



# CIRCLE C RANCH

The Official Publication of the  
Circle C Homeowner's Association

## Newsletter

Volume 10, Number 2

February 2013

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

## Circle C Announcements

*Submitted by HOA Manager, Denise Nordstrom*

### CCHOA Annual Meeting

**Wednesday, March 6, 2013 6:30pm**

**Circle C Community Center | 7817 La Crosse Avenue | Check-in @ 6:00pm**

The Circle C Homeowners Association will hold its Annual Meeting on Wednesday, March 6th at 6:30pm at the Circle C Community Center, 7817 La Crosse Ave. In order to call the meeting to order and conduct business, we need a 10% quorum. You will find the ballot and proxy on the back of your February 2013 Assessment. If you cannot attend the meeting, PLEASE either assign your proxy to a neighbor or fill out a Quorum Proxy (available online) so that it counts toward the quorum. There will be a Board Election with three open board seats to be filled.

The association's annual meeting is the best opportunity for you to learn about this year's events and get caught up on everything happening in your community. Here are a few agenda items and meeting activities you won't want to miss:

- Meet board members and HOA staff.
- Get an update on all current and future scheduled projects.
- Review the proposed budget, and hear the association treasurer explain how your assessments are being used and reserves are being invested.
- Be an active community resident and attend the annual meeting. Come introduce yourself to the board, the manager and your neighbors and find a wealth of information about your community!

### 1<sup>st</sup> HOA Assessment Mailing February 1

The 1st half year assessments will be mailed February 1 and are due March 1. Please be sure to mail checks to:  
**CCHOA**

**PO BOX 16354, Austin, TX 78716**

Payments will NOT be accepted at the HOA Office, please do not place them in the drop box outside the office. Please do not staple your check to your invoice. Please do not post date your check. If you have a question regarding your assessment, please contact the accounting office at 451-9901.

### Important Dates

**February 1:** First ½ Annual Assessment Invoiced

**March 1:** First ½ Annual Assessment Due

**March 6:** Annual Meeting

## 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 Community Center Pool.....	301-8259
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	
Chris Noel .....	219-1927

## BOARD OF DIRECTORS

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Steve Urban.....	Vice President
Dan Vavasour .....	Treasurer
Chris Poynor .....	Secretary
Kim Ackermann.....	Board Member
Rob Johnson .....	Board Member
Michael Chu .....	Board Member
Contact the board at .....	directors@circlecranch.info

## IMPORTANT NUMBERS

City of Austin Solid Waste .....	974-1945
Dead Animal Collection.....	974-2000
Abandoned Vehicle.....	974-8119
Pothole Complaints.....	974-8750
Stop Signs .....	457-4885
Street Light Outage .....	311
Schools	
Clayton Elementary .....	841-9200
Kiker Elementary .....	414-2584
Gozycki Middle School.....	841-8600
Small Middle School .....	841-6700
Bowie High School .....	414-5247
Mills Elementary .....	841-2400
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 [ashley@circlecranch.info](mailto:ashley@circlecranch.info) by the 10th of the month. The newsletter can also be viewed online at [www.circlecranch.info](http://www.circlecranch.info).

## ADVERTISING INFO

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

## MISSION STATEMENT

### Peel, Inc. Community Newsletters

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

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## NEIGHBORHOOD MEET & GREET

The CCHOA will be hosting the Neighborhood Meet and Greet for Sections 13 & 14 at our new Community Center (located at 7817 La Crosse Avenue, intersection of La Crosse Avenue and Spruce Canyon) on Thursday, February 21, 6:00-7:30 pm. Not sure if you are in Section 13 or 14? This map highlights all the homes that are in Section 13 and 14. The event is sponsored by Karen Ivey, Associate Broker, Realtor of Coldwell Banker United, and food and drink will be provided by Mama Fu's Asian House. This is a wonderful opportunity for you to come out and meet your neighbors, HOA staff, and Board of Directors, and win door prizes! Be on the lookout for your invitation in the mail. See you there!



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## REMINDER

### *City of Austin Leash Law*

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

§ 3-2-1 RUNNING AT LARGE PROHIBITED.

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

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



# HOA ANNOUNCEMENTS

*Submitted by HOA Manager, Denise Nordstrom*

## HOLIDAY LIGHTS & DECORATIONS – REMINDER

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

## HOLIDAY LIGHTING WINNERS

Due to publication dates, we weren't able to recognize the holiday lighting winners in the December newsletter. Congratulations to the winners for all their hard work!

**10015 Austral Cove      4900 Bluestar      5108 Scottish Thistle**  
**6108 Utica Cove      5908 Savin Hill Court      6621 Hillside Terrace**  
**7413 Magenta Lane      6601 Quincy Cove      11305 Hollister Drive**

## ESCARPMENT ROAD WORK

We have been working with Sam West, City of Austin Street and Bridge, and have received an update on the Escarpment road work.

