



CIRCLE C RANCH

The Official Publication of the
Circle C Homeowner's Association

Newsletter

Volume 8, Number 3

March 2011

www.circlecranch.info



**PLEASE
VOTE**

2011 Board of Directors Election

We need everyone to vote in the 2011 Annual Meeting Board of Directors Election so that we can host the Annual Meeting. We must meet a 10% quorum. You can fill out the ballot or proxy on the back of your February dues assessment OR contact us if you need a replacement.

CCHOA 288-8663 or
info@circlecranch.info

CCHOA Annual Meeting

The Circle C Homeowners Association Annual Meeting will be held Tuesday, March 8th at 6:30pm at Kiker Elementary Cafeteria. Check-in will begin at 6pm, please bring a picture ID. There will be a Board Election with two open board seats to be filled. Current CCHOA President, Jason Bram and CCHOA Vice-President, Steve Urban have both volunteered to run again and have been nominated by the Nominating Committee. Nominations may also be taken from the floor at the meeting. If you have any questions regarding the Annual Meeting, please contact the HOA office at 288-8663 or info@circlecranch.info.

View more
Official HOA Communications
..inside pages 6 -14

CCHOA Website & Email Announcements

Please sign up for the CCHOA website and email announcements by logging on to: www.circlecranch.info (owner information is required). Get the latest HOA news, development updates and calendar of events. Email announcements are utilized for up-to-the-minute announcements on HOA news, lost and found pets and other important community information.

Circle C Community Center and Pool Update

The construction of a new community center and pool at the corner of La Crosse and Spruce Canyon will be starting soon. We are still waiting on permits from the City and to finalize the construction contract. Please log on to www.circlecranch.info to find more information along with a site plan and layout of both the building and pool. Contact the HOA if you have any questions or concerns.



CCHOA NUMBERS

HOA Mgmt Office info@circlecranch.info or 288-8663
 Financial Office 451-9901
 Aquatics Director 288-4239
 Newsletter Publisher

Peel, Inc. Sales Office. 512-263-9181

Advertising.....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

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Sara Huff 219-1927

BOARD OF DIRECTORS

Jason Bram President and Development Officer

Steve Urban Vice President

Russ Hodes Treasurer

Chris Poynor Secretary

Joel Pace Development Officer

Rob Johnson Board Member

Brad Compere Board Member

Contact the board at 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

Gozycki Middle School..... 841-8600

Small Middle School 841-6700

Bowie High School 414-5247

SAYSA..... 899-1049

ARTICLE INFO

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

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

ADVERTISING INFO

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

MISSION STATEMENT

Peel, Inc. Community Newsletters

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

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MARY KAY

It's Time: 2011 Offers Golden Opportunity



Not intended to solicit properties currently for sale.

Homeowners Live with the Payment, Not the Price.

Believe it or not, the average mortgage rate near the end of 2010 was less than half the 30-year average of 9%. The combination of historically low rates and more attractive prices means that homes are generally more affordable today than at any time in the last 40 years. As a result, more families have the chance to buy a home and benefit from reasonable housing payments for many years to come.

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CLASSIFIED ADS

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

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

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March 2011

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 HOA Assessment Due	2	3	4	5
6	7	8 CCHOA Annual Meeting 6:30 PM	9	10 Newsletter Article Deadline	11	12
13	14	15	16	17  St. Patrick's Day	18	19
20	21	22	23	24	25	26
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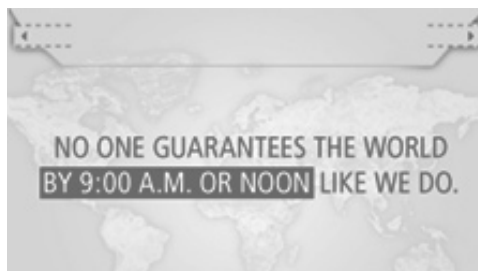
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STORE HOURS

Monday-Friday 10 AM - 6 PM

Saturday 10 AM - 3 PM



We accept DHL regular account drop-off letters and packages at no charge unless additional packaging is required.

HOA Manager Announcements:

Submitted by Denise Nordstrom, CCHOA Mgr.

HAVE YOU RECEIVED A DEED RESTRICTION NOTICE?

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

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.

TRASH & RECYCLING CARTS – PLEASE STORE THEM FROM VIEW

Help us keep Circle C beautiful! Please store your garbage and recycling container hidden from view – this means either in your garage or backyard or screened by landscaping or fencing on the side of your home. The City of Austin requires that carts be placed at the curb no earlier than 6:30am the morning of your pick up date (Monday's for all of Circle C) and put away no later than 10pm the evening of pick-up. This may seem like a small issue for some.

PRINTED HOMEOWNER DIRECTORY DISCONTINUED

In an effort to conserve paper, the Association will no longer print a Homeowner Directory. We know many of you utilize the directory to communicate with your neighbors and friends; however we already have this resource available on our website under "Resident Directory". Residents MUST opt into the directory with information such as phone numbers, email address, etc. You can search by name or by address. If a resident is unable to access the website, they can call the HOA for assistance.

FENCE REPLACEMENT



The HOA has taken many calls lately on fence replacement, recently because of the weather. If you share a fence with a neighbor, the general rule of thumb is that the cost to replace or repair is split 50/50. You will need to speak with your neighbor

and work out a plan. If you are proposing to change your existing fence, either materials or location, you must obtain approval from the Architectural Control Committee. The Architectural Control Committee has issued the guidelines below fence replacement:

Architectural Control Fence Guidelines:

- If you are replacing your fence with a fence that is like the one you have, no ACC review is required
- Fences that face a street or open space are required to have the smooth side out. Ownership of a fence is not a function who has the smooth side.
- The ACC recommends that you use the galvanized steel poles if you are concerned about the longevity of the fence. They are superior in this regard.
- Four inch or six inch pickets are acceptable and must be installed vertically.
- Preferred Material: Western Red Cedar. These fences will last much longer and are required for wooden fences that face common areas like Escarpment, Barstow, LaCrosse, South Bay, and Dahlgreen. If you do not face a common area and currently have a treated wood or pine fence, you may use this as a replacement, however, it may not last as long as a cedar fence. If you are uncertain about the material, ask your fence contractor. If you are unsure if you face a common area, please email Susan Hoover at shoover@

(Continued on Page 8)



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Yes, the market has stabilized!!

My clients have been calling me lately wanting to know if it is a good time to bring their homes on the market. Generally, the Springtime is the best, however, homes sell in Circle C Ranch all year round. February is typically to slowest month and all real estate companies take their conventions then. March and April get busier with the early sellers/listings and then it explodes in May when the weather is warm, grass is green and flowers are out. The large families tend to buy then to have the kids in school by Fall. Now we are seeing a lot of young families with babies looking at homes and we have had as many as 20 couples in one Sunday afternoon through our open houses. We typically have 3-4 open houses every Sunday. There are a lot of buyers and not many sellers. If you can, in any way, get your home on the market before the end of February you will be way ahead of the game. Right now, as of 2/8/11 there are only 36 homes on the market in Circle C! That is really, really low. Yes, the market has stabilized in Circle C Ranch. You will have certain cases where homes are selling cheaply for one reason or another, but by-in-large no-one is giving their home away in Circle C Ranch anymore and buyers are taking note of it. There are 23 pending homes and 36 active. That means we have 1.5 month's inventory on the market. A great reason to list as soon as you possibly can. The Squires' Team is known for it's generous move-up and move-down plans, but if you must leave Austin or are being relocated by your company, we'd love to help you with that move too! The Squires Team has been working with relocation companies since the relocation inception 15 years ago. You do not have to use the relocation agent or brokerage the company provides to you. You may interview and use whom-ever you please and it is usually much to your financial advantage to use the neighborhood expert, instead of a brokerage/agent that rarely works in the area. The Squires Team has successfully sold scores of homes through Bristol relo, Hewitt relo, Sirva relo, Global relo, Quantum relo, Primacy relo, Summit relo, Promisor relo, Cartus relo and more! We are relocation tested and certified to work with all relocation companies. Please give us a chance to earn your business and show you why the Squires Team sells more homes than anyone else in Circle C Ranch! Call John for an easy appointment at (512) 970-1970.

Call John's **"Sell Phone"** at (512) 970-1970 for a free, no obligation market analysis on your valuable Circle C Ranch property.

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CCHOA News

HOA Manager Announcements- (Continued from Page 6)

- onr.com, and she will let you know of any special requirements for your area.
- Fence Height: The City of Austin regulates the fence height under the Land Development Code. The approved fence height for the City is six feet. If you back to a common area street with no driveway cuts, you may already have a higher fence up to eight feet. If it is already in place, you may replace with the same height. If you want to alter the height of a six foot fence, you must get a City of Austin permit and submit the project to the Architectural Control Committee.
 - It is up to individual homeowners to determine if they would like to share the cost of fence replacement between properties.
 - If you want any other alternate type of fencing such as wrought iron, you will need to submit it to the Architectural Control Committee.
 - In most areas, gates from the rear fence into drainage or natural areas are prohibited unless you have written permission from the ACC and the landowner.
 - If you are thinking of installing a trellis above the fence, you will need to submit the project to the Architectural Control Committee. The trellis must be free standing on its own posts, and be well designed with a frame.
 - To make a submission to the Architectural Control Committee, please go to the Circle C website at www.circlecranch.info and

log in as a resident. You will find a link under Resident Services to the Committee.

CIRCLE C COMMERCIAL DEVELOPMENT UPDATE

Stratus Properties has begun construction on the south side of Slaughter and MoPac of a new commercial center. The initial phase will include Alamo Drafthouse (approximately 38000 square feet), Austin Diagnostic Clinic (15,000 s.f.), and two retail buildings. The Austin Diagnostic Clinic will include an urgent care center, general practice, allergies, and pediatric divisions. Tenants for the retail buildings will include Coffee Bean and Tea Leaf, and ATX Bikes. Other tenants currently negotiating leases include a Mexican restaurant, a pizza restaurant, a yoga center, children's retail, a salon, dry cleaners and ice cream shop. Construction began in mid February and they are hoping to have Alamo open before Thanksgiving.

A buyer is purchasing land from Stratus at the corner of MoPac and LaCrosse. They are planning to build a post-graduate physical therapy college. No time line has been given for construction of the building.

Several cell service providers are working with Stratus on obtaining land for a 120 foot cell tower to be located on MoPac next to the LCRA Electrical Service Station. The purpose is to have a cell tower with multiple providers which would enhance cell phone service to Circle C.

Oak Hill United Methodist Church Welcomes



THE AFRICAN CHILDREN'S CHOIR

Sunday, March 13, 2011



The choir, composed of 15 children from Uganda and Kenya, will perform a free concert of English and African music on Sunday, March 13 beginning at 6 p.m. in the Sanctuary at Oak Hill United Methodist Church.



Join us **SUNDAYS** for Vibrant Worship
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8:45 A.M. Blended Worship Service
10 A.M. Pathways Contemporary Praise Worship Service
11:15 A.M. Traditional Worship Service

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. Visit our website at www.oakhillumc.org or call 288-3836 for more information.

Circle C Landscape Report

Submitted by Susan Hoover

As I am writing this, the temperature is 22 degrees and the wind is blowing 35 mph. We will probably have some sleet in the next half hour. It is hard to imagine that very soon, all will be sunny and warm!

