



CIRCLE C RANCH

The Official Publication of the
Circle C Homeowner's Association

Newsletter

Volume 9, Number 3

March 2012

www.circlecranch.info

Circle C HOA Annual Meeting and Board Election

Wednesday, March 7, 2012 at 6:30 PM

Location to be determined.

Check-in begins at 6 PM – ID Required

Please vote!

The Nominating Committee accepted nominations to the Board of Directors through January 16, 2012 and voted to nominate the following residents: Kim Ackermann, Matt Carver and Brad Compere. You can find their bios and candidate questionnaires posted on our website, www.circlecranch.info. You may also opt to sign your proxy over to a trusted neighbor or board member – this will still count toward our quorum. You can fill out the absentee ballot or proxy on the back side of your February dues assessment or contact us if you need a replacement. Location of the Annual Meeting is to be determined. We will post the locations on our website, www.circlecranch.info, as the Annual Meeting gets closer.



We're Moving!

The CCHOA management offices are moving to the new community center building. Our website, email and phone number have remained the same. Our new address is 7817 La Crosse Avenue. We have a drop box located at our new location for collection of ACC materials and general correspondence. All financial correspondence should still be mailed to: PO BOX 163541, Austin, Texas 78716.

Annual Report

The Annual Report of the Association for 2011 is included in the center of this publication. If you would like to request an extra copy, please contact the HOA office at 512-288-8663.

New Community Center & Pool

When writing this article, there were still a couple things holding up our occupancy license. We are hoping that by the time you are reading this, construction is completed and we are officially moved in.

We aren't taking any reservation requests for the Community Center until the new facility is officially open. However, if you have an event coming up and would like to reserve the space, check out the Community Center Reservation Rules posted online at www.circlecranch.info and send an email to info@circlecranch.info with the details of your event.



CCHOA NUMBERS

HOA Mgmt Office info@circlecranch.info or 288-8663
 HOA 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 Hibpshman, CMCA, Manager 347-2891
 Parkwest HOA
 Goodwin Management 502-7509
 Streetman Enclave HOA
 Rosalind Peterson..... 441-1041
 Muirfield HOA
 Sara Huff 306-9352

BOARD OF DIRECTORS

Jason Bram President and Development Officer
 Brad Compere Vice President
 Russ Hodes Treasurer
 Chris Poynor Secretary
 Joel Pace Development Officer
 Rob Johnson Board Member
 Brad Compere Board Member
 Steve Urban Board Member
 Contact the board at directors@circlecranch.info

IMPORTANT NUMBERS

City of Austin Solid Waste 974-1945
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 Abandoned Vehicle..... 974-8119
 Pothole Complaints..... 974-8750
 Stop Signs 457-4885
 Street Light Outage 311
 Schools
 Clayton Elementary 841-9200
 Kiker Elementary 414-2584
 Gorzycki Middle School..... 841-8600
 Small Middle School 841-6700
 Bowie High School 414-5247
 SAYSA..... 899-1049

ARTICLE INFO

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

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

ADVERTISING INFO

Please support the advertisers that make the Circle C Ranch Newsletter possible. If you are interested in advertising, please contact 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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- 4) Pent up demand is starting to show in certain sub-markets as fewer homes are on the market!
- 3) The economy is showing continued improvement... which boosts confidence in the real estate market!
- 2) Low, Low, Low Interest Rates which improves buying power... and rates aren't likely to go any lower!
- 1) All the stars may be in alignment... if you are thinking of moving up your wait is over...take advantage of the market in 2012!

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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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CCHOA Announcements

Submitted by Denise Nordstrom, CCHOA Mgr.

HAVE YOU RECEIVED A DEED RESTRICTION?

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

LANDSCAPE LETTER

Have you received a letter regarding your front lawn landscape? We have put landscaping maintenance on the back burner because of the severe drought, extreme heat and watering restrictions that we experienced this past summer. However, now with spring approaching, we are expecting for yards to start improving.

Recently, we have been driving the neighborhood and sending landscaping letters to homeowners in need of bringing their front yard landscape back into compliance. You may have received a letter for any of the following reasons: dead turf, weak unhealthy turf, weeds, yard needs to be edged or mowed, dead shrubbery, shrubbery or trees in need of pruning, unmaintained bedding areas, undefined bedding areas, etc.

We understand that re-sodding may not be able to take place until the watering

restrictions are lifted. We simply sent out these letters to let homeowners know that they need to start coming up with plans on how to address these issues and bring their yards back into compliance.

We also understand that because of the severe drought and extreme heat this past summer, maintaining your yard has been a challenge. Because of this, we are attaching the Waterwise Landscape Guidelines to these letters, as well as posting them online. The new Waterwise Landscape Guidelines were created to assist homeowners who want to change their landscape to a more drought tolerant Central Texas landscape to enhance curb appeal while emphasizing water conservation. Please note, however, that any deviation from your original landscape will have to be approved by the Architectural Control Committee first.

(Continued on Page 7)

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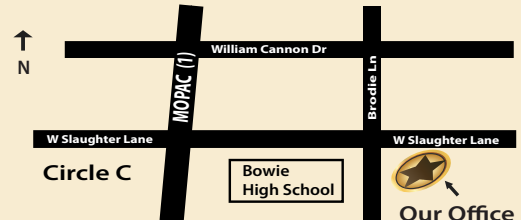
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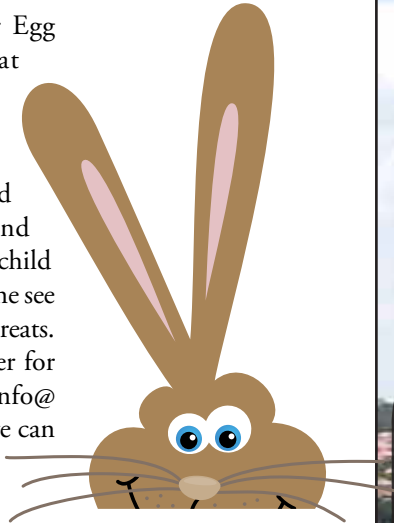
CCHOA Announcements- (Continued from Page 6)

If and when you receive a landscaping letter, please contact the HOA office at your earliest convenience to inform us of your individual situation and your future plans for bringing your yard back into compliance. We love hearing from residents and working with you on bringing your home into compliance. We truly appreciate your efforts of making Circle C a beautiful place to live.

EASTER EGG HUNT

Join us for the Annual Easter Egg Hunt on Saturday, April 7th at 9:30 am at the Circle C Child Development Center. Cost is \$1 per child. Children ages 1-10 years are welcome (areas are divided by ages: 1-3 years, 4-6 years, and 7-10 years). Limit is 12 eggs per child (parents, please monitor this). Come see the Easter Bunny and enjoy Easter treats. If you would like to help volunteer for this event, please contact us at info@circlecranch.info or 288-8663 – we can always use extra help!

(Continued on Page 8)



FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
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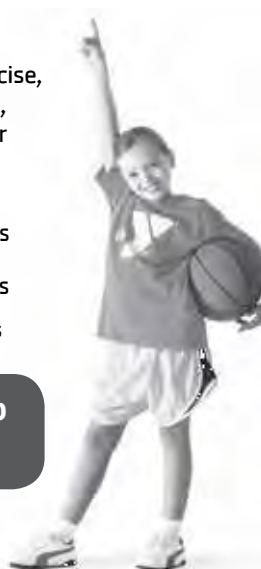
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DATE: Wednesday, April 18th
11:00 am Registration - 1:00 pm Start
LOCATION: Flintrock Falls Golf Course
FORMAT: 4-person scramble
COST: \$165 per golfer*

*Includes lunch, dinner, shirt & goodie bag

Please join us for the 4th 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

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CCHOA News

HOA Manager Announcements- (Continued from Page 7)

HOLIDAY LIGHTS CONTEST WINNERS

Sorry for the delay, but due to publications dates, we were unable to publish to the holiday lights contest winners until now. Congratulations to the following winners:

6500 Carrington – Troy and Judy Fuller
6105 York Bridge Circle – Steven and Marilyn McLean
6850 Auckland – Ronald and Lisa Roberts
4900 Bluestar – Rick and Melissa Whitehead
5120 Hibiscus Valley Dr – Mike and Jill Moyer
5437 Austral Loop – Josette Newberry
5913 Aylford Court – Todd and Kristen Howren
6509 Freesia Court – Allen and Debra Kunze
10806 Greymere Court – Richard and Jana Perkal
6008 Rickerhill – Jonathan and Cassandra Luppens
6829 Tanaqua – Grant Booth
6108 Utica Cove – Philip and Emily Cannata
10909 Doswell Cove – Bart and Terri Boles
11513 Hollister – William Rogers
11104 Pairnoy – Maria Paredes

We always publish the winners of the holiday lights contest on our website the Monday after the weekend the judges choose the winners.

NOTICE TO PARENTS REGARDING SAFETY

We have recently received several reports of children (middle school and/or high school age) setting up camps in green space within Circle C; the specific areas are behind Cap Stone Drive, Sky Rock Drive and South Bay Lane. There is evidence that fires were started in some of these areas. With the current drought situation and risk of fire, we are asking parents to please speak with your children about these dangers.

If you have a question about the green space that you back up to, please contact the HOA office at 288-8663. Thank you for your cooperation.

VANDALISM

Unfortunately, we've had several incidents of vandalism in Circle C so far this year. Some of these incidents include graffiti on various PEC utility boxes, City signs, and sidewalks; destruction to Vintage Place signage, spray paint on the rock wall along Slaughter Lane, spray paint on individual fence at Readvill Lane and Skahan Lane and destruction to landscape lights along La Crosse and Escarpment. There has also been vandalism to our marquis boards, vandalism to homeowner's cars, and more. The association monitors and immediately removes graffiti from common areas and encourages

(Continued on Page 9)

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HOA Manager Announcements- (Continued from Page 8)

you to do the same with your property. If you happen to see someone defacing property, don't try to stop it yourself. Call 911 immediately and report a vandalism in progress. Make a mental note of as many details as possible about the perpetrators – how many, what age, male or female, distinctive clothing – that will help police. If you have any information on vandalism that has already occurred, please contact the Austin Police Department at 974-8100.

If you need graffiti removed from your property, City Ordinance requires the city to provide free assistance to property owners with graffiti removal. The ordinance requires property owners to remove graffiti within 30 days. Call 3-1-1 or the graffiti hotline at 512-974-1028 to report graffiti on any building in the City of Austin. You can also request graffiti removal online. Learn more about the Graffiti Abatement program at <http://www.austintexas.gov/departments/graffiti-removal>.

