Continued from page VIII

## **MANAGEMENT STAFF**

Operations Salaries .....	\$155,966.84
Payroll Taxes – Management .....	\$12,244.80
Health Insurance Reimb .....	\$6,264.00
Staff Education & Skills Enhan.....	\$1,934.00
<hr/>	
TOTAL MANAGEMENT STAFF.....	\$176,409.64

## **COMMUNITY ENHANCEMENT**

Donations.....	\$500.00
Consulting.....	\$0.00
Association Memberships.....	\$1674.00
<hr/>	
TOTAL COMMUNITY ENHANCEMENT.....	\$2,174.00

## **CAPITAL BUDGET**

Landscape – Water Meter Escarp .....	\$11,999.40
Landscape – Irrigation Central.....	\$25,999.69
Landscape – Turf Replacement.....	\$30,000.00
Landscape – Bed Upgrades .....	\$21,145.35
Landscape – Outlying Areas.....	\$2,627.77
Electric – Bollard Lights Repla.....	\$16,000.00
Electric – Slaughter Lighting.....	\$8,701.00
<hr/>	

TOTAL LANDSCAPE & ELEC PROJECT .....

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Swim – Solar Panels – Toddler Pool .....	\$6,474.00
Swim – Flash Heater For Showers .....	\$1,972.76
Swim – Upgrade Volleyball Net .....	\$3,227.47
Swim – Furniture Bench Seats .....	\$9,495.46
Swim – Replace Picnic Tables.....	\$13,208.25
Swim – Fence Repair/replacement .....	\$8,698.42
Swim – Upgrade Drains.....	\$38,329.04
Pool Heater.....	\$53,905.15
<hr/>	

TOTAL SWIM CENTER PROJECTS.....

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Move Mailboxes.....	\$0.00
Bathhouse Roof .....	\$100,907.32
Playscapes Phase Ii (Cont) .....	\$45,716.39
Sidewalk Completion.....	\$10,000.00
West Pool Expense.....	\$11,496.14
<hr/>	

TOTAL NEIGHBORHOOD PROJECTS.....

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<b><u>TOTAL EXPENSES</u></b> .....	\$2,288,881.80
RETAINED EARNINGS .....	\$139,542.60



# CIRCLE C RANCH ANNUAL REPORT

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## Circle C Homeowners Association

### Calendar of Events 2010

February 2010.....	First ½ year assessment and official ballot mailed .....	Due March 1st
February 6, 2010.....	Blood Drive .....	10am-1pm Swim Plaza
February 18, 2010.....	Board of Directors Candidate Forum.....	6:30p Kiker
March 11, 2010 .....	2010 Annual Meeting.....	6:30pm-9:30pm Kiker
March 15, 2010 .....	Swim Center Open Weekends.....	
April 3, 2010.....	Easter Egg Hunt .....	9:30am to 11am CDC
April 3, 2010.....	Wildflower Seed Planting Day .....	2pm to 5 pm
April 4, 2010.....	Pool closed for Easter Holiday.....	
April 17, 2010.....	Community Wide Garage Sale .....	8am to 5 pm
May 8, 2010.....	Blood Drive .....	10am-1pm Swim Plaza
July 2010.....	Second ½ year assessment mailed.....	Due August 1st
July 3, 2010.....	Community Parade.....	10am Pool Plaza
October 16, 2010.....	Wildflower Seed Planting Day .....	2pm to 5pm
December 4, 2010.....	Family Holiday Party .....	TBD
December 17-19 .....	Holiday Lighting Contest.....	Participants to register

### Board of Directors Meetings

3rd Wednesday of every month  
7:00pm at the Child Development Center

### 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.*

*Monthly Calendar View on pg. XI*

# CIRCLE C RANCH ANNUAL REPORT

January						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20 BOD Meeting	21	22	23
24	25	26	27	28	29	30

July						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21 BOD Meeting	22	23	24
25	26	27	28	29	30	31

February						
S	M	T	W	T	F	S
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17 BOD Meeting	18	19	20
21	22	23	24	25	26	27
28						

August						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18 BOD Meeting	19	20	21
22	23	24	25	26	27	28
29	30	31				

March						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17 BOD Meeting	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

September						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15 BOD Meeting	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

April						
S	M	T	W	T	F	S
4				1	2	3
	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21 BOD Meeting	22	23	24
25	26	27	28	29	30	

October						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20 BOD Meeting	21	22	23
24	25	26	27	28	29	30

May						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19 BOD Meeting	20	21	22
23	24	25	26	27	28	29

November						
S	M	T	W	T	F	S
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17 BOD Meeting	18	19	20
21	22	23	24	25	26	27
28	29	30				

June						
S	M	T	W	T	F	S
30	31	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16 BOD Meeting	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

December						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15 BOD Meeting	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

# PEEL, Inc.

## COMMUNITY NEWSLETTERS

### -- Austin --

Avery Ranch  
 Barton Creek  
 Barton Hills  
 Bella Vista  
 Belterra  
 Canyon Creek  
 Cherry Creek on Brodie Lane  
 Circle C Ranch  
 Courtyard  
 Davenport Ranch  
 Forest Creek  
 Granada Hills  
 Hidden Glen  
 Highland Park West Balcones  
 Highpointe  
 Jester Estates  
 Lakeline Ranch  
 Lake Pointe  
 Lakeway  
 Lakewood  
 Laurel Oaks NA  
 Legend Oaks II  
 Long Canyon  
 Lost Creek  
 Mayfield Ranch  
 Meadows of Bushy Creek  
 Pemberton Heights  
 Ranch at Brushy Creek  
 River Place  
 Sendera  
 Shady Hollow  
 Sonoma  
 Steiner Ranch  
 Stone Canyon  
 Travis Country West  
 Twin Creeks  
 Villages of Westen Oaks  
 Vista Oaks  
 Westcreek  
 Westminster Glen  
 Wood Glen

### -- Dallas Ft. Worth --

Brook Meadows  
 Estates of Russell Creek  
 Timarron  
 Woodland Hills

### -- San Antonio --

Alamo Heights  
 Alamo Ranch  
 Cross Mountain Ranch  
 Hill Country Retreat  
 Mountain Lodge  
 Olmos Park  
 The Dominion  
 Wildhorse

### -- Houston --

Blackhorse Ranch  
 Bridgeland  
 Coles Crossing  
 Copperfield  
 Cypress Mill  
 Cypress Point  
 Eagle Springs  
 Enchanted Valley  
 Fairfield  
 Fairwood  
 Fawnlake  
 Harvest Bend The Village  
 Heatherwood Village  
 Lakes of Fairhaven  
 Lakes of Savannah  
 Lakes on Eldridge  
 Lakes on Eldridge North  
 Lakewood Grove  
 Legends Ranch  
 Longwood  
 Oak Forest  
 Pine Brook  
 Riata Ranch  
 Shadow Creek Ranch  
 Silverlake  
 Steeplechase  
 Stone Gate  
 Summerwood  
 Village Creek  
 Villages of NorhtPointe  
 Willowbridge  
 Willowlake  
 Willow Pointe  
 Winchester Country  
 Winchester Trails  
 Windermere Lakes  
 Woodedge Village  
 Wortham Villages



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