Despite a very cold winter, by the time you get this newsletter, it will probably be warm and sunny. Hopefully, we will be heading for Spring rains as well.

This time of year we are very busy. You will notice on the commons areas that we have trimmed back all of the old and tired vegetation, and re-mulched the areas. We also have added a pre-emergent weed killer in the beds to cut down on the number of weeds that float in on the high winds from all of our native areas. We also used the dormancy of winter to do some selective weed spraying on some of the turf areas. Upcoming, and after the grass really begins to grow, we will be doing the Spring fertilization. By that time, I will also have had time to assess any damage that occurred during the extended freezing we had in February.

Over the winter, the CCHOA continued its annual winter pruning of live oaks and major trees on the commons areas. Each year a section for pruning is selected and professionally pruned by a certified arborist during the proper season for oak pruning. This year, the area along the north and south of Slaughter Lane was done, from Escarpment to Beckett.

By the time you get this newsletter, we will be well on our way on pruning the crape myrtles. Most of them get a light prune, however, you will notice on the Escarpment and Slaughter medians where they are under the trees, we will be pruning them back substantially. This is to keep them from hitting the shade trees. These were planted a long time ago when the standard practice was to prune drastically every year. New methods mandate a light pruning, which is what we do for all of the crape myrtles that are freestanding on the commons areas.

We have had quite a bit of vandalism to the landscape lighting. Unfortunately, someone has come along on a regular basis and kicked over a number of individual lights that are under the trees. This has happened in Wildflower Park, at Eclipse and along Escarpment from the bridge north to Slaughter. We are working on fixing everything. If you notice any vandalism going on, we encourage you to report it to the police right away, and thanks for the help.

Over the winter, we have run the irrigation system only as needed. We have several areas that have new trees and it is critical to keep them watered. As we get toward spring, we will be supplementing the natural rainfall with irrigation. Each of our irrigation controllers has a rain sensor on it, so it will turn off at one half an inch of rain.

As far as your own yards go, it is a great time for a big clean up and preparation for Spring. I would encourage you not to fertilize until the grass is actively mowing and you have mowed it once or twice. This is particularly important for St. Augustine, which will develop brown patch more easily if it has too much nitrogen. Bermuda and Zoysia grass begin to actively grow when the temperature is above 60 degrees at night on a regular basis. The fertilizer is much more efficient when the grass is growing. So, good luck and happy gardening for March!

Nº1

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CIRCLE C SWIM CENTER UPDATE

Submitted by Ashley Gladden



It's officially spring time here at the Circle C Swim Center, and we couldn't be more excited! It's the beginning of the busiest time of year for us, so we have a lot to talk about.

SPRING SWIM LESSONS

First and foremost, we will soon be starting up our group swim lessons again. Here at the Circle C Swim Center, we will offer swim lessons in the afternoon for all different age groups as well as all swimming levels. If you are interested, here is a closer look at the different classes:

- **Parent & Infant (6-18 months):**

Through songs and play, parent and infant will enjoy this water adjustment class designed to promote water safety and introduce babies to a positive water experience.

- **Parent & Toddler (18-36 months):**

This slightly more structured program introduces young children to very basic swimming skills while in the security of their parent's arms. Skills such as

bubbles, floating, safe water entry and exit will be introduced. Children up to 4 years who prefer to swim with a parent are encouraged to attend. This program is especially designed for the preschooler to transition to group lessons.

- **Jellyfish (3 years old):** For kids new to a pool experience and just getting water acclimated. Jelly fish will learn how to blow bubbles, submerge face, kick legs on front and back, and water safety.

- **Pollywog (4-5 years - Beginner):** For kids who are ready to tackle the deep end. Pollywog's focus on submerging their heads underwater, float on the front and backs, arm and leg movements on front and back, as well as water safety.

- **Minnow (4-5 years - Intermediate):** For kids who are ready to move unsupported. Minnows will learn how to blow bubbles out of their nose, float unsupported on their back and stomach, front and back glides, the flutter kick, arm movement and water safety.

- **Stingray (4-5 years - Advanced):** For kids who are ready to swim on their own.

Sting Rays will learn how to float on their own, bob in the water, glide with 15 yards of front crawl, breathing to the side, and water safety.

- **Level 1 (Introduction to water skills):**

For kids who are motoring on their own. Level 1's will learn how to swim 15 yards of freestyle and backstroke, retrieve objects in 5 feet of water, change from a vertical to horizontal position, and water safety.

- **Level 2 (Fundamental aquatic skills):**

For kids who know how to swim freestyle and backstroke. Level 2's will work on their technique for freestyle and backstroke, focus on learning the breaststroke, and swimming 25 yards of said strokes.

- **Level 3 (Stroke development):**

For kids who know how to swim freestyle, backstroke, and breaststroke. Level 3's will work on their technique for freestyle, backstroke, and breaststroke, focus on leaning the butterfly, swimming 25 yards of all four strokes, and getting swim team ready!

(Continued on Page 11)

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CC Swim Center Update- (Continued from Page 10)

- **Level 4 (Swim Team Preparation):** Now that you've got the technique down, this class will help build your endurance and enhance your breathing.

It is required that all swimmers be evaluated prior to registering for classes. Swim evaluations are free, and no appoint is necessary. They are held by Swim Instructor, Amanda Hartman. The child will swim for less than five minutes, and Coach Amanda will advise you on which class is best suited for the child. A parent may also choose to enroll their child in a lower level class if they feel more practice is needed.

If any of these classes interest you, look online at www.circlecranch.info to learn more. Here, you will find times, dates, pricing, and instructors for your favorite classes.



TIPS ON PREPARING FOR SWIM LESSONS

For many of you, this may be your child's first swim lesson. Here are some tips for preparing your child for swim lessons.

1. Talk to your child. Find out what they are excited about and what they are scared about. Let them know it's okay for them to have these feelings. Help them understand what they will be doing and learning in the class. Set expectations and goals. Go over pool rules and water safety.

2. Make the most out of bathtub time. Play with toys and have them float on their back with your hands underneath them. This may be the first water experience many children have, so use this time to make them feel comfortable and safe in the water.
3. Take your child to the Circle C Swim Center. Get them comfortable with the pool, so that when they come to their first day of their lesson, the pool isn't alien and scary to them since they've already experienced it. While you're here, take advantage of the time to teach them aquatic and safety skills. Show them how to float and blow bubbles. Also, remind them to always walk slowly on the pool deck, always wear sun screen, and show them where the lifeguard stands are located.
4. Feel free to watch a swim class with your child at the Circle C Swim Center. While watching, let your child see what they will be learning in the class. Emphasize how much fun they will have and how many friends they will make. It's also a good idea to have them meet their swim instructor before the class meets, so they feel more comfortable with them on their first day.

(Continued on Page 12)



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CCHOA News

CC Swim Center Update- (Continued from Page 11)

PRIVATE & SEMI-PRIVATE LESSONS

If for some reason group lessons aren't going to work out for you, private lessons are a great alternative to group lessons. Private lessons give you the flexibility of scheduling the lessons whenever it's convenient for you. While the private lessons will be teaching similar techniques as the group lessons, the private lessons are one-on-one with the instructor, and can be customized for the swimmer. This is also a great option for children who are ready for lessons but may be intimidated by the group setting. To learn more about private lessons, check out our website at www.circlecranch.info.

Semi-Private lessons are an option for siblings or friends who are at the same level of swimming ability. With no more than two swimmers per lesson, lesson plans can still be unique to the swimmers and costs are less per swimmer. More details are listed on our website.

IF YOU HAVEN'T BEEN HERE IN AWHILE...

With all this cold weather finally coming to an end, many of you probably haven't visited the Swim Center in awhile. If you haven't been here in awhile, please to go our website at www.circlecranch.info and click on Swim Center from the top drop-down menu to refresh yourself on policies, procedures, and rules. With the beginning of the new year, many policies and rules have been updated, so make sure you are aware of them prior to your visit.

Also, don't forget we are now on Facebook and Twitter. Follow us on these pages to learn about new programs, pool closures, hours, and more.

www.facebook.com/circlecsc

www.twitter.com/circlecsc

SPRING BREAK HOLIDAY HOURS

March 13-18, 2011

Sunday

Closed

Monday-Friday

Lap Swim Only: 6 - 10 a.m.

Lap and Recreational Swim:
10 a.m. - 6 p.m.

SPRING HOURS

March 19 - June 3, 2011

Monday-Friday

Lap Swim Only: 6 - 10 a.m.

Lap and Recreational Swim: 3:30 - 8 p.m.

Saturday

Lap Swim Only: 7 - 10 a.m.

Lap and Recreational Swim:
10 a.m. - 6 p.m.

Sunday

Lap and Recreational Swim:
10 a.m. - 6 p.m.

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Clayton Elementary 5th Annual Fun Run & Celebration

Submitted by Wendy Gonzales

Saturday, April 16, 2011

3:00 – 7:00 pm

One of our community's biggest events is happening on April 16th from 3-7 pm at Clayton Elementary. It's Clayton's 5th Annual Fun Run & Celebration! We're so excited to unveil some new changes that will make the event even better than before. If you have a business or know someone who does, there are fantastic benefits to being a Fun Run Sponsor. Just contact Vicki Muras at president@claytoncardinals.org for the sponsorship levels. Also, we are expanding the food options at the event. If you have a restaurant or a catering company, there are new opportunities for you. If your company would like to be considered as a vendor for the "food court", please contact Peggy Vogt at ClaytonFunRun@live.com. Updates and fun run registration forms will be provided as the event gets closer at the Fun Run webpage at <http://claytoncardinals.org/funrun.html>. Please contact Mary Flores at fundraising@claytoncardinals.org with questions about the event. Hope to see you there!

Ronald McDonald House Tab Collection

Thank you, thank you, thank you to everyone who is in the habit of collecting their aluminum soda can tabs! The HOA is continuing to collect aluminum soda can tabs in the management office so please **DO NOT** throw your cans away without taking off the tabs. The tabs will be donated to the Ronald McDonald House Charities of Austin and Central Texas. To read more about the Ronald McDonald House Charities of Austin and Central Texas, you can visit <http://www.rmhc-austin.org/> Thank you to resident Bob Hendee for volunteering his time to this effort.

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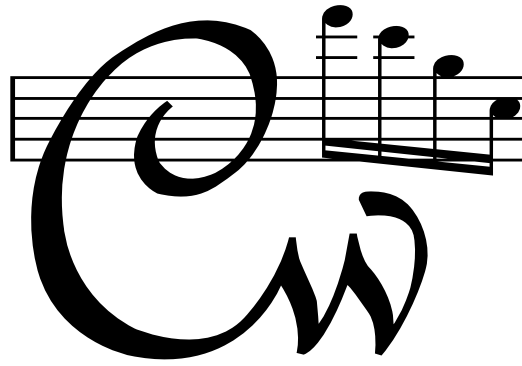
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Park West HOA News

Park West HOA News (Specifically for Park West Residents)

Submitted by Jackie Rollins

MESSAGE FROM THE BOARD OF DIRECTORS

The Park West HOA annual meeting and election of four directors was held at Kiker Elementary School on February 8, 2011. Congratulations are extended to new directors Michael Harris, John Lowe, Jack Robinson and Bernadette Tasher. Linda Prieto is a continuing director. The Board recognized retiring director Jackie Rollins, who completed her more than three years of service commitment to the neighborhood as Board member and Secretary. The new directors have committed to work cooperatively within the governing documents to maintain property values, address safety concerns, work in a financially responsible manner and promote increased homeowner participation in the business of

the neighborhood. Resident Nancy Hall provided sign up opportunities for social activities in Park West. In addition to the existing Book, Travel and Scrabble Clubs, interest was expressed in having a dining-out club and a "42" club. Please contact Nancy if you are interested in participating in one or more of these activities. All Park West home owners are encouraged to attend Board meetings and are invited to speak at the homeowners' forum, a part of the agenda at every regularly scheduled meeting.