COMPASS DELIVERY SCAMS

Many homeowners have been reporting a delivery scam happening in the neighborhood lately. A company called Compass Delivery has been placing UPS-like door hangers on Circle C homes that state "there is a package pending upon your phone call." When homeowners have called the company to claim their package, they discover that there is no package. Some online reports say that this is a marketing scam. They try to get you to call in looking for your package, and then try to sell you a security system. Other reports say that the people putting the door hangers on homes are there to scan the targeted area for future burglaries. They are supposedly there to see when you are at home, when you are not at home, if the door is locked or not, etc.

Unfortunately, the streets of Circle C are owned and regulated by the City of Austin, therefore allowing solicitors into the neighborhood. However, if you feel

unsafe or notice anything suspicious in the neighborhood, we suggest calling 311 for nonemergency issues and 911 for emergencies. Some homeowners have even taken it upon themselves to talk to the solicitors, take down their license plate number, and report it to the police.

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 for fence replacement:

(Continued on Page 10)

FEATURED LISTINGS



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6110 Rickerhill

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CCHOA News

HOA Manager Announcements- (Continued from Page 9)

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 of who has the smooth side.
- The ACC recommends that you use the galvanized steel poles if you are concerned with 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, La Crosse, 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@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 Resources to the Committee.

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Circle C Homeowner Association Annual Easter Egg Hunt!

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Visit the Easter Bunny and
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Admission: \$1/child
Ages 1-10 yrs.

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

1-3 yrs. (back of the CDC)

4-6 yrs. (front of the CDC)

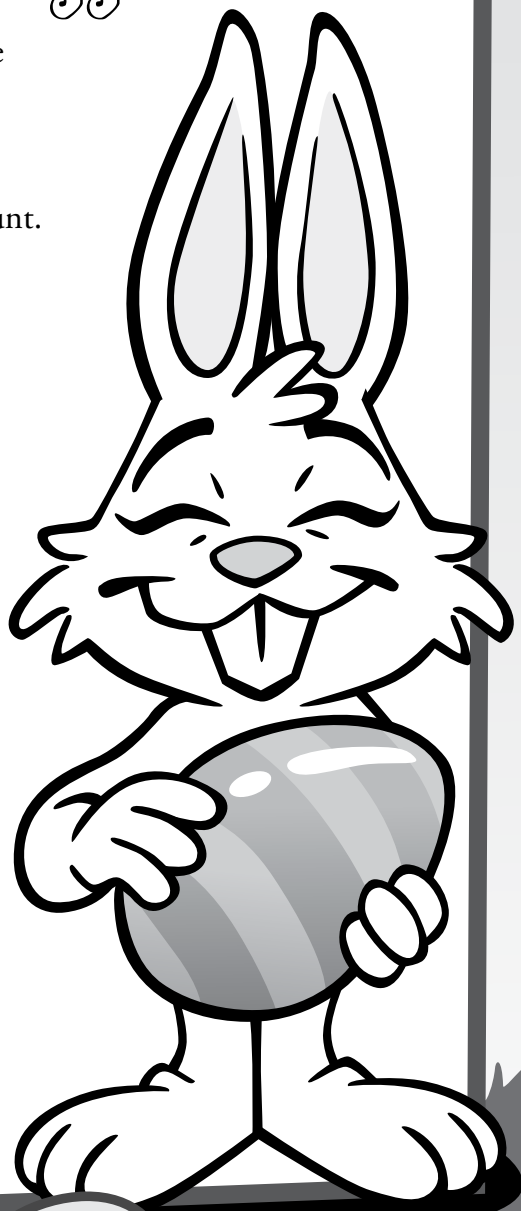
7-10 yrs. (Swim Center)

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

Saturday - April 7
9:30 a.m.

Swim Center Plaza

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Circle C Landscape

Establishing Water Wise Landscapes

Submitted by Susan Hoover

One of the goals of the Circle Homeowners Association is to work with the community on water conservation, both in terms of the extensive commons areas and individual homeowner yards. For 2012, Circle C Landscape will be continuing and improving our overall standard practices to encourage even more water savings than we previously have had. For example, we will be looking to install drip irrigation at key locations, install rockwork/suitable hard-scape in areas that are difficult to irrigate or waste water (i.e. median tips), tree installation, and of course using mulch.

The Architectural Control Committee spent several months this fall researching and developing a set of Front Yard Landscape Guidelines to assist homeowners in setting up water wise landscapes. The full set of guidelines may be accessed at www.circlecranch.info. If you are planning to change your landscape substantially from its original plan, you are required to submit a new plan to the ACC for approval prior to implementing your project.

THE GUIDELINES STRESS THE FOLLOWING ELEMENTS:

- get a tune up to your irrigation system
- utilize drip irrigation when possible. This is a big saver of water and a TCEQ licensed irrigator can convert your system to drip for beds and other locations.
- use of rain barrels in the back yard is encouraged.
- proper plants and trees. You can find many varieties on the City of Austin Grow Green list. Be sure to understand enough about the plant (i.e. sun vs. shade, mature height, deciduous or evergreen) to place it in the correct location
- enlarge mulch beds under established trees. This helps the tree roots stay cooler during the hot summer. Add a boulder or rock design and you will have a nice looking way to help your trees.
- use curved and organic bed shapes, plant tall plants at the back, short plants at the front

(Continued on Page 15)

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(Restrictions may apply, offer valid only in the month of March on high efficient (14 Seer and above) systems purchased from Bishop's from March 1st thru 31st 2012. Must be complete system; furnace, condensing unit, evaporator coil, and all associated parts and supplies needed. Permit fees and tax are not included in this offer.)



- Get your maintenance contract now for your spring check up!
- A maintenance contract entitles you to the following:
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Circle C Landscape- (Continued from Page 14)

- limit flowers to flower pots that can be hand watered
- eliminate St. Augustine turf. You can replace it with a drought tolerant grass such as Bermuda for full sun, or Pallasades zoysia for sun to moderate shade.
- limit front yard turf to less than 50% of the front yard. Install turf next to hard areas such as driveways and sidewalks to assist with erosion control
- utilize natural rock or decomposed granite in areas to create dry creeks. However, this approach must be used selectively.
- pathways should meander organically and may be composed of flagstone, decomposed granite, rock or concrete. Pathways must be professionally constructed and have edging if they are made of granite.
- side strips between curb and sidewalk may be flagstone or granite with flagstone.

Remember: Turn your plan in for approval prior to doing any work!



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CIRCLE C SWIM CENTER UPDATE

Submitted by Brandon Ducote



The 2012 pool season is ramping up and we would like to update you on what's going on at the Circle C Pools! This will be our inaugural year for the New Community Center Pool and we are very excited to provide residents with this spectacular amenity, which offers a beach entry with bubblers, a shallow water deck lounge, spray deck with multiple play features, and a large slide that's over 100ft long.

NEW COMMUNITY CENTER POOL

The new recreation pool and spray ground will open on the weekends starting May 5th. Pool hours will be:

Saturday and Sunday
10 a.m. - 6 p.m.

For information regarding reserving a party, please visit our website at www.circlecranch.info or call our Aquatics Coordinator at 288-6057.

SPRING SWIM LESSONS

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.

(Continued on Page 18)



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CCHOA News

Circle C Swim Center- (Continued from Page 16)

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!

ADVANCED LEVEL SPRING CLINICS – INSTRUCTOR-COACH HAYLEY

Sat. & Sun., 11 a.m.-12:30 p.m.

\$35/\$45 for a single day

\$60/\$75 for two consecutive days
(1 weekend)

March 31 & April 1 April 21 & 22

April 7 & 8 April 28 & 29

April 14 & 15

(one of these dates will be cut for
the Select Team Long Course April Meet-TBD)

It is required that all swimmers be evaluated prior to registering for classes. Swim evaluations are free, and no appoint is necessary. The child will swim for less than five minutes, and we 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

(Continued on Page 19)



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Circle C Swim Center- (Continued from Page 18)

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.

PRIVATE AND 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.circlec ranch.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.

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 12-16, 2012

Sunday

Closed

Monday-Friday

Lap Swim Only: 6 - 10 a.m.

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

SPRING HOURS

MARCH 17 - MAY 30, 2012

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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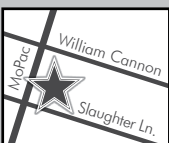
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Call Kevin Scragg, your **Circle C** neighbor, at **(512) 529-8763** to see any home on the market and for all leases!



Hi Circle C! Three months ago I wrote in the newsletter that the market was turning into a seller's market in many cases in Circle C home sales. That has come to fruition with practically all of my listings going under contract with multiple offers! All of my sellers took advantage of having me stage and/or make renovation suggestions to them for free. This saves them time and money. If they *still* wanted consultation with a staging company, we can handle that too! This Spring is going to be an absolute feeding frenzy in Circle C, as there are still tons of buyers out there from the Winter and the Spring rush still hasn't started. Interest rates are at 3.50% to 3.75% and it is forcing buyers to make decisions in real estate. 15 year notes are at 3.00%!! Give me a quick ring if you would like me to professionally market and sell your valuable



John's "Sell" phone is **(512) 970-1970!**

Call John Squires for an easy appointment to provide you with a free, no-obligation market analysis on your valuable Circle C Ranch home. John offers move-up and move-down plans to fit your specific needs. We provide FULL marketing of your home with flexible commissions and NO hidden fees. Go to SquiresTeam.com to view all of John's listings and virtual tours.

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#10 team in Austin out of Austin's "Top 50" teams. Austinite since 1963.

SquiresTeam.com



7314 Seneca Falls Loop—**"SOLD!!"** with 18 showings and 4 offers in 2 days! \$8,000 over list price. Beautiful white stone on greenbelt!



5106 Ginita Lane—**"SOLD!!"** with 2 offers the first 4 days! Gorgeous cul-de-sac with large back yard. Upgraded!



6608 Antigo Lane **"SOLD!!"** Custom-built 1-story in Avana of Circle C. Sold the buyer's original house through a move-down plan to build a smaller house.

6609 Nubian **"SOLD!!"** with 2 offers in 5 days! Beautiful 1-story backing to greenbelt with wood floors, game room up, loaded!