As you may recall, the City is scheduled and have budgeted to repave Escarpment sometime in 2014. But before they repave in 2014, the defects will be repaired. Sam has explained the defects as alligator cracks, shoving (ripple pavement where cars stop, turn), pavement failure (sinking), and various sub-grade problems. Repairs of these problems must be made before the repaving is done and these repairs will begin sometime in the next 6-8 weeks. The repairs had been scheduled for late December or early January but the City has had equipment failures leading to delays. Once repairs begin, lane closures should be expected for several days.

## HOA NO LONGER ACCEPTING ALUMINUM PULL TABS

The HOA has been collecting aluminum pull tabs for years now. We and the Ronald McDonald House greatly appreciate all the donations from the Circle C residents over the years. However, the RMHC is phasing out the program, so we will no longer accept the pull tabs. We are currently researching other comparable volunteer and donation programs to help out the Ronald McDonald House. We will inform the community as soon as we have more details.

## WEEKEND EVENTS AT THE COMMUNITY CENTER

Please remember that the Community Center usually has special private events in progress on the weekends. During these times, it is not open to

the public for restroom breaks and water fountain usage.

## HAVE YOU RECEIVED A DEED RESTRICTION NOTICE?

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

## CITY OF AUSTIN WASTEWATER AVERAGING

Wastewater Averaging runs from mid-November through mid-March. The information below has been pulled from the City of Austin website. For helpful links on how to calculate your wastewater average, to find your 2012 schedule and view frequently asked questions, log onto: <http://www.austintexas.gov/departments/wastewater-averaging>

What comes in generally must go out. The Austin Water Utility calculates wastewater costs on the amount of water you use during three winter billing periods (months). Since very little outside water is used during these months, it is a good measure of the volume flowing through your wastewater system. Now is the time to conserve.

For more information on wastewater averaging refer to the link above.

## HIDE YOUR GARBAGE CAN & RECYCLE BIN!

We are continuing to receive many complaints from residents about owners who are storing their garbage can and recycle bin in view from the street. Garbage cans and recycle bins should be hidden from view – either behind your fence, in your garage or behind shrubbery. The vast majority of homeowners are able to hide their cans out of view, please do YOUR part to keep Circle C a beautiful place to live.



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## Coyote Reports in Circle C

We are hearing reports that coyotes are becoming an increasing problem in and around Circle C. Reports of howling, sightings, pets disappearing, are being reported. The CCHOA has recently been in contact with Texas Wildlife Services who contract with Travis County and the City of Austin to manage urban coyotes. Stefan advised that all sightings of coyotes, all pet disappearances known due to a coyote should be reported to the COA 311 system. Stefan receives all the 311 coyote reports; the more reports, the more likely we are to receive services for trapping and abatement in the surrounding greenbelts, conservation areas, and possibly City parkland. It is imperative that residents make reports to the 311 system. Stefan advises that during the month of December he only received two reports from Circle C. We know there must be many more reports of sightings that could be filed. Stefan further advised that residents must be proactive in discouraging coyotes.

TPWD advises that there are common sense measures that can be taken to manage coyotes:

- Do not feed coyotes! Keep pet food and water inside. Keep garbage securely stored, especially if it has to be put on the curb for collection; use tight-locking or bungee-cord-wrapped trashcans that are not easily opened.
- Keep compost piles securely covered; correct composting never includes animal matter like bones or fat, which can draw coyotes even more

quickly that decomposing vegetable matter.

- Keep pets inside, confined securely in a kennel or covered exercise yard, or within the close presence of an adult. (Coyotes are not the only animals that prey on cats and small dogs. Owls, hawks and bobcats will also take a small domestic animal.)
- Walk pets on a leash and accompany them outside, especially at dawn, dusk and during the night.
- Do not feed wildlife on the ground; keep wild bird seed in feeders designed for birds and elevated or hanging above ground, and clean up spilled seed from the ground; coyotes can either be drawn directly to the seed, or to the rodents drawn to the seed.
- Keep fruit trees fenced or pick up fruit that falls to the ground.
- Do not feed feral cats (domestics gone wild); this can encourage coyotes to prey on cats, as well as feed on cat food left out for them.
- Minimize clusters of shrubs, trees and other cover and food plants near buildings and children's play areas to avoid attracting rodents and small mammals that will in turn attract coyotes
- Use noise making and other scaring devices when coyotes are seen. Check with local authorities regarding noise ordinances. Portable air horns, motor vehicle horns, propane cannons, starter pistols, slingshots, and thrown rocks can be effective.