A RETIRED PERSON'S VIEW OF PERSONAL COMPUTERS AND TECHNOLOGY - By Michael Harris

I write this as a point of information to anyone else who is experiencing technology overload and in no way as an endorsement

to purchase anything. I was educated as an Electrical Engineer, BSEE University of Illinois, 1964; and for anyone out there who remembers, that was still in the age of vacuum tube electronics and building-sized analog computers. While I was in school, Dr. John Bardeen invented the transistor while working at Bell Labs. He went on to win two Nobel prizes in Physics and clearly, his invention changed the lives of everyone in the modern world.

As a student, and then during my 45-year working career, technology and computers were a constant in my life. They were also continuously evolving into smaller, more powerful, faster and more complex devices that seemingly appeared everywhere. Being self-employed for the last 20 years of that

(Continued on Page 17)



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Park West HOA News (Continued from Page 16)

career, my office was a cell phone and a computer that evolved from "lug-able" to "laptop" to "notebook." The only constant was the presence of Microsoft software from MS-DOS to Windows 7. I spent a great deal of my career "touching" graphics so I was very much aware of Apple and its outstanding capability for handling graphic design and printing pre-press activities. I never viewed their products as main stream and never used one personally, although I purchased many of their graphic systems for the businesses I was involved with.

Over the years I watched Apple as a potential investment and in dismay as John Sculley (Pepsi) and then Gil Amelio (TI) almost destroyed Apple as a company. Steve Jobs returned when Apple purchased NEXT Computer, a software company that was graphics driven, and became the core of both Pixar (his animation company sold to Disney for billions) and the current Mac operating system. When Apple switched to an Intel "chip" instead of their proprietary one to make it potentially compatible with Windows applications as well as run the Mac operating system, I began investing in Apple. My interest was more from the viewpoint of making money than one of simplifying my computing life. Over the years I won and lost, but watched as Apple's computer base slowly grew.

Part of the genius of Steve Jobs is in solving a problem before any of us realize we have one. He did it with music, the iPod and iTunes store which in 10 years became the largest retailer of music in the world. He did it again four years ago with the iPhone and the "app" store which transformed the way we think of a mobile phone ... "Oh, it makes calls too!" Then last April he created the iPad which finally made me put my toe in the Apple water as a consumer. My iPad quickly became my device for 90% of the things I used my computer for in my retirement years. Pictures, music, e-mail, web surfing, reservation making and book reading all worked at home, in a WiFi cafe and on the road with the "3G - mobile" capability. It even opened all of the Word and Excel files sent as attachments in e-mails from family and colleagues. I felt like a tech savvy kid again when driving from Hilton Head Island to Austin and making hotel reservations from the car as we headed West on I-20. We could track ourselves on Google Earth, find places to eat, find where the cheapest gas stations were and check the conditions and the weather on the road ahead all while one of us drove.

Based on the outstanding training and customer support I received in setting up the iPad and the intuitive way all Apple applications worked, I was hooked. I took the next plunge and purchased a 15-

(Continued on Page 18)



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Park West HOA News

Park West HOA News (Continued from Page 17)

inch MacBook Pro to replace my Windows computer the Friday after Thanksgiving. One of the brilliant marketing ideas Steve Jobs had was to open Apple stores and staff them with bright, upbeat and happy workers to let you “test drive” the hardware and software features. With knowledgeable staff to explain how things work as opposed to all of the techie talk one gets at other retailers, I could see first hand how an Apple computer would make my life less about being technical and more about using the computer as an extension of how I wanted to live.

For a single \$100 payment at the time of purchase, I was able to buy “one 2 one” service. This nominal fee includes the transfer of all my old files from my Windows computer, about 300 GB of historic files, photos and music in my case, and putting these files in the places on the MacBook so that they would reside in an Apple environment. It also includes as many one-hour personal training classes as I can schedule in a year with the only “rule” being you can not sign up for a new one until after you finish the last one. These classes are on the hardware, software and anything else that will make your user experience outstanding. In addition to the major file transfer, I have averaged one class each week except for the two weeks over the holidays. I feel that I have all ready received my “money’s worth” and I have many months to go.

Before the purchase, I also took group classes of five or six to test drive a Mac and learn about the differences - both positive and negative - between the Windows world and the Mac one. Based on those classes, I purchased a third-party software package that permits me to run Windows 7 from “inside the Apple operating system” just like any other software application. This allows me to continue to use Quicken, which because of a Quicken Company decision, does not transfer well to the product designed to run on the Apple Operating System. The bottom line is everything but Quicken works in the Mac world exactly as it did before and the Quicken solution only cost about \$100 for the third-party software solution.

In the two plus months I have had my Mac, I have completely reorganized over 16,000 photographs, streamlined my old file system and designed and built a personal web site. The web site sounds like a “big deal,” but other than struggling with creativity, it was a very easy task. No programming was required, just point and click and everything I wanted to do happened. I still use the iPad for most casual things but use the Mac for things that having a key board and a bigger screen simplify the chores. As I look back at how long it took me to make the switch, I wonder why I didn’t put personal productivity at the same level as personal investing.

(Continued on Page 19)



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FROM THE LANDSCAPER

It's time to get your beds ready for a new year. Adding compost (top dressing) around the base of your plants and shrub helps loosen clay soil and provides depleted nutrients like phosphorus, nitrogen, potassium, iron, zinc, etc. Compost at the base of your shrubs, and especially flowering plants, such as daisy, coneflower, salvia, dianthus, lilies, iris, etc. Composting also provides the nutrients in a readily available form, where inorganic molecules have to be converted by bacteria prior to being taken up by the plant. I don't know about you but composting makes me feel good like I'm returning what's natural to the ground. My mom, who lives out towards Dripping Springs, has found that cow manure works the best compared to horse, chicken or bat guano. She has an amazing garden each year. Now is also a good time to think about a trip to Home Depot to buy some bulbs and/or seeds. Good choices are agapanthus (one of my favorites), liriope, society garlic, dahlia, day lily, monkey grass and on and on... This is also a great time to take down any unwanted limbs or non scaffold limbs to shape the internal structure of your tree or bush. Try to think of the limbs as ladder rungs; circle up and around the tree and radiating out and up at a 45-degree angle. You don't want limbs pointing inward and you don't want them rubbing against each other. Buena suerte, Scott Smith/Pearson Landscape.

UNTIL NEXT TIME

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

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Spring Specials:

- **Aerate Your Lawn for ONLY \$99!** This includes pre and post check of your sprinklers, call to DIGTESS to mark your underground utilities, and front and back yard core aeration.
- **Compost and Topdress for \$69!** Includes one cubic yard of compost/soil spread on top of grass for healthy, GREEN grass this spring! This price includes labor and material, does NOT include delivery of compost.
- **High Quality Mulch Installed for only \$5 per bag!** For only \$5 you get one bag of Dark Shredded Hardwood Mulch, labor, and delivery. Get as much or as little for only \$5 per bag. Great Deal!

*Hurry, spring specials only good
through April 30, 2011*



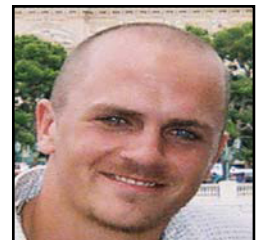
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Clubs & Announcements

Circle C Tennis Update

Submitted by Fernando Velasco, General Manager and Director of Tennis, Circle C Tennis Club



Wilson Demo Day

"WILSON DEMO DAY AT CIRCLE C TENNIS CLUB"

Paul Scheff, Wilson Rep in the area, came to the Circle C Tennis Club on Saturday, January 22 to show the new rackets to the Members of the Club. Those who attended not only got tips from Tennis Professionals Mari Toro, Danny Rodriguez, Manny Solorio, and Fernando Velasco, but also went home with a new set of NXT 16 strings. They also were able to purchase Wilson merchandise at a special 25% discount from the Retail Price. Many of those demos are now available in the Pro Shop

"WTTA BOOT CAMP"

The WTTA Winter Boot Camp not only enjoyed the beautiful "spring" days, but also had a chance to work out with great drills designed by Mari Toro, Director of Women's Team Tennis. She was aided by pros Mandon, Danny, Manny and Fernando. On Thursday, the players got some extra tips from Dennis Ralston, guest of the day.



Boot Camp



Boot Camp

"PRO-EMERITUS"

Richard "Dennis" Ralston has joined our staff as a "Pro-Emeritus." Dennis is former US Tennis Champion; Wimbledon Champion; player, captain and coach of the

(Continued on Page 23)

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U.S. Davis Cup Team; coach of SMU Tennis Teams; and traveling coach for Chris Evert, Yannick Noah, Gabriela Sabatini, John Lloyd and Beverly Bowes. He will be conducting special "Shot of the Week" Clinics and will be available for private and group lessons as soon as he moves to Austin.



Huge Garage Sale

Huge Garage Sale On March 5 from 8am til 2pm at Abiding Love Lutheran Church/7201 Brush Country Rd at Convict Hill Rd. Rain or Shine! Come save \$\$'s and have fun too as you shop for clothes, household items, furniture, office & school supplies, toys and much more! Food and drinks also for sale to give you energy to shop. Proceeds benefit the church youth ministry and other charitable out reach programs. All unsold items are also donated to other charities. If you have items you would like to donate take them to the church after 2pm on March 3 or all day on the 4th. Please call 280-4533 or 751-6429 for additional info or assistance.

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Exp. 03/31/11

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Exp. 03/31/11

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Exp. 03/31/11

Clubs & Announcements

“Got the Time?” Kiker Elementary unveils Human Sundial

Submitted by Joan Reed

The Kiker Campus Advisory Council invites the Circle C community to explore the “human” sundial which has been constructed at the front of Kiker Elementary School on the corner of LaCrosse and Dahlgreen. The analemmatic sundial or sunclock uses a person’s own shadow to indicate clock time. The construction is the result of a project team led by Kiker parent, Margit Szabo-Higgins. Kiker teacher Sharon Peltzman was awarded a grant from A+ Federal Credit Union, the Kiker PTA provided support, and Kiker Art teachers Danielle Swint and Jennifer Duncan assisted students in creating decorative hand-painted tiles, which also funded the project. Alexis Bearer, landscape designer and owner of Landscapewitch, Inc., supplied materials, labor, plants, and expertise. Kiker parents Jennifer Smiley, Christine Oelkers and former Kiker parent Nancy Hicks rounded out the work crew by helping to create the finished product including a beautiful mosaic pattern for the scale of dates.