SquiresTeam.com



Owner Steve Dean and Fitness Director Justin Fox are excited to announce the new Anytime Fitness that is opening soon at the intersection of FM1826 and Hwy 45 (south Mopac), next door to JD's Market. Justin has worked and trained for over 5 years in the South West Austin area and has put together one of the best training departments in town. The gym Steve is building is state of the art, 24 hour access, and so close to home you couldn't ask for a better place to set and reach your fitness goals. Expect the gym to be open near the end of March 2012, but memberships are available now! Just contact Justin, 512-810-2084- justin.fox3@yahoo.com, or Steve, 210-428-3031- stevedean41@hotmail.com. With classes, fitness programs, personal training, great equipment, a great atmosphere, and friendly familiar faces, Anytime Fitness can't wait to be your local fitness connection!

At the Squires Team, we believe in community involvement and giving back to the neighborhood that has contributed to the Squires Team's success for so many years. Back in 1999, John came up with the idea of "Professional Profiles In Circle C Ranch", where he would advertise for a new, old or up-and-coming business in the Circle C area for FREE. Absolutely no cost to the business being advertised. Doctors, hair stylists, computer repair people, baby sitters, restaurants, professional writers, absolutely anyone in Circle C. Justin Fox is a friend of mine and a personal trainer that is opening a new gym close to Circle C. Look to the left for the gym's address and completion timing! This is going to be fantastic, being so close to the neighborhood for busy, working parents, shift workers, just about anyone looking for a great, quick work out from one of the best trainers/gyms in Austin!

No one works harder or smarter to help you sell or purchase your valuable Circle C properties. What we do for you.

- 1) An HONEST and ACCURATE pricing strategy for your home.
- 2) Professionally stage your home for you at no cost.
- 3) Offer professional handyman services from minor repairs to entire home renovations.
- 4) Offer professional landscape services from curb appeal to entire yard transformations.
- 5) Professional marketing using an \$8,000 digital camera with 4 lenses and software to provide the cleanest sharpest pictures available for internet and flyers.
- 6) Provide a list of different strategies/facets to advertise your home for maximum marketing exposure to the world as quickly and completely as possible.
- 7) Offer generous move-up and move-down plans to fit every families needs.
- 8) One point contact at (512) 970-1970 so there is no "big team" confusion, mixed signals or missed deadlines.
- 9) Insure a smooth, successful transaction start to finish.
- 10) Negotiate moving schedules/timing/ leasebacks to insure no hassles or disrupted transitions.

Call John and he can work with you as quickly or slowly as need be to help you with your moving process. SquiresTeam.com is the #1 "House-Sold!" name in Circle C Real Estate with 350 +/- homes sold!



(512) 970-1970 is John's "sell" phone. Call him directly any time!

Park West HOA News

Park West HOA News (Specifically for Park West Residents) *Submitted by Dorian de Wind*

MESSAGE FROM THE BOARD

Election of Park West HOA Board Members

At the February 7 annual meeting of the Park West Homeowners Association, the membership voted for the election of two new directors for a three-year term and one director for a one-year term.

The following Park West residents were elected by acclamation: Jan Stephens, Margaret Hudson and Linda Bal.

HOA President John Lowe resigned and Director Jack Robinson did not seek reelection. Bernadette Tasher and Michael Harris are continuing into their terms.

The "new" Board of Directors thanks John and Jack for their selfless and outstanding service to the Park West community.

LANDSCAPER NEWS

January was warmer than normal with very few temperatures at or below freezing. We did get six to seven inches of rain. Mostly January was a routine month where we continued to pick up leaves, cut back plants and clean up yards of winter debris.

Pearson Landscape Service was awarded "Vendor of the Year for the Greater Austin Area" by D.R. Horton, a national builder.

The board agreed to a \$400 add-on expense for us to improve the soil chemistry in Park West. We will be adding gypsum to help lower the pH and to loosen up the soil to allow for better circulation of air and water in the root zone. The gypsum also helps wash the chemistry of soil of sodium which allows for better utilization of micronutrients and macronutrients by the grass and plants. High mineral content occurs due to the high use of irrigation water in a drought and low precipitation or washing with rain. The biology of the soil works better at lower pH, 6.3. We have higher pH soils in Austin due to the hard water, primarily calcium. We will be aerating and applying the gypsum the first week of February. We have aerated Park West each spring for the past five years at no expense to the Park West Community; a \$2,500 value per year.

After two weeks, we will add an additional fertilizer to the normal pre-emergent and put down a fertilizer called "K Mag." This will greatly enhance the soil's ability to provide for the grass. Our main objective is to get the grass ready as early as possible for what could be another difficult summer; that is, primarily fill in the grass where areas were burned, grow strong root systems and enhance and optimize soil.

Thank you. Scott Smith, Pearson Landscape Service

WARRANTY ON PARK WEST WINDOWS RUNNING OUT

As a result of diligent research by Michael Harris and follow-up by Fran Greve, we have learned that there may still be time for some Park West homeowners whose homes are less than 10 years old to replace double pane windows that have broken seals and are fogging.

Both Michael and Fran had windows that were still under the 10-year warranty replaced last year. Their contact has been Jose Torres. According to Michael:

After a few weeks of digging I found the glass manufacturer, who referred me to General Aluminum (GA on latches) who informed me of the ten-year warranty on their window product. They referred me to Stock Supply who referred me to Jose Torres 512-748-3029. Jose came out and confirmed the manufacture date, ordered the glass under warranty and charged a fair price for installation which is not covered by General Aluminum. A very professional young man who comes when he says he will come. I now have a new clear window in the bedroom. Tell him Michael sent you.

Those who have such window problems and whose windows are still less than 10 years old, please hurry.

ABOUT OAK TREES -- AND OAK WILT

Mike Jordan, a Marine Corps veteran and a columnist for the Oak Hill Gazette (he writes the "Have You Heard" column), is the Operations Manager for Veterans of Foreign Wars Post 4443 situated on nine acres of beautiful Hill Country wooded land. Thus, Mike

(Continued on Page 23)



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Park West HOA News- (Continued from Page 22)

knows a "little bit" about trees, especially oak trees -- and Oak Wilt.

Since we have so many oak trees in and around Park West, the following article written by Mike for the Gazette should be of interest to our residents, and is provided for general information only. Since we live in a community managed by a Homeowners Association with common property and bordering on city parkland and other common property (Lot 103), if you detect Oak Wilt you should contact the Board and/or Pearson Landscape Service before taking any action.

Now, "About Oak Trees -- and Oak Wilt":

Oak Wilt has become a real threat right here in Oak Hill. I met with a Texas Forest Ranger last week and we walked over the nine acres where I work. I had noticed a few sick trees several months earlier but when we walked over the property we found over 100 trees infected and dead or dying. Oak Wilt is one of the most destructive tree diseases across the United States and it is destroying trees in Central Texas at epidemic rates. All oaks are susceptible to the disease, including red oaks, white oaks, live oaks and more. Once a tree is infected, it is nearly impossible to stop the infection and measures should be taken to prevent adjacent trees from being infected. An infected tree will lose its leaves and will likely die within six months. Besides losing their leaves, there are other symptoms to look for to identify an infected tree. One method is to examine the leaves of a tree. If the leaves have

an obvious fishbone pattern or are a pale green, or brownish, then the tree is in jeopardy or is already dying. If the bark is loose and easily peeled off by hand, the tree is likely infected.

If you detect Oak Wilt on your property, to protect spreading, surrounding trees can be injected with a virus-killing fluid. This can be an expensive process if one uses a tree specialist. However, anyone can purchase the fluid used to inject the trees and an injection kit can be purchased and one can treat the trees at a much lower cost. Adjacent trees for a radius of about 100 feet should also be injected, even if they appear healthy. If the infection has taken a strong hold on your property, additional spread can be contained by trenching around the group of infected trees. The trenches need to be about four feet deep to prevent spread via the roots.

There are some common beliefs about Oak Wilt that are not true. For example, I always believed that a dead Live Oak tree was still capable of infecting other trees. The fact is, once a tree is dead, if seasoned, it can do no more harm. It can be cut down and stacked to use for firewood and will not infect other trees. This is contrary to what I had always heard. For more information, call Eric Beckers, a Texas Forest Ranger who specializes in Oak Wilt and he will tell you what you need to know and even visit your property to help you with a

(Continued on Page 24)



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Park West HOA News

Park West HOA News- (Continued from Page 23)



Scoop the Poop

plan. Contact Ranger Beckers at 339-3772 or email ebeckers@tfs.tamu.edu. For extensive information, go to www.texasoakwilt.org. When you reach the web site, look on the left of the page and click on "For Professionals" and you can access a short video that shows the treatment process. Also on that web site, you will find how you can get tree seedlings at a very low price to plant new trees. The seedlings are for local trees that can survive the heat and drought conditions found in our Oak Hill area. I hope you don't take this tree disease lightly; when I was a kid there was a tree disease called Dutch Elm Disease and it wiped out nearly millions of elm trees in the US. Let's keep Oak Hill beautiful.

SCOOP THE POOP, PLEASE

We are getting an increasing number of reports about pet owners not picking up their pets' poop.

Park West HOA Rule 5 says: "Pet owners must pick up and properly dispose of their pet's waste both on private and public property."

Austin City Ordinance § 3-4-6, DEFECATION BY A DOG OR CAT says: "An owner or handler shall promptly remove and sanitarily dispose of feces left on public or private property by a dog or cat being handled by the person, other than property owned by the owner or handler of the dog or cat." The potential fine for such an infraction is up to \$500.

Appealing to our common sense and sense of responsibility, the City also says:

"Pet waste is more than smelly and unsightly, it pollutes our water! Pet waste left outdoors is flushed into the nearest waterway when it rains. This waste contains disease-causing bacteria and viruses that are harmful to pets and humans, particularly children. Pet waste is not limited to dogs – the waste all pets, including cats, deposited outdoors should be disposed of properly."

Finally, several Park West residents, appealing to common courtesy and mutual respect, ask everyone to please scoop the poop. It should not have to be up to other good neighbors such as Tom Jenks and Leigh Prieto to clean up the poop, as they are seen in the photo picking up numerous piles of large dog poop at the West Mail Center.

EDITOR'S NOTE

Taking some editorial liberty and privilege, your column editor would like to thank outgoing President, John Lowe and outgoing Director Jack Robinson for their dedication and for their outstanding and successful efforts to make our community a better place to live and to wish them Godspeed. Finally, your editor hopes he speaks for the entire community in wishing our continuing and incoming Board members equal success.

SEE YOU IN APRIL

Please contact Dorian de Wind at ddewind@austin.rr.com by March 5 with your inputs for the April edition of your Park West column.