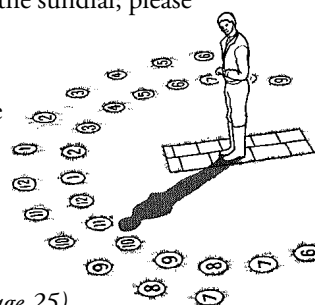
Szabo-Higgins, who has designed and implemented a succession of interactive science projects on the Kiker campus including a native habitat with a disappearing stream and a WeatherHawk 916 weather station said, “This sundial will directly show students how the relationship between the Earth and the sun can be used as a tool

for measuring time. It was created to support academic learning by giving students the opportunity to explore, discover, and experiment; thereby developing a greater understanding of themselves and their place in our solar system.” The sundial will be an integral part of Kiker’s outdoor learning lab.

The sundial is the oldest known device for the measurement of time and the most ancient of scientific instruments. It is based on the fact that the shadow of an object will move from one side of the object to the other as the sun “moves” from east to west during the day. Every sundial is unique and carefully planned based on the specific latitude and longitude coordinates of the location. Here are quick instructions on how to use the sundial; please follow the rules and enjoy:

RULES:

- Always enter the sundial at the opening. Never walk on the plants or the painted tiles.
- You, the individual, are the gnomon (perpendicular rod;



(Continued on Page 25)

The advertisement features three photographs of landscape designs: a stone fireplace and patio, a swimming pool with a waterfall, and a stone fireplace with a patio. The text is arranged in a curved, modern layout.

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Got the Time?- (Continued from Page 24)

- pronounced no-men).
- The hour markers, or numbers, are located on the arc. BLACK numbers represent Standard Time and the BLUE numbers represent Daylight Savings Time.
- While facing north, stand on the appropriate month of the year on the Scale of Dates (rectangular mosaic). Make sure you are standing up straight AND in the correct location within the month, i.e., near the front if it is the beginning of the month, middle if it is mid-month, or back if it is the end of the month.
- Observe your shadow. Your cast shadow will tell the time (see Figure). You can raise your arm to cast a longer shadow. The sundial will indicate the 'clock' time all year round – to better than the nearest 15 minutes. Its accuracy is limited by the width of your body's shadow.

The Sundial was dedicated on November 29, 2010 to Ms. Peggy Chesson, a pre-K teacher at Kiker who lost a brave battle with breast cancer in 2009. Ms. Chesson had a gift for teaching children, knew the importance of hands-on learning, and loved science, gardening, and the outdoors.

Moms In Touch International

Submitted by Erin Rogers

Attention Kiker Moms! Do you worry about your children? Come experience how you can replace your anxiety and fear with peace and hope by praying with other moms.

Moms In Touch International gathers moms together to pray specifically and scripturally for our children and school. Won't you join with us in prayer for this next generation?

Please contact Jennifer Appleton, Kiker MITI Group Leader at jennifer.appleton@shcc.net, for information about Kiker MITI and when & where our Kiker group meets.

For more information about Moms In Touch International, visit www.MomsInTouch.org.

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Clubs & Announcements



Artists & Artisans Festival

- Saturday, March 19, 9 a.m. to 5 p.m.
- Sunday, March 20, noon to 5 p.m.

Outstanding work in watercolors, wood, metal, ceramics. Artist Stefanie Distefano will lead tours of her outdoor exhibit at noon and 1 p.m. Saturday while bluebonnet artist Ken Moore and paper sculptress Shou Ping show their work at 1 and 4 p.m. Sunday. 9 a.m. to 5 p.m. Saturday and noon to 5 p.m. Sunday.

Learn to Garden

Registration for the very popular Go Native U classes will soon be open at www.wildflower.org/gontativeu. Six classes in designing, selecting, installing and maintaining native plants and one on pest control taught by experienced horticulturists. Discount for all six classes plus certificate.

MARCH EVENTS *at the Wildflower Center*

Flowers in Art - Through March 13

Stella Alesi's beautiful exhibit, "Still Life," and Richard Reynolds' "High Resolution Composite Floral Photographs" in the McDermott Learning Center.

Nature Nights - Astronomy

- 6 to 9 p.m. Friday, March 4
- \$1 admission, Sponsored by KVUE.

Wildflower Days™ Begin

*Center open every day
March 14 through May 31*

Spring Art Exhibits open

- March 19 through May 22
- Paper sculptures by Shou Ping in the McDermott Learning Center. Mosaics by Stefanie Distefano in the gardens.

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.

Q: How can teeth be straightened in only six months?

A: As an adult, your back teeth are in a stable and comfortable position: you bite and chew without problems right? So, why spend 2-3 years moving the back teeth around, when we can just focus on your front teeth and provide you with a great smile in 6 months!*

Q: Six months sounds good, but will I still have a mouth full of metal for the whole time?

A: No! This is nothing like the metal-mouth braces that you imagine! Using clear brackets and a tooth colored wire, the braces are almost invisible.

For more information, please visit our exclusive website: www.Austin6MonthSmiles.com

* Results typically seen in 6 months, but time frame may vary.

512-301-BITE (2483) www.CIRCLECDENTAL.com

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CASA Kids Golf Classic

CASA of Travis County

- DATE:** Sunday, May 15 – Monday, May 16, 2011
- VENUE:** The Hills Country Club
26 Club Estates Parkway
Austin, TX 78738, ph: 512.261.7200
- DRESS:** Golf casual
- COST:** \$500 per golfer, sponsorships range from \$500-\$12,000
- DETAILS:** Enjoy an excellent day of golf at The Hills Country Club with great company, fun activities, tasty food and drinks and lots of prizes. The night before the tournament enjoy the pre-party at the beautiful AT&T Conference Center with delicious food and exciting live and silent auctions.
- EVENT CHAIR:** Kemp Kasling
- WEBSITE:** <http://www.casatravis.org/Golf.aspx>
- CONTACT INFO:** Liz Neff, 512-539-2677, liz.neff@casatravis.org

COMPLETE INFO PARAGRAPH:

Held at The Hills Country Club on May 16, 2011 and benefitting CASA of Travis County, the 2011 CASA Kids Golf Classic will offer Austin area golfers an excellent day of golf with great company, fun activities, tasty food and drinks and lots of prizes. The night before the tournament enjoy the pre-party at the beautiful AT&T Conference Center with delicious food and exciting live and silent auctions. Visit <http://www.casatravis.org/Golf.aspx> for more information or to register.



Classified Ads

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

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

A cartoon illustration of a young boy wearing a brown beret, blue-rimmed glasses, and a green and yellow striped shirt. He is holding a yellow flag with the number '1' on a pole. Behind him is a red golf bag filled with clubs. He is holding a white sign with the Colin's Hope Classic logo and text.

COLIN'S HOPE CLASSIC

JOIN US FOR GOLF AND A GREAT CAUSE!

DATE: Wednesday, April 13th
11:00 am Registration - 1:00 pm Start

LOCATION: Flintrock Falls Golf Course

FORMAT: 4-person scramble

COST: \$165 per golfer*

*Includes lunch, dinner, shirt & goodie bag

Please join us for the 3rd annual Colin's Hope Classic charity golf tournament and help prevent childhood drownings.

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

Register online now at:
www.colinshope.org

Email: alissa.magrum@colinshope.org

COLIN'S HOPE

WWW.COLINSHOPE.ORG

Clubs & Announcements

Travis County Agrilife Extension

5TH ANNUAL 2010 A PASSION FOR PLANTS: AN EAST AUSTIN GARDEN FAIR

Saturday, March 19, 2011

10 a.m. - 4 p.m.

New Covenant Fellowship of Austin Church,
1507 Wilshire Blvd., Austin TX

A Passion for Plants: An East Austin Garden Fair will be in a new location this year on the last weekend of Spring Break. The theme of our fifth annual fair is Edible Landscaping. 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, start plants from cuttings and seeds, and how to cut back on chemicals that harm our environment 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! Get ready for Spring with all the free information you need to start your own edible landscape, whether it's one plant in a pot or a whole yard full, and enjoy eating healthier and being healthy!

Hosted by Texas AgriLife Extension Service, Travis County Master Gardeners Association, the Sustainable Food Center, and the Holistic Education and Health Network. Call the Texas AgriLife Extension Service at 854-9600 for more information.

TERMITE TRAINING FOR HOMEOWNERS

Wednesday, March 30, 2011,

1:00-2:00pm

Travis County Agrilife Extension Office
1600-B Smith Rd., Austin TX 78721
(512) 854-9600

There's an old saying in the pest control industry... "there are two types of homes in Texas- those with termites and those that will have them within 7 years." Which category do you fit into? This class will arm homeowners with information so they feel comfortable discussing management options for termites with pest professionals. Do you know how termites look for food? Can you tell the difference between ants and termites? Come to learn how to identify the types of termites found in Central Texas and their management options.

(Continued on Page 29)

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safari overnight camp summer day camp LEADS teen camp camp pioneer

Travis County Agrilife Extension- (Continued from Page 28)

SPRING VEGETABLE GARDENING

March 30, 2011, 6:30-8:30pm
Old Quarry Branch Library
7051 Village Center Dr.,
Austin TX 78731

Enjoy the pleasures of fresh homegrown vegetables. Imagine baskets of okra, tomatoes, squash and green beans from your own garden! Learn how to plant and maintain this garden from Master Gardener Vegetable Specialist Patty Leander. She will share popular varieties for Central Texas, recommended planting dates and tips for organic gardening and insect control. This free seminar, packed with information and color photographs, will benefit both new and experienced gardeners, so don't miss this great kick-off to spring gardening! Arrive early to insure a seat as this is one of our most popular seminars.

This seminar is free and open to the public. It is presented by the Travis County Master Gardeners, a volunteer arm of the Texas AgriLife Extension Service in Travis County. For more information see www.tcmastergardeners.org or call the Master Gardener Public Gardening Help Desk at (512)854-9600.

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HOPE4JD



In October 2008 (his 5th grade year), JD was in a near drowning accident in his family's backyard hot tub. He jumped into the hot tub, where his 2 year old sister was playing, and knocked himself out. His dad, John, started CPR and EMS was able to get a heartbeat in route to Dell Children's Hospital. He spent 4 weeks in the PICU and IMCU, 14 weeks in Dallas at Our Children's House at Baylor and returned to Austin in March of 2009.

JD is suffering from an anoxic brain injury. Anoxia is loss of oxygen to the brain and is different from Traumatic Brain injury, which is usually due to trauma to a portion of the brain. Anoxia is more like a blanket injury, most all outer portions of the brain, not just a single area. We know that JD is out of a coma now, but is still non-verbal. He is what his doctors have termed "locked in". This is a condition where the patient can hear and understand everything that is going on around him, but cannot speak. They have discovered in the last year that JD can read, has short and long term memory, and can understand his visual surroundings. He has a very good sense of humor, as well. His injury has also left him with severe muscle tone/spasticity (cerebral palsy).

Although he is making great progress in his recovery, he is still unable to stand, verbalize his thoughts, or walk on his own. There are many promising treatments, which are not covered by insurance, available to JD but they are very expensive.

To find out how you can help, visit www.hope4jd.com or consider participating in one of these upcoming events:

GOLF4JD:

Golf Tournament

Monday, April 25th 2011
Grey Rock Golf Club
1pm Shotgun start
\$125/golfer if
registering individually
\$100/golfer if registering
as a team

BBQ4JD:

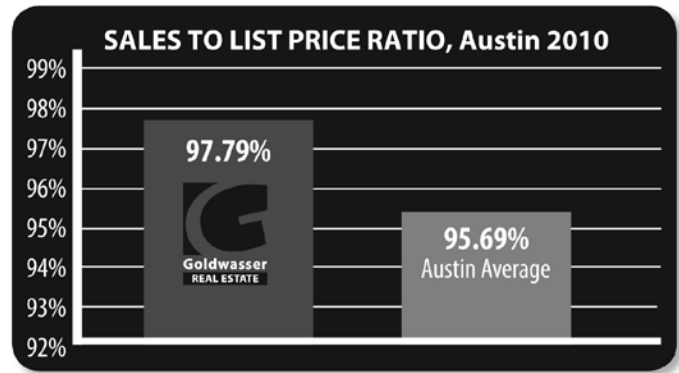
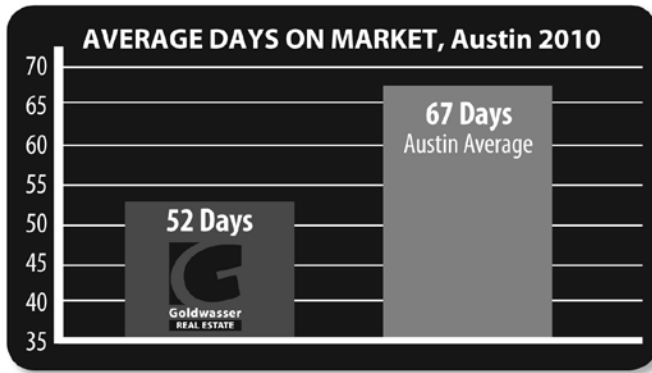
Family Event

Friday, April 29th 2011
Circle C Child Development
Center
6 - 9pm
Cost: \$5/BBQ plate
Admission: \$5/adults,
\$10/child
Children 2 & under are free

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Clubs & Announcements

Austin Newcomers Club

March Luncheon



*Heather McKissick,
President & CEO of Leadership
Austin will speak at the
Austin Newcomers Club's
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 AM Social - 12 Noon Luncheon

DATE

March 16th

For Luncheon Reservations email:

LuncheonDirector@AustinNewcomers.com or
Diane Israelson 512-467-4979

For other Newcomers information visit:

www.austinnewcomers.com
or call 512-314-5100

LEADERSHIP AUSTIN

Central Texas is rapidly changing. Austin is doubling in size every 20 years and the demographics of the City are shifting. As the City grows and changes, there is a need for qualified, engaged leaders who can help solve the challenging problems facing the City.

Leadership Austin is a non-profit organization where people of diverse backgrounds and experience come together to learn about civic leadership; engage in meaningful dialogue about important public issues; and, collaborate to make a difference in Central Texas. It seeks out and prepares leaders for positions of public and private decision-making and fosters community involvement and the exercise of civic responsibility. Since 1979, thousands of individuals have graduated from its programs enhancing their leadership skills.

Of the many programs offered by this non-

(Continued on Page 33)

What's on your
to-do list this
month?



Change Your World - sundays @ 10 am

THE RADIANT CHURCH | WATCH LIVE services Sunday mornings or view any time at www.ghbc.org

Sunday Morning Schedule 10:00 - Worship | 8:30 & 11:30 - Bible Life Groups (all ages)

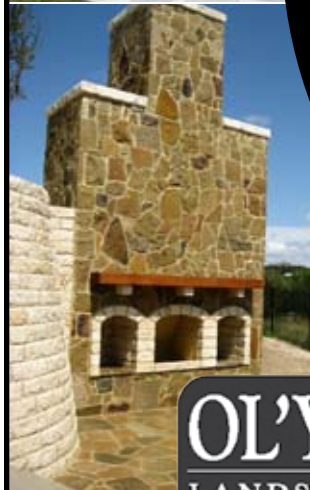
Great Hills Baptist Church | 10500 Jollyville Road . Austin, Texas 78759 | 512.343.7763

Austin Newcomer's Club- (Continued from Page 32)

profit, one named Experience Austin specifically deals with Austin. It provides an interactive orientation to the City and introduces participants to Austin's issues, icons and institutions, and also to the people actively involved in creating solutions. The program includes behind the scenes tours and introductions to leaders in local government, as well as economic, education, health care and the arts and entertainment communities. This program is geared to those who are new to Austin or want to become more deeply engaged with all that Austin has to offer.

Heather McKissick, President & CEO of Leadership Austin will speak to us about the organization's programs and will highlight key issues impacting the City. She will also tell us how we can become more involved. Heather is an organizational development and communication specialist with specific expertise in leadership development, change management and workgroup facilitation.

She has extensive experience in a variety of inter-related fields including, organizational development (former Director, Organizational Development and Education, Seton Healthcare Network); communication and employee relations in a public utility (Lower Colorado River Authority); global communications in the private sector (Motorola); and, education and curriculum development (former Assistant Dean, St. Edward's University).



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- Circle C Ranch
- Courtyard
- Davenport Ranch
- Forest Creek
- Granada Hills
- Hidden Glen
- Highland Park West Balcones
- Highpointe
- Jester Estates
- Lakeline Ranch
- Lakeway
- Lakewood
- Laurel Oaks NA
- Legend Oaks II
- Long Canyon
- Lost Creek
- Mayfield Ranch
- Meadows of Bushy Creek
- Pemberton Heights
- Plum Creek
- Ranch at Brushy Creek
- River Place
- Sendera
- Shady Hollow
- Sonoma
- Steiner Ranch
- Stone Canyon
- Teravista
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sell their house, then they need
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job done!!"*

-Shirley & George Haley

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PARTS OF CCR : UP TO \$325**



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FLOOR : UP TO \$380K**



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Tips to Turn Your Walk Into a Workout

By Sarah S. Jordan, MS

Walking is a great mode of exercise because it requires no equipment, it is low-impact, and something that many people can do regardless of their fitness level or experience.

BENEFITS OF WALKING

Any movement is good movement and the same is true for walking. Like other forms of exercise, walking can help you improve cholesterol levels, lower blood pressure, control weight, improve mood, decrease stress, and it also provides numerous other health benefits. Here are some tips to turning your walk into a workout.

GET THE GOODS

Proper footwear is essential for any kind of exercise. It is important to select shoes with good arch support and soles that absorb shock and provide cushioning. If you are unsure about fit, Austin has several local shoe stores that will personally fit you to a new pair of sneakers.

Choose clothing that is comfortable to move in and that you feel good wearing. Dress in layers if the weather is cool so that you can adjust as needed during your workout. And take a bottle of water along so that you can hydrate along the way. You may find that taking an iPod along will help keep you motivated.

WALKING FOR FITNESS: PROPER SPEED & TECHNIQUE

Although the act of walking is simple, walking for fitness takes more effort, attention to speed, and technique. In order to get the



most out of your walking workout, the speed should be brisk and above your “stroll in the park” comfort level. Also, your heart rate should be elevated. A good estimate: 10 - 15 heartbeats in a 6-second pulse count. (Multiply that number by 10 to get heartbeats per minute.) Strike the ground with the heel and drive off from heel-to-toe in order to effectively engage the muscles of your lower-body.

A few minutes after starting your walking workout, take a moment to stretch the calves, quadriceps, and hamstrings. Hold stretches for several seconds (with no bouncing) on each side. After your workout, reward your muscles and improve flexibility by taking a few minutes to stretch. Hold stretches longer here because muscles are warm and can make gains in flexibility at this point.

JUST GETTING STARTED?

If you are new to exercise, it is important to check with your doctor before starting an exercise program. Start slowly and gain confidence before adding distance.

For example, you might try walking 10 minutes in one direction and 10 minutes back. Slowly build up to 15 minutes in one direction and 15 minutes back. Over time, build up to 2-3 miles or 40-60 minutes of walking at a brisk pace most days of the week.

A SEASONED WALKER?

If you have been walking for quite some time, you may be looking for something new to add to your walking workout. With a few quick additions, you can further challenge and tone muscles and increase the intensity of your workouts.

Add speed. Turn your walk into a speed walk. Engage the arms and the core muscles. Incorporate intervals. Walk for five minutes. Do an interval for two minutes. Repeat. Intervals can include things like walking lunges, moving side squats, push-ups, and jogging.

Hit the hills. Adding an incline will increase intensity in a hurry!

Add resistance. Use a weighted backpack or vest. Or push your child in the stroller. I did not realize just how much weight I was pushing when I exercise with my son until I did the math recently. He is 25 pounds, and the stroller is 15. That extra 40 pounds adds great intensity (and a whole lot of cuteness) to my workouts!

If this is the year that you have devoted to improving health, walking is a great way to start! Remember... “The journey of a thousand miles begins with a single step.”

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Cardiovascular Disease and Women

Think Red Heart

Do you know the number one killer of women in the United States? It's not breast cancer. Try again. It's heart disease. 489,000 women die from heart disease annually, not breast cancer, according to the Centers for Disease Control and Prevention. In a research study, the American Heart Association reported only 13 percent of all women in the United States are aware that heart disease can kill them or play a major threat in their lives. Women are bombarded with advertisements, news media, and commercials about how breast cancer can kill them. Yet, cardiovascular disease is playing a lethal role in women's health today, more so than cancer.

Cancer is the second killer of women. Though it's not breast cancer, but rather lung cancer. 73,000 women die annually of cigarette related lung cancer. In the United States 202,964 women were diagnosed with breast cancer in 2007, and 40,598 women died from this disease. Receiving regular mammograms and doing daily breast self-checking examinations are crucial for survival. Along with great surveillance, research, and early detection fewer women are succumbing to this disease. Colorectal cancer is the third leading cancer killer in women.

The fact is heart disease is the number one killer in women. Women need to think more Red, along with Pink. Heart disease is a preventable disease and can be controlled. Yes, many contributing factors, such as genetics, gender, and ethnicity, do play a role. However, lifestyle is a major culprit in heart disease. Adopting a healthy lifestyle, which includes the following factors, can reduce the risk of contracting heart disease:

- Exercise regularly.
- Control other contributing factors such as blood pressure, diabetes, hypertension, and cholesterol.
- Maintain a well-balanced nutritional menu that is rich in fruits and vegetables, whole grains, and lean meats.
- Eat high fat foods sparingly.
- Reduce the amount of sodium, sugar, and alcohol.
- Maintain a health body weight.
- Cook meals more frequently.
- Limit pre-packaged foods.

Article by,
Valerie Salinas, MS



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News You Can Use

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.

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

*Solution at www.PEELinc.com

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BAT CONSERVATION INTERNATIONAL

Dear Members,

I'm sad to report that White-nose Syndrome has been confirmed in two additional states: Indiana and North Carolina.

Last week, I wrote to tell you the *Geomyces destructans* fungus that's linked to WNS was found in Indiana. Since then, lab tests have confirmed the WNS disease, not just the fungus, has reached Indiana.

The North Carolina Wildlife Resources Commission announced yesterday that the disease has spread to their state as well. Bats found in an abandoned mine in Avery County and a cave in Grandfather Mountain State Park, both in western North Carolina, tested positive for White-nose Syndrome disease.

WNS or its associated fungus is now documented in 16 U.S. states and 2 Canadian provinces. You can view a map showing all confirmed WNS locations here. Mortality rates approaching 100 percent are reported at some of these sites.