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INCREDIBLE TIME TO SELL IN CIRCLE C!

The real estate market is moving at a rapid pace and homes are selling for asking price or better if they are priced correctly and staged well. Goldwasser Real Estate recently listed a home in Circle C North and priced the home at the top of the market, \$148 per square foot. The sellers followed the Goldwasser Advantage Listing System and within 8 hours of hitting the market they had a full price cash offer. Wanting to continue to give them the best opportunity to get closed, Broker Chad Goldwasser decided to still hold the home open that weekend both Saturday and Sunday. With 34 groups of homebuyers through the open house, he was able to produce 2 back up offers for his clients. This kind of activity is becoming the norm for Goldwasser's Circle C

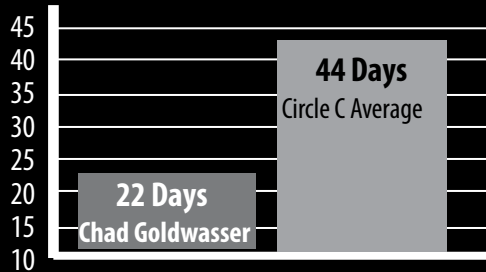
Ranch listings. Chad Goldwasser has been a Circle C resident for the past 12 years and has been selling homes in the area ever since he moved here. In his 12 years experience, Goldwasser states that he has never seen the inventory as low as it is right now in Circle C. Couple this with history making interest rates, an incredible demand, and the growing amenities in the area and you have a formula for strong prices throughout 2012. The people that are looking to move to the area are just waiting for the right home to come available. Many Goldwasser Real Estate listings are selling before there is even a sign in the yard because of Chad's large network and pool of buyers. Call Chad Goldwasser today if you are looking to move and find out about the proven effective Goldwasser Advantage Listing System!

Chad Goldwasser sells homes in Circle C

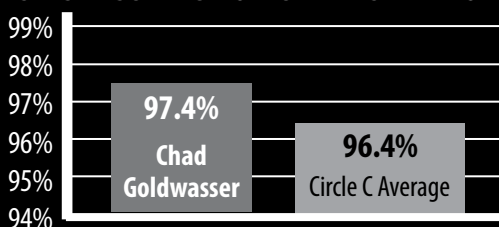
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Clubs & Announcements

Adoption Coalition of Texas

Submitted by Murray Chanow



Bianca is an amazing child and is hoping for a Forever Family that will take care of her unconditionally. She loves to smile and laugh. She likes Tinkerbell and other Disney characters. She has beautiful, long hair and enjoys having someone brush it for her.

Bianca has started to draw and color using hand-over-hand guidance by her caregivers. She receives occupational, physical and speech therapy at school. She requires 24 hour care and supervision due to her special needs. Bianca needs a family that will take care of her and love her forever.

For more information about Bianca, contact at the Adoption Coalition of Texas at (512) 301-2825 or info@adopttexas.org.

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* a \$99 value. All services provided by Dr. Tuan Pham, a general dentist.

South Austin Mystery Book Club

Submitted by David Schieck

If you love a good mystery story, come join us once a month at the South Austin Mystery Book Club. We meet on the 3rd Tuesday of each month, at 7:30 pm, at the Sunset Valley Barnes & Noble on Brodie Ln.

In the coming months we will be reading: Wobble to Death, by Peter Lovesey, Bury Your Dead, by Louise Penny, and Cup of Ghosts, by Paul Doherty.

If you have any questions please give David a call, 301-4914.

MOMS Club of Austin Southwest

Submitted by Kim Gallant

Are you new to the area or a new mom who wants to get out and meet new people? We're a friendly, active support group just for you, the stay-at-home mom. We are the International MOMS Club with a chapter in your neighborhood. We offer a variety of activities, play dates, outings, educational speakers and most importantly, support. For more information, email swaustinmomsclub@gmail.com.

PERSONAL CLASSIFIED

For Sale: GRAND PIANO - Black - This is a beautiful ebony 5 foot 9 Kohler and Campbell piano. It includes the matching bench seat and also has a built in player and speakers. This piano will add that 'wow' factor to your home. I need to sell as I have two grand piano's in my dining room at the moment! To take a look at it, please call (512) 382 0728. asking \$7000.

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@circlec ranch.info.

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julianickerson.com/event

2012 Dates

January 26

March 22

May 24

September 27

October 25

Clubs & Announcements

CIRCLE C TENNIS CLUB

Submitted by Fernando Velasco, General Manager, Circle C Tennis Club.

CIRCLE C MANAGER/DIRECTOR OF TENNIS GIVES ADVICE ON HOW TO PLAY TENNIS

In the previous issue, I answered questions on how to begin to play tennis. In this issue, I will answer questions regarding proper equipment.

Q: I am an adult and I have some rackets in my garage that I used to play with. Can I begin playing with the old racket?

A: Unfortunately tennis rackets only last so long, especially if they have not been used for a while. The fibers of the materials that they are made of will eventually get weak and crack. The strings also have a short life span and more than likely, are “dead”. Usually players replace their strings yearly based on how many times they play per week.

Q: If that is the case, which racket should I consider buying?

A: Buying a tennis racket is like purchasing a pair of shoes. Most clubs and city courts have demo rackets available for the player to experiment with. The size of the grip will depend on how big your hand is. The weight and thickness of the frame will depend on your style of play. Grips range in sizes from

4” to 4 5/8” in diameter and weights vary from 8oz to 12.5 oz. The size of the head of the racket ranges from 95 sq in to 128 sq in. Beginner players usually prefer large head rackets and light weight. Advance players, prefer small head rackets and with more weight.

Q: How much should I spend on the racket?

A: Sporting good stores have a wide variety of rackets that range from \$49.00 to \$129.00. Tennis Clubs, usually have rackets that will fit from beginner players to advance players. Most Clubs will carry reasonable priced rackets for those just getting started, all the way up to the ones being played by most of the professional players. These will range in price from \$120 all the way up to \$310, plus stringing.

Q: If racket is unstrung, what strings should I use?

A: Strings vary according to the personal style of play of the person. Strings range from synthetic nylon to gut strings. Prices will vary from as low as \$25 to \$55 with the labor included. I recommend strings that are durable and but yet forgiving as to not injure the player. More advanced players will use

“hybrid” stringing patterns, which combine a durable string with a softer string for control. Q: What tension is best for me?

A: Most frames have a suggested range of tension. For new rackets, I usually recommend using the “average” recommended tension. For example, if the manufacturer recommends the range from 55 to 62 lbs, I recommend 58 lbs for the first stringing job and make adjustments later on to fit the style of play. Lower string tension, increases power on the player, while higher string tension, provides more ball control. Our goal is to find a good “happy medium” that will combine both options.

If the Tennis Club or Tennis Center has demo rackets for you to try, I recommend experimenting with different rackets in the “family” of your style of play. The tennis pro should be able to offer you insight advice as to which racket is the most suitable for you.

In the next issue, I will answer some questions about clothing equipment and what I feel are the most appropriate tennis shoes to wear. Until then, go and demo some rackets and start enjoying the “sport of a lifetime: Tennis”.

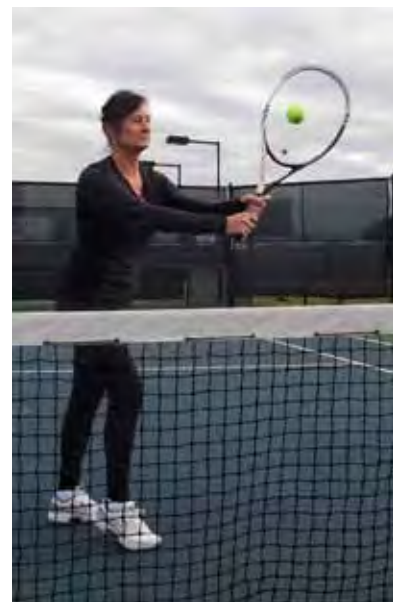
TENNISTIP BY CIRCLE C MANAGER/DIRECTOR OF TENNIS

The Backhand Volley

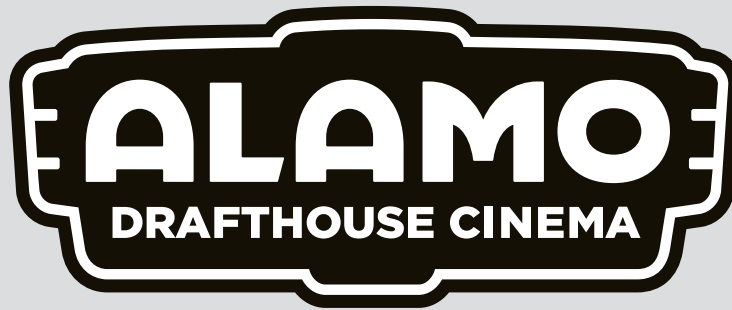
There are two types of hitting the backhand volley. The picture on the left shows Fernando hitting the ball with his right hand, using the “continental grip”. The head of the racket is slightly opened to give a little slice on the ball. The picture on the right shows student Jean Backus Carpenter using both hands on the racket thus allowing the left hand to do most of the power and control. In both cases, the right shoulder is leaning into the point of contact and the opposite foot is in front. Also, the picture on the right shows the proper attire to wear on a cold day. This will keep the body warm and muscles moist thus avoiding injuries.



One-hand backhand volley



Two-hand backhand volley



Alamo Slaughter Lane OPENS MARCH 8th

You are exclusively invited to attend the Alamo "Sneak Preview" event leading up to the opening: March 4, March 5 and March 6

\$2 movie tickets for the "Sneak Preview" available ONLINE ONLY beginning February 22nd, on a first-come, first-served basis. (Hurry, they sell out fast.)

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Enjoy half-price food and full-price alcoholic beverages!

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draffhouse.com



Slaughter Lane Alamo will be offering all of your Alamo favorites like Sing-Alongs, Quote-Alongs, Feasts and Master Pancake Events. Visit draffhouse.com for events and listings.

Reserve the Alamo for your next event!

From birthday parties to office meetings, the Alamo Cinema & 400 Rabbits bar are the perfect venues for your event! Rent out a theater and customize your show with specialized or themed menus, for breakfast, lunch or dinner. (Capacities vary from 32 to 134 people.)



The 400 Rabbits OPENS MARCH 8th (inside Alamo Slaughter Ln.)