I hate to be the bearer of bad news, but we suspect Indiana and North Carolina are only the beginning of this year's emails reporting new states that face White-nose Syndrome. Over the next few months I'll be sending updates to BCI supporters as they come in — and hopefully a little good news, as well. Bat Conservation International and its partners, with help from friends like you, are searching tirelessly for solutions to this devastating disease.

Regards,

Nina Fascione

Executive Director

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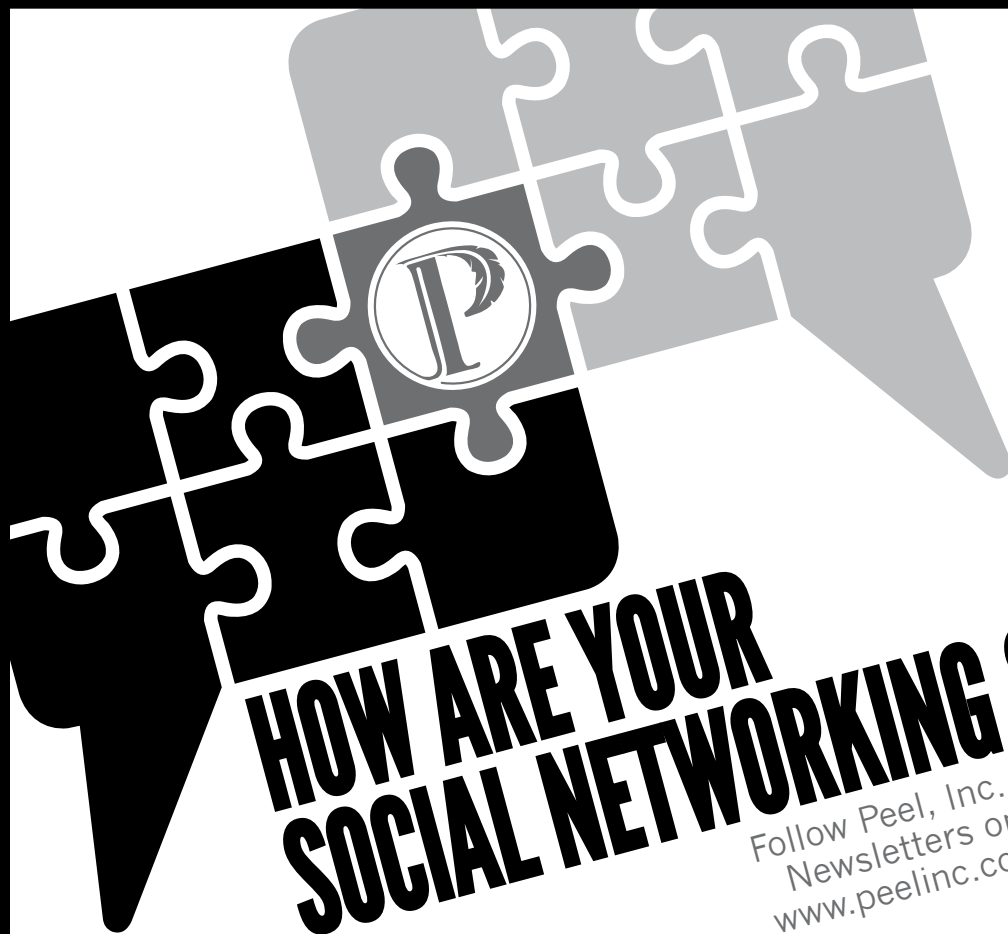
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Parents this is your chance to brag on your kiddos.
We want pictures of your kids doing everyday
things, school events, plays, sports, etc.
Send in your pictures to be featured in the
Circle C Newsletter.

E-mail your pictures to info@circlecranch.info
by the 10th of the month.



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Circle C Ranch by Neighborhood	6 Months Sold History (8/10 - 01/11)						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	31	2,874	\$ 105	\$ 298	1994	67	10	4
North	9	1,922	\$ 123	\$ 236	1996	63	2	2
Wildflower	5	2,108	\$ 124	\$ 260	2002	39	1	3
On The Park	7	3,716	\$ 102	\$ 377	1997	119	3	0
Vintage Place	n/a	n/a	n/a	n/a	n/a	n/a	0	0
Hielscher	10	3,066	\$ 116	\$ 354	2003	79	3	0
West	15	3,552	\$ 111	\$ 395	2005	103	3	3
Park West	4	2,347	\$ 129	\$ 302	2002	111	4	5
Park Place	3	2,384	\$ 126	\$ 300	2005	37	1	1
Muirfield	6	3,344	\$ 128	\$ 430	2006	21	2	1
Enclave/Stone Creek	4	2,758	\$ 116	\$ 320	2007	70	4	0
Alta Mira	9	3,026	\$ 117	\$ 354	2008	82	1	1
Farway Estates	n/a	n/a	n/a	n/a	n/a	n/a	3	0
Circle C Ranch Total	103	2,921	\$ 113	\$ 331	2000	75	37	20
% Change Mo/Mo	-13%	1%	-1%	0%	0%	7%	-8%	11%

Data obtained from Austin MLS on 2/1/11. In some cases new construction & FSBO homes are not included in MLS data & therefore are not represented.
Sell through rate based on S/W properties in Circle C Ranch neighborhoods in 2010. Data deemed accurate but not guaranteed.



CIRCLE C RANCH

2011 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 2010 for the Association, as well as an outline of our proposed activities and goals for 2011. We believe that 2010 was a year of significant progress for the Association, and we are committed to continuing that progress in 2011. 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

Financial Report V

2010 Income & Expense Statement VI

Calander of Events X

INTRODUCTION

From The President

By: Jason Bram

Another great year has passed in Circle C. The new Circle C Community Center and Pool is about to become a reality. The building will consolidate all of our Circle C HOA services and provide highly requested facilities for homeowner use. The adjacent recreational pool meshes with our existing Swim Center and between the two facilities residents will have options for everything from serious swim training to fun family gatherings or quiet sunbathing. No doubt, the Center will add immeasurable value to Circle C and keep us one of Austin's premiere neighborhoods. I would like to thank all of the residents who provided input into the project and, in particular, the volunteers of the West Pool Committee, the CCHOA Board members and staff. All worked tirelessly on the project to ensure a great result.

As we move into 2011, we will need your patience as changes will start to be seen at the corner of Lacrosse and Spruce Canyon. We are working closely with Clayton for the safety of our

children during construction and want everyone to be extra careful in that area during the construction phase. I know that many residents will be affected by this, but the end result will be well worth it.

As we approach our annual meeting in March, I ask that you take the time and fill out your ballot or name a proxy. The ballot and proxy can be found on the back of this year's first assessment which was mailed to you at the beginning of February. We need to have ten percent of members voting to have a quorum or we cannot conduct business at the annual meeting. This board has done a lot this year and the best way to thank them is to participate in the Annual Meeting and vote. Candidate biographies will be available on the website, so please take the time to research the candidates.

The current Board of Directors would like to thank you for the opportunity to serve you. It has been an honor and we will continue to strive to keep Circle C the best and most sought after neighborhood in Austin.

COMPLETED PROJECTS

During 2010

- | | |
|---|--|
| <input checked="" type="checkbox"/> Design and Testing for New Community Center and Swim Center | <input checked="" type="checkbox"/> Completion of upstairs work space at swim center office |
| <input checked="" type="checkbox"/> Irrigation infrastructure improvements | <input checked="" type="checkbox"/> Addition of hand dryers in swim center restrooms |
| <input checked="" type="checkbox"/> Turf replacement and bed upgrades | <input checked="" type="checkbox"/> Addition of shade over café order window at swim center |
| <input checked="" type="checkbox"/> Bed upgrade at La Crosse and Escarpment | <input checked="" type="checkbox"/> New playscape and shade structure added to swim center |
| <input checked="" type="checkbox"/> Replacement of bollard lights along Escarpment and improvement to entrance lighting at Escarpment and Slaughter | <input checked="" type="checkbox"/> Replacement of roof over main postal center in swim center plaza |
| <input checked="" type="checkbox"/> New chemical controller and pumps for swimming pool | |

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, under the Resource tab. Residents must register for the website in order to access the documents.

Board of Directors

The members of the CCHOA elect a volunteer Board of Directors (BOD) to run the Association. The board consists of seven people, all of whom must be property owners. Directors are elected for three year terms. We have two director seats that expire in 2011 (Jason Bram and Steve Urban). Brad Compere and Joel Pace's terms expire in 2012. Russ Hodes, Rob Johnson and Chris Poynor's terms expire in 2013.

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

Operations Staff

- **Operations Manager:** Denise Nordstrom, CMCA, AMS
- **Financial Manager:** Terri Giles, Giles & Shea
- **Operations Support Staff:** Gale Foster and Lucy Jefferson
- **HOA and Pool Maintenance:** Robert Bardeleben
- **Aquatics Director:** Brandon Ducote, MS, LGI, CPO

Public Board Meetings

The CCHOA BOD holds monthly board meetings that are open to residents, currently scheduled at 6:30PM 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 a Homeowners Forum that allows residents to address the board.

Committees

The CCHOA had several ad hoc committees (active as needed) that served in 2010 including the Education Committee, Amenities Committee and the Special Events Committee.

- **Amenities Committee** – 2010 members include: Tony Gendron (chair), Kristy Estrello (Vice Chair), Cari Sherlock (Secretary), Kathryn Mercer, Lora Estrada, and Mike Killeen.

- **Education Committee** – 2010 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.

- **Special Events Committee** – 2010 members includes: Michelle Moran, Daphne Bamburg, Terri Savage, Katy Hunt and Linda Graf. The Special Events Committee had another successful year! The committee hosted the following events in 2010: 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 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 2010:

New Homes: 55
Remodeling, Pools, Additions: 123

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, a financial review, and an operational report to members. In 2010, the HOA made a few changes to the

Annual Meeting in an effort to obtain the 10% quorum needed to call the meeting. The meeting is now held the week prior to Spring Break; the ballot and proxy are now included on the back of the February HOA assessment. The 2011 Annual Meeting will be held on **Tuesday, March 8 at 6:30pm at Kiker Elementary**. Please be on the look-out for the February assessment with ballot and proxy on the back. We encourage everyone to attend the Annual Meeting as well as vote in the 2011 Board of Directors election.

Communications

There are several ways to contact the Association. You can submit a concern, report a deed violation or ask a question via the HOA website at www.circlecranch.info. You can email or call our manager, Denise Nordstrom. Her phone number is 512-288-8663, and her email address is info@circlecranch.info. You can speak to the Board at the monthly board meeting or send them an email at directors@circlecranch.info.