**Craft tequilas, signature cocktails, fine wines,
select beers and authentic mexican food.**



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Clubs & Announcements



HOPE4JD

HOPE→SUPPORT→RECOVERY

Mission: To provide HOPE for families of children suffering from a hypoxic and/or anoxic brain injury through financial and recovery based support services.

Join us for the 2nd Annual GOLF4JD Tournament

Monday, April 23, 2012

**Grey Rock Golf Club
7401 Highway 45
Austin, Texas 78739**

Registration – 11:00 a.m.

Shotgun Start – 12:00 p.m.

Entry Fee - \$150/player

**Sack lunch & Dinner
included**



Visit www.HOPE4JD.org
to **REGISTER** and view the
SPONSORSHIP opportunities

- Silent Auction
- Gift Bags
- Longest Drive
- Closest to the Pin
- Other contests & games
- Prizes for 1st, 2nd, and Last Place

If you have any questions, please email
ronda@hope4jd.org.

WE NEED YOUR SUPPORT!

Hope4JD is a 501(c)(3) nonprofit public charity organized to support families and caregivers of children up to age 21 who suffer a hypoxic/anoxic brain injury. Cerebral hypoxia refers to a reduced supply of oxygen to the brain cerebral anoxia refers to a complete lack of oxygen to the brain. Causes of HAI are as follows:

- | | |
|-----------------------------|--|
| -Respiratory arrest | -Electrical shock |
| -Drowning | -Heart attack |
| -Brain tumors | -Heart arrhythmia |
| -Extreme low blood pressure | -Carbon monoxide inhalation |
| -Poisoning | -Choking |
| -Compression of the trachea | -Suffocation |
| -Illegal drug use | -Respiratory conditions which interfere with proper breathing. |

Families of children who suffer an HAI event often have limited knowledge of available resources and are suddenly faced with a life changing event. HOPE4JD will provide specific resources to the families such as Care Packages, Hope & Recovery Binders, and financial assistance for recovery based therapies and daily living support.

Please visit www.hope4jd.org for more information regarding our organization.

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- ★ **Cheer on your local High School as they compete in Rib Eating Contest!"**

Monday March 5th

6:30 - 9:00 PM

Rib Eating Contest 7:30 - 7:45 PM

- ★ Round Rock I-35: Round Rock High School
- ★ 620 Four Points: Vandegrift High School
- ★ 360 South: Westlake High School
- ★ 183 North: *Defending Champions* Anderson High School
- ★ **Former Longhorns & current NFL players will serve as honorary "Rib Eating Coaches"**
- ★ Help local high school teams as they compete for the **"Rudy's Golden Rib Trophy"** for most ribs eaten!
- ★ High school contest 7:30- 7:45 PM.

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locations

Clubs & Announcements

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can't hear you.**



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IMPROVING THE IRS

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**Don't want to wait
for the mail?**

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

Seton Southwest Hospital Goala

Submitted by Melinda McKenna

Fundraising Event to Help Bring State-of-the-Art Equipment to
Seton Southwest Hospital

An unforgettable evening of live music, games, delicious food and
unique auctions awaits you on Sunday, April 29th at the 2012 Seton
Southwest Goala. This year's Goala will be held at the Terrace Club
in Dripping Springs, 2600 East Highway 290, from 6 to 9 p.m.

Some of Austin's most elite athletic legends will be there, including
Olympic swimming champion Garrett Weber-Gale.

By becoming a sponsor, not only will you have an opportunity
to enjoy a wonderful event, but you'll also help Southwest Austin's
own area hospital better serve the community. Proceeds from
the Seton Southwest Goala will go toward the purchase of digital
mammography equipment – the very latest in technology designed
to help detect breast cancer.

Won't you help Seton Southwest further enhance the quality care
it provides its patients?

For more information on how you can become a sponsor, contact
Terry Lord at setonswgoala@gmail.com or Allison Cook at (512)
324-3005.

TAX PREP 101

Compliments of Dan Reagan & Beth Thompson
SERVING AUSTIN'S LENDING NEEDS

Tax forms will be in the mail soon, and it's time to get organized for the federal income tax season.

Start by scheduling—and committing to—a time to work on
your taxes. Gather all the appropriate forms, from W-2s for
reporting wages to 1098s for deducting interest and taxes,
and any applicable receipts you have and place them in a
central location. Next, it's important to understand what
tax changes have taken place.

Among the changes in 2011, those with Flexible Spending
Accounts (FSAs) could no longer use pretax funds to
pay for many over-the-counter medications. Energy tax
credits for homeowners saw the credit amount shrink to
a maximum of \$500 per taxpayer per lifetime. To learn
more, visit www.irs.gov.

Now that you've done your homework, it's time to sharpen
those pencils and get started! Stick to your tax time
commitment and start filling in those forms.

FOR EXTRA CREDIT:

It's not too early to meet with your tax advisor and financial
planner to determine strategies for next year's taxes.

At Cornerstone, we are fortunate to work with some of the
best financial planners and CPAs in town. Please contact
us if you would like a referral.



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professional financial advisor prior to acting upon the information contained herein.



SHOW OFF YOUR SUPER HERO

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.



GIRL SCOUT TROOP 1222

Submitted by Mayra Lopez

Girl Scout Troop 1222 were active volunteers caring for rescued pets at Austin Pets Alive. Way to go, Troop 1222!

DAISY TROOP

Submitted by Sarah Colby

The awesome members of Daisy Troop 1636 made Valentine cards for kids in area hospitals this week.



BUSINESS CLASSIFIED ADS

WEBSTER HANDYMAN SERVICE. Small to Medium size jobs around the home or office. General repair projects that you don't have time to do. Minor plumbing, Minor Electrical, Ceiling Fan installation, Garage Door Openers, Pressure Washing, Furniture & Playscape Assembly, Cabinet Hardware Installation, Blinds and Draperies Installation, Misc. Odd jobs. Your Circle C Neighbor. Call Ralph after 5pm @ 845-9104 or 291-6566. Email rewebster@austin.rr.com.

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DOG POOPER SCOOPER/CAT LITTER BOX SERVICE
Love your dogs and cats but hate the mess? DoodyCalls can help! Pet waste is not only a nuisance but also contaminates our watershed, transmits disease and attracts rats. Service starts at \$9.99 per week. Call 512-900-9020 or email austin@doodycalls.com.

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

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

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News You Can Use

Travis County Master Gardeners Events

Submitted by Bonnie Martin

FIREWISE LANDSCAPING

March 24, 2012, 10am-12pm

**Austin Fire Department Training Center
4800 J. Shaw Lane, Austin, TX. 78744**

The wildfires of 2011 underscores the importance of landscaping for fire safety. This informative seminar will help you understand the Wildland Urban Interface, learn how to improve your homes survivability should a wildfire occur and the benefits of early evacuation. Fire professionals from the National Fire Protection Agency, Texas Forestry Service and Texas Agrilife Extension Service will lead you through a series of visual presentations and interactive discussions to arm you with the tools you need to help protect your home and your family from wildfire. Seating is

limited and reservations are required. Signup at: <http://travis-tx.tamu.edu/horticulture/> and click on seminar registration. Empty, reserved seats will become open seating at 9:50 am. 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. www.tcmastergardeners.org. For information, call (512) 854-9600.

with an increased blooms. Learn when to fertilize which plants, which plants to pinch back and other tips from a pro. 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. www.tcmastergardeners.org. For information, call (512) 854-9600.

PREPARING YOUR LANDSCAPE FOR SUMMER

Thursday, May 17, 2012, 10am-12pm

**Travis County AgriLife Extension Office
1600 B Smith Rd., Austin TX 78721**


There are numerous things you can do yourself to ensure healthier, bushier, plants




LeRoy Nellis II

CEO / Realtor

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LeRoy Nellis II

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EMPOWERING CHILDREN THROUGH MEDITATION

Learning Mindful Awareness Can Benefit Your Children For A Lifetime

All twenty-two children lay quietly with their eyes closed, their yoga mats arranged in a circle like the petals of a giant, multi-colored flower. Some are restless, distracted by the flickering candles in the center of the circle, but even the 3-year-old is participating.

The teacher gives instructions in a soothing voice, and the children imagine themselves going through a door that leads to the ocean. They listen for the sound of the waves, slow and rhythmic, like the sound of their breathing. After they have fully relaxed, the teacher tells them to come back through the door, and they start awakening by wiggling their toes. They sit up straight, place their hands over their hearts and bow to one another.

These young students in Avery Ranch are not the only kids spending time in meditation. Meditation can take different forms, but is basically a state of mindful awareness or attention to the present moment. Though commonly associated with Eastern religious practices, meditation itself is not religious in nature and is used by people of all walks of life.

Parents, teachers and researchers are discovering how meditation can relax children and help them thrive in life and academics. Studies

abound on the benefits of meditation for adults, and recent research is beginning to confirm that benefits extend to children as well.

STRESS REDUCTION AND MORE

Psychotherapist Gina Biegel has studied the impact of meditation on teenagers and found that it does in fact decrease anxiety and depression. Her eight-week study of over 100 teenagers even found improvements in sleep patterns and changes in medication use. "We tend to be going-going-going all the time," says Biegel, who practices at Kaiser Santa Teresa Hospital in San Jose. "We need to take a moment and not feel the need to do-do-do all the time."

The benefits of meditation go beyond stress-reduction. Meditation can help kids understand that feelings are okay, build confidence and establish closer relationships.

Nancy Brady has taught meditation to kids for the past seven years. She was able to use meditation to enable 8-year-old Joey to handle his grief after his grandmother passed away. Brady helped Joey "visit" his grandmother, and he was able to tell her that he missed her and loved her. Afterwards, he was no longer sad.

(Continued on Page 38)



Kids Campus

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infant toddler

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News You Can Use

Empowering Children Through Meditation- (Cont. from Page 37)

"It enriches my life to watch a child establish strong inner connections that strengthen his or her abilities in school and will continue to grow through life," says Brady. "I like knowing that children have a more complete set of tools—beyond anger and frustration—to live the best life they can."

SHARING MEDITATION TOGETHER

When a parent and child experience meditation together, they can enjoy the benefits while also creating a special bond with one another.

Moms-to-be can even use yoga and meditation to bond with their unborn babies.

"You are connecting with the soul of your baby in utero. It's a feeling of connection, of oneness with your child inside of you," says Mallika Chopra, author of two inspirational books for moms, and daughter of spiritual guru Deepak Chopra. For her, meditating during pregnancy was a beautiful and magical experience.

Whether children experience meditation with a parent or on their own, the benefits can last a lifetime.

"Meditation is a precious gift that your child(ren) will have for their entire lives," says Chopra. "It's something they will always have at moments of stress and frustration, and when they want to be at a (more balanced) place."

TRY IT! THE FROZEN POPSICLE MEDITATION

Have your child lie down in a comfortable position and lead her through this simple meditation: Imagine that you are a frozen popsicle. Even if you wanted to, you couldn't move your fingers or toes. Be as still as possible. Think about being cold, and see if you can make yourself feel cold. Tense all of your muscles as if you are really frozen. Now, defrost yourself little bit by little bit, becoming more and more floppy until you feel like a melted Popsicle puddle on the floor.

FOR OLDER KIDS & ADULTS

Count your breaths as you slowly inhale and exhale. Count one to ten, and start over whenever you find yourself distracted. This will help you stay calm and focused. It's also a great way to fall asleep!

Sugandha Jain is the Director of Accreditation at Kids 'R' Kids Learning Academy in Avery Ranch

BY SUGANDHA JAIN

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RESULTS



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Austin Real Estate Partners' Market Report 5 Year Annual Sold Price Per Sq. Ft. Appreciation Rates

SW Austin Neighborhood	2007	2008	2009	2010	2011	Percent Change Since 2010	5 Yr Annualized Appreciation (Depreciation) Rate
Barker Ranch	\$ 109	\$ 101	\$ 104	\$ 108	\$ 99	(8.26%)	(2.28%)
Belterra	\$ 111	\$ 108	\$ 100	\$ 101	\$ 104	3.18%	(1.62%)
Circle C Ranch	\$ 122	\$ 121	\$ 115	\$ 116	\$ 119	2.39%	(0.64%)
Heights at Loma Vista	\$ 123	\$ 126	\$ 123	\$ 115	\$ 113	(1.65%)	(1.98%)
Highpointe	\$ 106	\$ 99	\$ 95	\$ 96	\$ 95	(0.60%)	(2.53%)
Ledge Stone	\$ 108	\$ 104	\$ 89	\$ 94	\$ 100	6.64%	(1.79%)
Legend Oaks	\$ 114	\$ 112	\$ 115	\$ 116	\$ 112	(3.79%)	(0.50%)
Maple Run	\$ 108	\$ 109	\$ 110	\$ 111	\$ 105	(5.78%)	(0.76%)
Meridian	\$ 120	\$ 117	\$ 114	\$ 121	\$ 119	(1.56%)	(0.19%)
Oak Creek Parke	\$ 100	\$ 98	\$ 98	\$ 100	\$ 106	6.81%	1.57%
Sendera	\$ 108	\$ 113	\$ 112	\$ 113	\$ 109	(3.97%)	0.31%
Shady Hollow	\$ 119	\$ 118	\$ 113	\$ 110	\$ 112	1.95%	(1.35%)
Villages at Western Oaks	\$ 122	\$ 121	\$ 117	\$ 117	\$ 115	(1.74%)	(1.43%)
Western Oaks	\$ 124	\$ 122	\$ 122	\$ 120	\$ 118	(1.89%)	(1.14%)
SW Austin Average	\$ 117	\$ 115	\$ 111	\$ 113	\$ 112	(0.41%)	(0.94%)
% Change Yr / Yr	n/a	(1.58%)	(3.11%)	1.40%	(0.41%)		

Market Report data was obtained from the Austin-Multiple Listing Service (MLS) on 01/04/2012. In some cases new construction and FSBO homes are not included in the MLS data and therefore are not represented. Data is deemed accurate but not guaranteed.

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CIRCLE C RANCH

2012 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 2011 for the Association, as well as an outline of our proposed activities and goals for 2012. We believe that 2011 was a year of significant progress for the Association, and we are committed to continuing that progress in 2012. Our primary goal remains preserving and improving the Circle C Ranch subdivision.

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INTRODUCTION

From The President

By: Jason Bram

This past year was a very special year for Circle C. We took on the largest project in our history with the new Community Center and pool. This has always been in the overall plan of our neighborhood, but took many years and many volunteers to make it a reality. I want to thank current and past board members, those who served on the West Pool Committee and our HOA staff for all of their efforts. It was truly a group effort and one to take great pride in. I have no doubt that the Center will add immeasurable value to Circle C and keep us one of Austin's premiere neighborhoods.

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.

This year is a big year for other development as well. The Alamo Drafthouse and other businesses are starting to open which will give us more of a selection for restaurants, doctor's offices and other

businesses within Circle C. We also have the University of St. Augustine building a campus near Kiker which is scheduled to open in September of this year. As an HOA we are also adding two new sections with Esquel/Avana eventually adding 169 lots and Greyrock Ridge eventually adding 368 lots.

As we approach our annual meeting in March, I ask that you take the time and fill out your absentee ballot or name a proxy. The absentee 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 2011

- | | |
|---|---|
| <input checked="" type="checkbox"/> Construction of New Community Center and Pool | <input checked="" type="checkbox"/> Swim Center new pool tarps and lane lines |
| <input checked="" type="checkbox"/> Irrigation infrastructure improvements | <input checked="" type="checkbox"/> Swim Center pool gutter piping repair |
| <input checked="" type="checkbox"/> Turf replacement and bed upgrades | <input checked="" type="checkbox"/> Addition of shade structure over toddler pool pump room |
| <input checked="" type="checkbox"/> Open space dead tree and brush removal | <input checked="" type="checkbox"/> Swim Center Sundek coping repair |
| <input checked="" type="checkbox"/> Swim Center pump room roof repair | <input checked="" type="checkbox"/> Swim Center Light Pole repainting |

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 2012 (Joel Pace and Brad Compere). Rob Johnson, Russ Hodes and Chris Poynor's terms expire in 2013. Jason Bram and Steven Urban's terms expire in 2014.

As of this writing the CCHOA BOD has five officers: President (Jason Bram), Vice President (Brad Compere), Treasurer (Russ Hodes), Secretary (Chris Poynor) and Development Officers (Jason Bram and Joel Pace). Steve Urban 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 Ashley Gladden
- **Facility Maintenance Coordinator:**
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 fourth Wednesday of each month. Beginning with the March 2012 board meeting, the location will be at the new Community Center. We allot time at the beginning of each meeting for a Homeowners Forum that allows residents to address the board.

Architectural Control Committee

- **Committee Members:**
 - A.E. Martin, former CCHOA Board Member
 - Laura Sherman, AIA Registered Architect
 - Trent Rush, Principal, TBG Partners, Reg. Landscape Architect
- **New Homes Reviewed:** 73 new homes were reviewed. These were homes by D.R. Horton, KB Home, and Standard Pacific Homes
- **Remodels/Residential Projects:**
The ACC reviewed 109 residential projects
The Architectural Control Committee also created new guidelines for Water Wise landscape installations in the front yard to assist residents in revamping their landscapes to meet drought conditions.
- **Current Circle C Residential Builders for New Homes:**
 - KB Home—Fairway Estates and Golf Course Estates
 - Standard Pacific—Avana
 - D.R. Horton is finishing their last homes in Alta Mira
- **Upcoming Residential Development**
 - Six lots are available on the east side of Barstow to be built by Origin Homes
 - Twenty two lots will go under development in the near future on the west side of Barstow with homes by Streetman Homes.

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 2011, 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 2012 Annual Meeting will be held on Wednesday, March 7 at 6:30pm at the Circle C Community Center. 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 2012 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 methods we utilize 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 nine 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

2011

Lots in the Association4628

Lots Paying Full Assessment4387

2012

Lots in the Association4387

Lots Paying Full Assessment4280

CIRCLE C RANCH ANNUAL REPORT

Circle C Commons Areas

Swim Center Report

ATTENDANCE

- **2011 Summary-** 71,910 residents checked in at the Circle C Swim Center

FACILITY

- **Inspection-** Annual Austin Travis County Swimming Pool Inspection was conducted with no deficiencies noted and the facility scored 100% on all compliance items
- **Pool Deck-** Sundeck deck surface around the entire swim center was repaired and painted
- **Bathhouse Enclosure-** Plexiglass wind blocks installed in bathhouse
- **Return Circulation Repair-** Competition pool gutter system leaks were repaired in addition to 30 ft of the recirculation system being replaced, and 4 new gauges and 5 valves replaced.
- **Competition Pool Covers-** All 9 pool covers were replaced
- **Roof Repair-** Pump room roof and gutter system was replaced
- **Lane Lines-** All lane lines replaced with the addition of 50 meter extension to offer long course swimming
- **Light Poles-** All three 30ft tall light poles were repainted
- **Fencing-** Perimeter fence painted and repaired
- **Privacy Curtains in Changing Area-** Curtains were installed between the bathroom stalls and the changing/shower area
- **Competition Pool Expansion Joint-** The 2 expansion joints for competition pool were redone utilizing underwater M-1 sealant and scuba equipment.
- **MIOX Chlorination System-** 2nd MIOX system installed during the last half of 2011 continues to produce sanitizing solution without any issues.

EVENTS

- **2011 Summer Movies at the Swim Center**
How to Train Your Dragon
MegaMind
Tangled
- **2011 Carnival at the Pool-** Face Painting, Hair Coloring, Dart Throwing, Fishing Pond, Pie Eating Contest, Dunking Booth, Snow Cones

FRONT DESK

- Online registration for swim meets was implemented for the 2011 Short Course season.
- All swim center forms were made available online as well as pool policies and staff information
- The swim center program guide was published online as an interactive PDF booklet for easy reference
- A Beta Web site has been designed to enhance resident's ability to find information regarding amenities and the new community center and pool as well as providing residents with access to private lesson schedules and PDF forms for ease of registration.

CIRCLE C SELECT SWIM TEAM

The 2011 Select Team is led by Head Coach Hayley McGregory and Assistant Coach Beverly Hetrick. Monthly participation ranged from 54-130 swimmers with the height of participation at the beginning of the short course season. The team has operated for 3 years.