We have several ways we use for neighborhood communications. Our web page is at <http://www.circlecranch.info> (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 also utilize a Community Email database for Circle C HOA announcements. Please take a moment to sign up to receive timely HOA news via email by logging onto: www.circlecranch.info

Growth of Circle C Ranch

2010

Lots in the Association 4622
Lots Paying Full Assessment 4378

2011

Lots in the Association 4628
Lots Paying Full Assessment 4387

CIRCLE C RANCH ANNUAL REPORT

Circle C Commons Areas

Swim Center Report

Facility Operations

• **Attendance**

January-237 February-195 March-1,529 April-3,185 May-9,075 June-12,936 July -13,009 August -12,828 September-3,815 October-1,731 November -590 December-291

Facility Projects

- **Chlorine System** -The MIOX chlorine generation system was installed November 12th and is creating a chlorine solution for the pool. Construction of the chemical storage building was completed and passed inspection several months before the chlorine generation system was installed. Additionally, pool staff converted to CO2 vs Sulfuric Acid as the Ph balancer for both pools as part of this project, however the added expense of continually using this product proved to be excessive, therefore pool staff switched the system back to acid.
- **Office Computers**- Four office computers (2 lap top and 2 desk top) have been installed and all operational software installed.
- **Pool Pump**- The New Competition Pool Pump was installed on Saturday December 4th. The new pumps approximate increase in water flow is 10%, which equates to 144,000 gallons more circulation/filtration per day.
- **Hand Dryer** - Two hand dryers have been installed in the men's and women's restroom.
- **Shade Café**- The Café awning has been installed and 24 small café style tables have been placed around the facility near the lounge chairs .
- **Upstairs Work Space**- The upstairs work space was completed during the first part of 2010 adding two 10x7 offices and a 20x8 break area/ class room. Part of this project included reconfiguring the bathroom entrances, so a permanent stair case leading to the upstairs area could be installed. In addition, two walls were moved downstairs to create additional space for a first aid station and work/ office storage area.
- **Lounge** Ten additional lounge chairs were purchased for the swim center.
- **Pavers** The area between the café and swim center office now has artificial turf and misters.
- **The recycling program** was successful collecting large amounts of plastic water bottles, paper and aluminum cans.
- **The Large Umbrellas** have been power washed and repairs have been made with rip stop
- **Four new lifeguard umbrellas** have been purchased and installed.

Events

• **Movies**

June 12—Where the Wild Things Are
July 10—Cloudy With A Chance of Meatballs
Aug 14—Planet 51

The Mutual of Omaha Stars of Swimming Clinic conducted by NAACP Champion, Matt Lowe was held June 6th with 23 attendees.

April 3rd from 9:30-11am a portion of the Circle C annual Easter Egg Hunt was held at the pool.

Front Desk

- **Guest Policy & Waiver:** Due to a lack of provided information on the guest sign-in clipboard, the Swim Center is now using a Guest Information Form on which the guest may provide all information one-time and get a valid signature either from self or parent / legal guardian. These forms are kept in a binder behind the front desk and each time the guest attends the Swim Center, there is a space where a staff member can record the guest's admittance. To ensure information is up-to-date, these forms will expire at the end of each calendar year.
- **Lane Usage:** The Swim Center has set forth a lane usage chart, being used by all staff members, and are currently planning for summer lanes, when programming will increase.

Circle C Select Swim Team

The 2010 Select Team started in August 2010 with Dave Kalange as the new Head Coach, Brittany Sacco as Assistant Coach, Amanda Hartman as Instructional Coach, and Dale Rogers conducting Dry Land practices. The team registered over 170 swimmers this season.

• **Team participation**

December -	113 swimmers
November -	143 swimmers
October-	163 swimmers
September -	160 swimmers
August-	121 swimmers

• **Swim Meets**

60 - UT November Invite
35 -Texas Gold Best Times meet.
34- Corpus Christi Team
114- Round Rock Swim Meet
November 21st team photos
Dec 4 Select Holiday team dinner at The County Line
October ended with the Swim Team Halloweenie Roast on Friday, October 29, from 7:30-10:00 p.m.

Payment Plans: The Swim Center is now offering payment plan option for Swim Team participants. This plan sets-up to automatically charge a designated credit card for each month's tuition on the first of each month.

The AISD Off-Campus PE Waiver application was approved and the program was started for 2010 with the Front Desk Coordinator acting as the OCPE coordinator and liaison between AISD and the Select Swim Team.

Continued on pg. IV

CIRCLE C RANCH ANNUAL REPORT

Circle C Commons Area - Continued from page III

Circle C Seals

- The Circle C Seals had a great summer season finishing in 1st place in overall competition for the Capital City Summer League. The team had over 250 swimmers.

Spring & Summer 2010 Group Swim Lessons

- Parent & Infant (6-18 months)
11 participants
- Parent & Toddler (18-36 months)
24 participants
- Jellyfish (3 yrs.)
35 participants
- Pollywog (4-5 years Beginner)
60 participants
- Minnow (4-5 years Intermediate)
51 participants
- Sting Ray (4-5 years Advanced)
53 participants
- Level 1, 2, and 3 for ages 6-13
186 participants

2010 Private Swim Lessons

- 310 Participants

2010 Water aerobics

- Water Aerobics has over 10 participants from May through September.

2010 Masters

- Masters Swimming- Monday and Wednesday 7:45am-9am

Rentals

- T3/ Adult Coached Swim 5:45-7:15am Mon, Wed and Friday mornings.
- Child Development Center 6 and under group using the wading pool Tues and Thurs 10-11am during the summer
- Kaleidoscope day camp from 11:15am-12:30pm on Tues and Thurs during the summer
- Voyager day camp from 1-2:30pm on Tues and Thurs during the summer
- Special Olympics has a group of competitive swimmers that train Thurs 7-8pm July-October

Landscape Report

Circle C Landscape LLC continued as the landscape maintenance provider for the extensive commons areas owned or maintained by the Circle C Homeowners Association. The standard maintenance contract includes all of the routine landscape tasks of mowing, bed care, treatments, trimming and pruning, trash pick-up, irrigation monitoring and water scheduling, landscape light monitoring and daily supervision.

This year, under the supervision of Circle C Landscape, Bartlett Tree Services provided arborist services for tree pruning and specialized care. Circle C Landscape works on the property year round on a daily basis excluding Sundays. The details of their work are presented to the CCHOA Manager and Board of Directors through monthly reports and in the 2010 "Annual Review of Landscape Services". This report is available by contacting the CCHOA manager at 512-288-8663 or info@circlecranch.info.

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 if you would like to see a copy.

In addition to maintenance services, the following capital budget improvements were completed in 2010.

Irrigation Infrastructure-- \$16,000

- Installation of drip irrigation and bubblers to trees on Escarpment, north of bridge
- Installation of bubblers to new trees, Escarpment median, north of LaCrosse
- Irrigation installation, south side of LaCrosse at new sidewalk area
- Slaughter Lane infrastructure improvements, valves and doublechecks
- Slaughter Lane infrastructure improvements, replace all median heads with rain bird rotary heads

Turf Replacement-- \$20,000

- 18,700 s.f. Pallasades Zoysia Sod installed at Escarpment, north of LaCrosse

- Remainder of sod budget was used to install sod at SH 45/Spruce Canyon and on the corner returns along Spruce Canyon at Georgian Oaks, Tanaqua, and Doswell

LaCrosse Median, Phase I-- \$20,000

- Remove declining Bradford Pear Trees
- Install replacement trees to include 51 diversified trees

Bed Upgrades-- \$18,000

- Plant replacement and renovation occurred in the following areas:
- Circle C North, entrance and Hillside Terrace
- LaCrosse at Tollesboro
- LaCrosse at Curahee
- Slaughter at HEB driveway median
- Slaughter at Beckett median
- Slaughter at MoPac
- SH 45 at Spruce Canyon
- Muirfield
- Escarpment/LaCrosse intersection
- Doswell Post Office
- Spruce Canyon at Via Grande
- Escarpment south of LaCrosse
- Aden Lane Post Office
- Dahlgreen Post Office

Outlying Areas-- \$3,000

- Rockwork was installed in non-irrigated areas as an upgrade
- Vintage Place end lot
- Doswell Post Office
- Blissfield Post Office and Right of Way area
- Capstone Pass Through
- Capstone Post Office

Bollard Light Replacement-- \$36,000

- The remaining bollard lights were replaced with the newer model and 10 additional lights were purchased to use in the future

Entrance Lighting-- \$10,000

- New lighting was installed at Wildflower Park, Escarpment/LaCrosse northwest corner and entrances to Park West

Continued on pg. V

CIRCLE C RANCH ANNUAL REPORT

Circle C Commons Area - Continued from page IV

New Community Center and Pool Report, Jason Bram

(President and Development Officer)

The HOA was very busy in 2010 working on the development of the new community center and pool. Project manager (Square One) was hired at the first of the year to oversee the design and construction of the new community center and pool. Their first order of business was developing and issuing an RFP for the design team, which included a construction manager at risk. Ultimately, the board voted to contract with Land Strategies to lead the design of the project and Chasco Contractors to perform as the construction manager at risk. The HOA used all the input gathered in previous years, including the research and recommendations of the former West Pool Committee to assist the design team in designing a community center building and pool. A Town Hall meeting was held in September 2010 to present those plans to the community. Currently, the design team is obtaining the necessary permits from the City of Austin and anticipates a first quarter start date. The HOA will be working with area residents and Clayton Elementary during the construction process to help facilitate the lowest impact possible to the site's neighbors. If you would like more information on this project, please contact the HOA office at 288-8663.

Commercial Development Report Stratus Properties

2010 Development Review

Residential Property:

Two new subdivisions are in the process of being added to the Circle C Homeowners Association through the provisions provided by the Conditions, Covenants, and Restrictions of Circle C Ranch. These are areas that were added in 2000 with the Bradley Parties Settlement Agreement under the 42nd or 43rd amendment to the CCRs. As they are now being construction, they are activated in the CCHOA by the filing of a supplemental amendment which details specifics of the subdivision.

The first area is the two parcels of land at the front of Circle C North. The east side parcel, Barstow Village will have six homes and the west side parcel, Barstow Court will have 22 homes. All homes will be 100% masonry and homes on the west side will range from 1750 to 3200 square feet depending on lot size. Landscape and wall improvements will be required and approved by the Architectural Control Committee.

The other area is located south of Escarpment across SH 45. It is a subdivision of 163 lots located on the northern portion of what is known as Avana. The homes will be 100% masonry and range in square footage from 1800 to 3400 square feet. The owner is Standard Pacific and it will be the builder as well. All common improvements such as walls, fences, landscaping will be approved by the Architectural Control Committee.

Community and Area Improvements:

- AT&T installed infrastructure for the implementation of U-verse in Circle C.

Financial Report (2010)

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 2010 under budget and received a clean opinion from the auditors.

- Income was \$2,689,592
- Expenses were \$2,372,782
- Retained Earnings \$316,810

Of the income, \$2,192,968 was directly from dues (82%) and \$496,623 (18%) from other sources (fees, reimbursements and recreation programs). CCHOA continues to maintain a very high collection rate: 1.1% was uncollected in 2010, as opposed to 0.9% last year.

Expenses were similar to previous years with \$966,915 (41%) for Landscaping, \$549,973 (23%) for the Swim Center and \$332,986 (14%) for Capital Improvements. The remaining \$522,907 (22%) was for staffing, services, and operations.

The developer's Amenity Fund contribution has been put into an FDIC insured portfolio of CDs. It is now tracked and reported separately on our income reports, which are included with the annual audits. The developer continues to collect \$1,000 for every home sold in Circle C Ranch and will continue to add to this fund.

CCHOA has applied for a Construction loan for our new Circle C Community Center and swimming pool (the "CCCC" project). The board worked with dozens of banks over a 4 year period, choosing Austin Telco Credit Union in 2010, which will finance half of the project with a 10 year mortgage. All of the Reserve funds are currently kept in interest bearing, liquid accounts. We will be using all of these Reserve funds to meet our funding obligations on the new CCCC project.