• **Team participation**

January	92 Swimmers were registered
February	54 Swimmers were registered
March	75 Swimmers were registered
April	59 Swimmers were registered
May	62 Swimmers were registered
June	47 Swimmers were registered
July	34 Swimmers were registered
July	Swim Team Clinics 41 swimmers
August	85 Swimmers were registered
September	130 Swimmers were registered
October	125 Swimmers were registered
November	101 Swimmers were registered
December	73 Swimmers were registered

• **Swim Meets**

Beat Valeo Meet, Round Rock Unclassified, Great pumpkin Invitational, Spooky Spirit Unclassified, UT November Unclassified, CCAA Reindeer Races, ST Championship Meets

SPRING & SUMMER GROUP SWIM LESSONS

April 19-29th session of swim lessons 24 swimmers registered
May 3-13th session of swim lessons 16 swimmers registered
May 17th-27th session of swim lessons 43 swimmers registered
June 7th-17th session of swim lessons 79 swimmers registered
June 20th-July 1st session of swim lessons 72 swimmers registered
July 5th-15th session of swim lesson 61 swimmers registered
July 19th-29th session of swim lessons 82 swimmers registered
August 2nd-12th session of swim lessons 70 swimmers registered
605 Swimmers were served through the Circle C Swim Center Private Lesson Program

WATER AEROBICS

Water Aerobics had 5-12 participants from May through October. This program has been instructed by Marilyn Vaillant for the past 4 years.

MASTERS

Adult Coached Swimming Monthly participation ranged from 5-14 participants throughout the year. The Masters program has been an ongoing program for the past 4 years

RENTALS

- Circle C Seals Summer League
- Bowie High School Swim Team
- St. Michael's High School Swim Team

Continued on pg. IV

CIRCLE C RANCH ANNUAL REPORT

Circle C Commons Area - Continued from page III

- Veritas/ Waldorf Swim Teams
- T3 Triathlete Group
- TriZones Triathlete Group
- American Swimming Association 3 on 3 event
- Dream of Hopes Ranch Special Olympics Group
- Voyager Summer Camp
- Kaleidoscope Summer Camp
- Boy Scout and Cub Scout Swim Testing

INCIDENTS / ACCIDENTS 2011 SUMMARY

- **12 Bee Stings-** Due to the reoccurrence of this type of injury at the swim center the following steps have been taken;
 1. Source of sugar from soda and candy in the trash cans is removed every hour
 2. Central Texas Bee Rescue and Preserve is helping relocate the bees
 3. The Circle C Café is notifying patrons when they purchase items that attract bees
- **11 Head Injuries-** Various locations and methods of injury, therefore no further action was required.
- **7 Cuts-** Various locations and methods of injury, one instance required pavers to be leveled.
- **5 Scrapes-** Various locations and mechanisms of injury
- **29 other incidents/accidents** with no need to mitigate risk associated with injury.
- **11 times guards entered the water to make a rescue**

SWIM CENTER HOURS OF OPERATION 2011

- | | |
|--|--|
| • Winter Hours-
Jan 1st thru March 12, 2011
and Oct 17th-Dec 31st - Lap
Swim Only
<u>Monday – Friday</u>
6-10 a.m. & 3:30-7p.m.
<u>Saturday</u>
8-11 a.m.
<u>Sunday</u>
Closed | • Summer Hours-
June 4 - August 21, 2011
<u>Tuesday - Friday</u>
6-10 a.m. Lap Swim Only
10 a.m. - 8 p.m. Rec. & Lap Swim
<u>Saturday</u>
7-10 a.m. Lap Swim Only
10 a.m. - 8 p.m. Rec. & Lap Swim
<u>Sunday</u>
10 a.m. - 8 p.m. Rec. & Lap Swim
<u>Monday</u>
CLOSED |
| • Spring Hours-
March 13 thru June 3, 2011
<u>Monday - Friday</u>
6-10 a.m. Lap Swim Only
3:30-8 p.m. Recreation &
Lap Swim
<u>Saturday</u>
7-10 a.m. Lap Swim Only
10 a.m.-6 p.m. Recreation &
Lap Swim
<u>Sunday</u>
10 a.m.-6 p.m. Recreation &
Lap Swim | • Fall Hours- August 22 thru
October 16, 2011
<u>Monday - Friday</u>
6-10 a.m. Lap Swim Only
3:30-8 p.m. Rec. & Lap Swim
<u>Saturday</u>
7-10 a.m. Lap Swim Only
10 a.m.-6 p.m. Rec. & Lap
Swim
<u>Sunday</u>
10 a.m.-6 p.m. Rec. & Lap
Swim |

Landscape Report

We have to say that by far, 2011 was the most challenging year for landscape maintenance due to the extreme weather conditions. For the first time in my experience, we had three days of continuous freezing temperatures which affected our vegetation. Then we moved to one of the driest and hottest years on record and the implementation of Stage 2 water restrictions with the City of Austin. The extreme heat and limited water was hard on the landscaped areas, however, they have bounced back pretty well with the December soaking rains. Much of our time was spent hand watering trees and plants throughout the year.

STANDARD MAINTENANCE:

The Circle C Commons areas were maintained according to the contracted schedule for mowing services, trash pickup, bed pruning and care, mulching, fertilization and water management.

CAPITAL IMPROVEMENTS

• **Infrastructure Improvements:**

- Drip Irrigation has been installed under all hedges that line the commons areas
- Bubblers were installed to young trees
- Quick Couplers (secured hose bibs) were installed along the common area medians
- Irrigation Central Control was upgraded with new controllers and radios

• **Turf Improvements:**

Due to the drought, the turf improvements were delayed until 2012

• **Bed Upgrades:**

Bed upgrades continued throughout, and emphasis was on using rock work to eliminate the need for irrigation in locations such as median tips which are difficult to water efficiently.

• **Outlying Areas:**

Several of our enclosed greenbelts and drainage areas located close to homes and inaccessible for fire protection were cleared of debris, dead trees, dead cedar, and trimmed up to meet Firewise specifications set by the State of Texas.

LANDSCAPE LIGHTING UPGRADES

Solar lighting was installed in all of the outlying mail centers that do not have electricity; replacement lighting was added in several areas

New Community Center and Pool Report, Jason Bram *(President and Development Officer)*

The HOA was very busy in 2011 working on the construction of the new Community Center and Recreational Pool at the corner of La Crosse Avenue and Spruce Canyon. The site location and a 1.3 million dollar amenity fund were transferred to the HOA

Continued on pg. V

CIRCLE C RANCH ANNUAL REPORT

Circle C Commons Area - Continued from page IV

in 2009. The Board unanimously voted to approve a \$4million dollar project (\$2 million of which is a loan) and went through a series of plans and negotiations to bring the project just under the total \$4million. Due to a conservative spending cycle in 2010 and 2011, the HOA was able to carry over enough cash to allocate an additional \$220,000 towards the project in 2011. This allowed the Board to revert to original materials in various areas of the project and to accommodate unforeseen changes from the original plans. This project has by far, been the largest the HOA has overseen and we are excited to unveil Circle C's largest and newest amenity to the membership.

Commercial Development Report

STRATUS PROPERTIES

• **Tract 107:**

Stratus Properties has almost completed construction on the south side of Slaughter and MoPac of a new commercial center. The initial phase includes Alamo Drafthouse (approximately 38000 square feet), Austin Diagnostic Clinic (15,000 s.f.), and two retail buildings. Tenants for the retail buildings include Coffee Bean and Tea Leaf, ATX Bikes, Z Pizza, TCBY, AT&T, KOKO Fit Club, a dentist and nail salon.

• **Tract 110:**

The University of St. Augustine, a post graduate physical therapy college, purchased a tract of land from Stratus at the corner of MoPac and La Crosse. They are planning to build a post-graduate physical therapy college. They have begun construction and plan to finish by mid-summer.

Financial Report

(for the period ending December 31, 2011)

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 2011 under budget and we borrowed two million dollars for the new Community Center and Pool

- Income was \$2,914,276 (vs. \$2,689,592 last year)
- Expenses were \$2,280,416 (vs. \$2,372,782 last year)
- Retained Earnings \$633,860 (vs. \$316,810 last year)

The income break-down is \$2,382,837 from HOA dues (82%) and \$531,439 from other sources (18%). Under expenses, \$1,008,818 (44%) was for landscaping services, \$547,748 (24%) for the swim center, \$240,542 (11%) for capital improvement projects and \$483,308 (21%), for operations. The Delinquency rate for the HOA dues was slightly higher than last year (2.3% vs. 1.1% in 2010).

CCHOA used a combination of their dedicated reserve funds, the developer collected Amenity Fund, and a 10-year mortgage loan to finance the Circle C Community Center (CCCC). Our minimum loan payment is \$173,000 per year and our budget assigns \$266,000 for debt repayment (pay off estimated in 7 years). The interest rate is expected to be 4.75 % or less. We will pay half of one percent for the loan origination fee. The closing has not been scheduled, but it should be in late March or April.

The developer continues to collect an Amenity fee for every home sold in Circle C Ranch and will continue to add to this fund, as new lots are sold to home builders. The result is that CCHOA can anticipate more than \$600,000 of income over the next 10-15 years, which goes into the

capital improvements and amenities for the neighborhood.

Greyrock Ridge is the newest section of Circle C Ranch (at the corner of Mopac and SH 45), which includes 385 lots. It was formerly known as Wildflower Commons, but the project has changed back to residential, single family homes.

The Avana neighborhood (163 lots) is being built by Standard Pacific. It is the first of three sub-divisions, totaling 388 lots along Escarpment Blvd, south of SH 45. All of these new residents are members of Circle C Ranch and CCHOA. They do pay HOA dues, they will share our amenities and they will contribute additional amenities.

CCHOA continues to maintain reserve funds for emergencies. The goal of the General Reserve fund is to cover 10% of our annual expenses (roughly, one month of operating expenses). The West Pool Reserve Fund (\$225,266) was used on the new CCCC project and that account has been closed. These are the current fund sizes for 2011:

- The General Reserve Fund is \$211,589.
- The Swim Center Reserve Fund is \$93,055.

Stephen M. Tilson PC prepared our state and federal tax returns for 2010 and the following was paid in 2011.

- Federal Income tax was \$0.
- The Texas Franchise Tax was \$15,465.

The required annual audit was completed by Stephen M. Tilson, PC. The inspections took place during the summer of 2011, for the budget year that ended on December 31st, 2010. 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 2012 budget this year. As always, we look forward to answering your questions at the annual meeting, on March 7th, at our new Community Center, next to Clayton Elementary school.