- The General Reserve Fund is \$211,655
- The Swim Center Reserve Fund is \$93,120
- The West Pool Reserve Fund is \$315,427

Tilson-Lynch prepared our state and federal tax returns.

- Federal Income tax **\$0** (vs \$2,564 in 2009)
- The Texas Franchise Tax was \$13,963 (vs \$13,341 in 2009).

The required annual audit was completed by Tilson-Lynch. The inspections took place during the summer of 2010, for the budget year that ended on December 31st, 2009. 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 2011 budget this year. As always, we will answer your questions at the annual meeting on Tue, March 8th.

Russ Hodes, CCHOA Treasurer

CIRCLE C RANCH ANNUAL REPORT

Circle C Homeowners Association 2010 Income & Expense Statement

(Unaudited)

INCOME:

HOMEOWNER INCOME

Homeowners Dues	\$2,192,968.15
Resale Certificate Income	\$50,750.00
Transfer Fee Income.....	\$59,500.30
Late Fees Collected	\$16,640.81
Lien Admin Fee Income.....	\$1,050.00
Filing Fee Income	\$756.00
TOTAL HOMEOWNER INCOME.....	\$2,321,665.26

<u>ARCHITECTURAL REVIEW INCOME</u>	\$19,790.00
TOTAL ARCHITECTURAL REVIEW INCOME	\$19,790.00

RENTAL INCOME

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

SWIM CENTER INCOME

Pool Programs.....	\$68,922.34
Pool Retail Merchandise.....	\$755.65
Pool Programs-swim Team	\$126,188.81
Guest Fees/facility Rentals.....	\$21,923.40
TOTAL SWIM CENTER INCOME	\$217,790.20

OTHER OWNER LANDSCAPE REIMBURSEMENTS

Stratus Landscape Reimb	\$97,000.00
Coa Landscape Reimb	\$17,600.00
TOTAL OTHER OWNER L/S REIMB	\$114,600.00

MISCELLANEOUS INCOME

Interest Income.....	\$4,226.45
TOTAL MISCELLANEOUS INCOME	\$4,226.45

<u>TOTAL INCOME</u>	\$2,689,591.91
---------------------------	----------------

Continued on pg. VII

CIRCLE C RANCH ANNUAL REPORT

2010 Income & Expense Statement - Continued from page VI

EXPENSES:

COMMONS AREAS SERVICES

Landscape Maintenance Contract	\$685,486.56
2010 Land Additions	\$15,597.60
Landscape Repairs.....	\$49,955.48
Landscape Utilities – Water.....	\$145,162.98
Landscape Utilities - Electric	\$34,849.19
Tree Pruning	\$19,999.34
Fence Repairs & Maint	\$2,234.61
Electrical Repairs & Maint.....	\$13,630.00
TOTAL COMMONS AREA SERVICES	\$966,915.76

SWIM CENTER COMPOUND

Swim - Water Utilities.....	\$20,720.12
Swim - Gas Utilities	\$29,481.33
Swim - Electric Utilities	\$34,065.44
Swim - Telephone Utilities	\$4,235.09
Swim - Contract Repair/maint.....	\$21,108.72
Swim -non-contract Irrig & L/s	\$4,370.59
Swim - Bldg Maintenance.....	\$22,650.21
Pool Maintenance	\$19,974.70
Pool Supplies	\$28,641.02
Swim – Office Supplies	\$8,939.12
Swim - Retail Merchandise	\$425.70
Swim - Special Events	\$274.22
Swim - Staff Salaries.....	\$218,693.44
Swim Program Salaries.....	\$36,956.48
Swim Center Swim Team Staff.....	\$38,936.25
Swim Cash Over (Short).....	\$32.50
Swim Team Expenses	\$32,442.06
Swim – Employee Training	\$1,765.61
Swim Payroll Taxes.....	\$26,260.60
TOTAL SWIM CENTER COMPOUND.....	\$549,973.20

<u>ARCHITECTURAL REVIEW</u>	\$10,835.50
TOTAL ARCHITECTURAL REVIEW.....	\$10,835.50

FINANCIAL MANAGEMENT

Financial Management Services.....	\$80,884.36
Resale Certificate Expense.....	\$8,427.05
Lien Filing Fees.....	\$302.00
Bank Charges.....	\$2,016.17
Cpa/audit	\$5,900.00
TOTAL FINANCIAL MANAGEMENT.....	\$97,529.58

Continued on pg. VIII

CIRCLE C RANCH ANNUAL REPORT

2010 Income & Expense Statement - Continued from page VII

LEGAL	\$3,224.60
TOTAL LEGAL	\$3,224.60

TAXES

Taxes – Property	\$9,115.61
Taxes – Other	\$12,800.40
TOTAL TAXES	\$21,916.01

INSURANCE

Gen'l, Property, B&m & Auto	\$54,810.78
Insurance - D & O	\$17,110.80
Insurance - Workers Comp	\$8,061.46
TOTAL INSURANCE	\$79,983.04

NEIGHBORHOOD OPERATIONS

Deed Restrictions	\$2,734.87
Printing	\$2,733.18
Web Operations	\$2,780.00
Community Events	\$22,990.02
Holiday Lighting	\$10,000.00
Postage/delivery	\$11,157.83
Neighborhood Directory	\$6,904.86
Office Equipment & Furniture	\$2,963.97
Office Repairs & Maint	\$3,991.18
Office Supplies	\$3,650.10
Utilities - Telephone	\$1,820.12
Neighborhood Maint/repairs	\$19,574.12
Grill Repair And Maintenance	\$14,795.15
Parking Lot Maint & Dumpster	\$5,823.48
Homeowner Meetings	\$5,060.82
Awards	\$1,071.08
Operational Expenses – Misc	\$83.87
TOTAL NEIGHBORHOOD OPERATIONS	\$118,134.65

MANAGEMENT STAFF

Operations Salaries	\$160,160.49
Payroll Taxes – Management	\$12,406.64
Mileage Reimbursement	\$3,301.50
Health Insurance Reimb	\$6,976.00
Staff Education & Skills Enhan	\$2,653.38
TOTAL MANAGEMENT STAFF	\$185,498.01

Continued on pg. IX

CIRCLE C RANCH ANNUAL REPORT

2010 Income & Expense Statement - Continued from page VIII

COMMUNITY ENHANCEMENT

Donations.....	\$1,235.00
Association Memberships.....	\$4,878.00
TOTAL COMMUNITY ENHANCEMENT.....	\$6,113.00

RESERVE FUND

General Reserve	\$0.00
Circle C West Pool Reserve.....	\$0.00
TOTAL RESERVE FUND.....	\$0.00

CAPITAL BUDGET

Landscape – Irrig Infra Imp	\$15,954.17
Landscape – Turf Replace.....	\$19,956.00
Landscape – La Crosse Med.....	\$20,000.00
Landscape – Bed Upgrades	\$16,942.02
Landscape – Outlying Areas.....	\$2,497.11
Landscape – Bollard Lights	\$33,800.00
Landscape Ent Light Upgrade.....	\$9,909.00
TOTAL LANDSCAPE & ELEC PROJECT	\$119,058.30

Swim – Sudek Repair.....	\$140.00
Swim – Chem Ctlr & Pumps.....	\$65,995.27
Swim -- Pavers	\$9,999.45
Swim – Lounge Chairs.....	\$1,616.00
Swim – Hand Dryer	\$1,560.41
Swim – Upstairs Work Space	\$29,172.62
Swim – Shade Cafe	\$978.58
Swim – Office Computers	\$2,313.16
Carryover Baby Pool	\$9,863.17
TOTAL SWIM CENTER PROJECTS	\$121,638.66

<u>NEIGHBORHOOD AMENITIES</u>	\$73,181.42
Main P.O. Roof.....	\$18,780.00
TOTAL NEIGHBORHOOD PROJECTS.....	\$91,961.42

<u>TOTAL EXPENSES</u>	\$2,372,781.73
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<u>EXCESS EXPENSES OVER REV</u>	\$316,810.18
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CIRCLE C RANCH ANNUAL REPORT

Circle C Homeowners Association

Calendar of Events 2010

January 3, 2011	New Year Holiday	HOA Office Closed
January 15, 2011	Holiday Lights must be removed.....	January 15, 2011
February 1, 2011	CCHOA Annual Report in February Newsletter	
February 1, 2011	First ½ year assessment mailed.	Due March 1st
**Ballot and Proxy to be printed on back of assessment		
February 2011	Board of Directors Candidate Forum	To be determined
March 8, 2011	Annual Meeting.....	6:30pm-9:30pm Kiker
April 2, 2011	Wildflower Seed Planting Day	1pm to 5 pm
April 16, 2011	Community Wide Garage Sale	8am to 5 pm
April 23, 2011	Easter Egg Hunt	9:30am to 11am CDC
April 24, 2011	Pool closed for Easter Holiday.....	
May 30, 2011.....	Memorial Day, Pool Open	HOA Office Closed
July 1, 2011.....	Second ½ year assessment mailed.	Due August 1st
July 2, 2011.....	Community Parade	9am to 11am Pool Plaza
July 4, 2011.....	Pool Open.....	HOA Office Closed
September 5, 2011	Labor Day, Pool Open	HOA Office Closed
October 16, 2011.....	Wildflower Seed Planting Day	1pm to 5 pm
November 24 and 25.....	Thanksgiving	HOA Office Closed
December 3, 2011.....	Kid's Holiday Party (entry one new toy)	10am to 12:30pm CDC
Dec 16-18	Holiday Lighting Contest.....	All three days
Dec 22 and 23.....	Christmas Break	HOA Office Closed

Board of Directors Meetings

3rd Wednesday of every month, 6:30 PM at
the Child Development Center.

***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	21	22
23	24	25	26 BOD Meeting	27	28	29

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 BOD Meeting	21	22	23
24	25	26	27	28	29	30

February						
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					

August						
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	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 BOD Meeting	17	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	16	17
18	19	20	21 BOD Meeting	22	23	24
25	26	27	28	29	30	

April						
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

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 BOD Meeting	20	21	22
23	24	25	26	27	28	29

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 BOD Meeting	19	20	21
22	23	24	25	26	27	28
29	30	31				

November						
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			

June						
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		

December						
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

REACHING YOUR NEIGHBORS

and many others...

AUSTIN

Avery Ranch
Barton Creek
Bee Cave
Bella Vista
Belterra
Canyon Creek
Cedar Park Town Center
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
Lakeway
Lakewood
Laurel Oaks NA
Legend Oaks II
Long Canyon
Lost Creek
Mayfield Ranch
Meadows of Bushy Creek
Pemberton Heights
Plum Creek
Ranch at Brushy Creek
River Place
Sendera
Shady Hollow
Sonoma
Steiner Ranch
Stone Canyon
Teravista
Travis Country West
Twin Creeks
Villages of Westen Oaks
Vista Oaks
Vista Ridge
Westcreek
Westminster Glen
Westside at Buttercup Creek
Wood Glen

HOUSTON

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

DALLAS FT. WORTH

Brook Meadows
Timarron
Woodland Hills

SAN ANTONIO

Alamo Heights
Cross Mountain Ranch
Mountain Lodge
Olmos Park
Rivermist
Springwood
Stage Run
The Dominion
Wildhorse

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