Russ Hodes, CCHOA Treasurer

CIRCLE C RANCH ANNUAL REPORT

CIRCLE C HOMEOWNERS ASSOCIATION 2011 INCOME & EXPENSE STATEMENT

(unaudited)

INCOME:

HOMEOWNER INCOME

Homeowners Dues	\$2,382,837.14
Resale Certificate Income	\$52,500.00
Transfer Fee Income.....	\$61,775.00
Late Fees Collected	\$13,661.98
Lien Admin Fee Income.....	\$450.00
Filing Fee Income	\$360.00
TOTAL HOMEOWNER INCOME.....	\$2,511,584.12

<u>ARCHITECTURAL REVIEW INCOME</u>	\$30,575.00
TOTAL ARCHITECTURAL REVIEW INCOME	\$30,575.00

RENTAL INCOME

Office Rent	\$2,747.21
Grill Rent	\$8,400.00
TOTAL RENTAL INCOME.....	\$11,147.21

SWIM CENTER INCOME

Pool Programs.....	\$98,597.45
Pool Retail Merchandise.....	\$(1,368.79)
Pool Programs-Swim Team.....	\$107,317.31
Guest Fees/Facility Rentals.....	\$40,974.46
TOTAL SWIM CENTER INCOME	\$245,520.43

OTHER OWNER LANDSCAPE REIMBURSEMENTS

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

MISCELLANEOUS INCOME

Interest Income.....	\$849.03
TOTAL MISCELLANEOUS INCOME	\$849.03

<u>TOTAL INCOME</u>	\$2,914,275.79
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Continued on pg. VII

CIRCLE C RANCH ANNUAL REPORT

2010 Income & Expense Statement - Continued from page VI

EXPENSES:

COMMONS AREAS SERVICES

Landscape Maintenance Contract	\$692,602.80
2011 Land Additions	\$0.00
Landscape Repairs.....	\$41,894.42
Landscape Utilities – Water.....	\$208,292.04
Landscape Utilities - Electric.....	\$29,587.51
Tree Pruning	\$19,068.55
Fence Repairs & Maint	\$5,376.70
Electrical Repairs & Main.....	\$11,995.95
TOTAL COMMONS AREA SERVICES	\$1,008,817.97

SWIM CENTER COMPOUND

Swim - Water Utilities.....	\$22,139.03
Swim - Gas Utilities	\$26,373.58
Swim - Electric Utilities	\$33,572.49
Swim - Telephone Utilities	\$3,538.37
Swim - Contract Repair/Maint	\$21,108.72
Swim -Non-Contract Irrig & L/S.....	\$2,615.18
Swim - Bldg Maintenance.....	\$16,591.28
Pool Maintenance	\$13,967.66
Pool Supplies	\$28,653.95
Swim – Office Supplies	\$8,666.33
Swim - Retail Merchandise	\$0.00
Swim - Special Events	\$562.99
Swim - Staff Salaries.....	\$245,136.28
Swim Program Salaries.....	\$45,553.93
Swim Center Swim Team Staff.....	\$43,323.04
Swim – Program Expense.....	\$736.00
Swim Team Expenses	\$3,206.96
Swim – Employee Training	\$2,284.84
Swim Payroll Taxes.....	\$29,716.93
TOTAL SWIM CENTER COMPOUND	\$547,747.53

<u>ARCHITECTURAL REVIEW</u>	\$13,216.00
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TOTAL ARCHITECTURAL REVIEW	\$13,216.00
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FINANCIAL MANAGEMENT

Financial Management Services.....	\$81,783.79
Resale Certificate Expense.....	\$8,781.12
Lien Filing Fees.....	\$2,260.00
Bank Charges.....	\$1,680.00
Cpa/Audit.....	\$6,200.00
TOTAL FINANCIAL MANAGEMENT	\$100,705.00

Continued on pg. VIII

CIRCLE C RANCH ANNUAL REPORT

2010 Income & Expense Statement - Continued from page VII

LEGAL	\$1,657.20
TOTAL LEGAL.....	\$1,657.20

TAXES

Taxes – Property	\$5,707.73
Taxes – Other	\$15,465.00
TOTAL TAXES	\$21,172.73

INSURANCE

Gen'l, Property, B&M & Auto	\$37,139.86
Insurance - D & O	\$17,192.00
Insurance - Workers Comp	\$9,574.37
TOTAL INSURANCE	\$63,906.23

NEIGHBORHOOD OPERATIONS

Deed Restrictions.....	\$1,494.56
Printing	\$441.22
Web Operations.....	\$2,386.00
Community Events.....	\$15,120.87
Holiday Lighting	\$10,000.00
Postage/Delivery	\$10,110.48
Office Equipment & Furniture	\$4,556.10
Building Maintenance	\$10,974.53
Office Supplies.....	\$5,283.19
Utilities - Telephone	\$2,281.70
Neighborhood Maint/Repairs	\$19,348.77
Grill Repair And Maintenance	\$6,405.11
Parking Lot Maint & Dumpster	\$0.00
Homeowner Meetings.....	\$658.73
Awards.....	\$0.00
Operational Expenses – Misc	\$0.00
TOTAL NEIGHBORHOOD OPERATIONS	\$89,061.26

MANAGEMENT STAFF

Operations Salaries	\$165,390.34
Payroll Taxes – Management	\$12,486.22
Mileage Reimbursement	\$3,001.00
Health Insurance Reimb	\$8,800.00
Staff Education & Skills Enhan.....	\$2,751.50
TOTAL MANAGEMENT STAFF	\$192,429.06

Continued on pg. IX

CIRCLE C RANCH ANNUAL REPORT

2010 Income & Expense Statement - Continued from page VIII

COMMUNITY ENHANCEMENT

Donations.....	\$1,000.00
Association Memberships.....	\$161.00
TOTAL COMMUNITY ENHANCEMENT	\$1,161.00

DEBT SERVICES (NEW COMMUNITY CENTER LOAN)

CCCC Debt Services.....	\$0.00
Circle C Community Center	\$118,297.11
TOTAL RESERVE FUND.....	\$118,297.11

CAPITAL BUDGET PROJECTS

Swim Chem Ctlr & Pumps.....	\$196.90
Landscape – Irrigation Infrastructure Improvement	\$25,000.00
Landscape – Turf Replace.....	\$0.00
Landscape – Bed Upgrades	\$11,654.76
Landscape – Outlying Areas.....	\$1,017.00
Landscape Lighting Upgrade.....	\$2,401.74
Dead Tree/Brush Removal	\$15,046.70
TOTAL LANDSCAPE & ELEC PROJECT	\$55,317.10

Swim – Pool Tarps	\$18,664.00
Swim – Lane Lines.....	\$10,221.68
Swim – Pump Room Roof Repairs.....	\$9,600.00
Swim – Gutter Piping Repair	\$8,628.99
Swim – Paint Locker.....	\$779.40
Swim – Shade Structure Baby Pool	\$3,476.99
Swim – Sundek Coping	\$5,044.47
Swim – Light Pole Paint.....	\$912.43
TOTAL SWIM CENTER PROJECTS.....	\$57,327.96

Neigh Maint Office Roof.....	\$9,600.00
TOTAL NEIGHBORHOOD PROJECTS	\$9,600.00

<u>TOTAL EXPENSES</u>	\$2,280,416.15
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<u>EXCESS REVENUE OVER EXPENSES</u>	\$633,859.64
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CIRCLE C RANCH ANNUAL REPORT

Circle C Homeowners Association

Calendar of Events 2012

January 2, 2012.....	New Year Holiday.....	HOA Office Closed
January 15, 2012.....	Holiday Lights must be removed.....	January 15, 2012
February 1, 2012.....	CCHOA Annual Report in February Newsletter	
February 1, 2012.....	First ½ year assessment mailed.....	Due March 1st
	**Ballot & Proxy to be printed on back of assessment	
February 13, 2012.....	Board of Directors Candidate Forum	6:30pm to 7:30pm
March 7, 2012	Annual Meeting	6:30pm-9:30pm
	Circle C Community Center	
April 7, 2012.....	Easter Egg Hunt	9:30am to 11am
April 8, 2012.....	Pool closed for Easter Holiday.....	
April 21, 2012.....	Community Wide Garage Sale	8 am to 5 pm
May 28, 2012.....	Memorial Day, Pools Open.....	HOA Office Closed
July 1, 2012.....	Second ½ year assessment mailed	Due August 1st
July 4, 2012.....	Fourth of July Community Parade	9am to 11am
July 4, 2012.....	Pools Open	HOA Office Closed
September 3, 2012	Labor Day, Pools Open.....	HOA Office Closed
November 22 & 23	Thanksgiving.....	HOA Office Closed
December 1, 2012.....	Family Holiday Party	(time to be determined)
	(entry is one new unwrapped toy per child) Circle C Community Center	
Dec. 14-16, 2012	Holiday Lighting Contest	All three days
Dec. 24-26, 2012.....	Christmas Break	HOA Office Closed

Board of Directors Meetings

4th Wednesday of every month,
6:30 pm at the Circle C Community Center.

Monthly Calendar View on pg. XI

REACHING YOUR NEIGHBORS

and many others...

AUSTIN

Avery Ranch
Barton Creek
Bee Cave
Bella Vista
Belterra
Canyon Creek
Chandler Creek
Cherry Creek on Brodie Lane
Circle C Ranch
Courtyard
Crystal Falls
Davenport Ranch
Forest Creek
Hidden Glen
Highland Park West Balcones
Highpointe
Hunter's Chase
Jester Estates
Lakeline Ranch
Lakeway
Lakewood
Legend Oaks II
Long Canyon
Lost Creek
Mayfield Ranch
Meadows of Bushy Creek
Pemberton Heights
Plum Creek
Ranch at Brushy Creek
River Place
Round Rock Ranch
Sendera
Shady Hollow
Sonoma
Steiner Ranch
Stone Canyon
Teravista
Travis Country West
Twin Creeks
Villages of Western Oaks
Westside at Buttercup Creek
Wood Glen

HOUSTON

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

DALLAS FT. WORTH

Brook Meadows
Timarron
Woodland Hills

SAN ANTONIO

Fair Oaks Ranch
Ridge & Enclave at Willow Pointe
The Dominion
Wildhorse

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**WEEKLY
SERVICE**

\$25⁰⁰
+ tax

**BI-WEEKLY
SERVICE**

\$30⁰⁰
+ tax

SERVICES INCLUDE:

- Mowing - Front and Back Lawn
- Line Trimming
- Edging
- Blowing off Walks and driveway

ADDITIONAL SERVICES AVAILABLE*

- Power Washing
- Trash Haul Off

*extra charge for these services

All services are conveniently billed to your debit or credit card + sales tax monthly. Prices are valid on lots up to 11,000 square feet before improvements. Add \$5 for lots up to 16,000 square feet. We do not service lots over 16k.