Please report coyote activity to COA 311 system!

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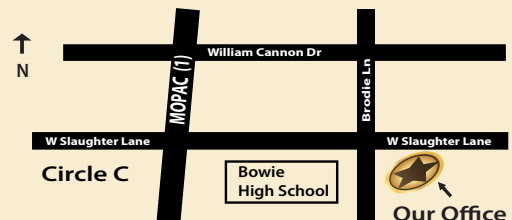
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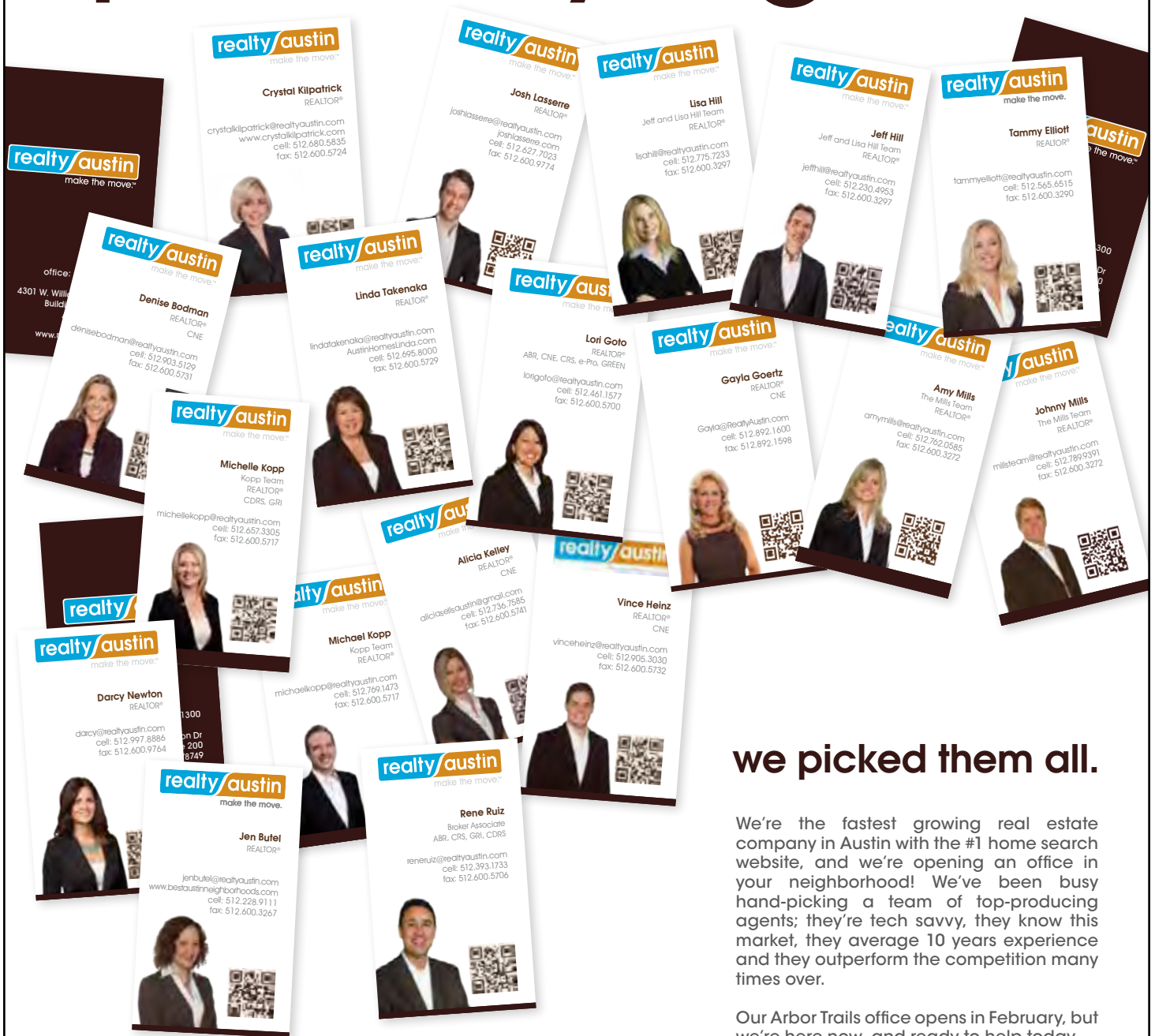


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## CIRCLE C SWIM CENTER

*Submitted by Sammie Surguy*

### BRINGING A GUEST TO THE SWIM CENTER

Guest Information Forms are archived at the end of each calendar year. Please plan for each guest you bring to the Swim Center to complete a new Guest Information Form. This form can still be found online at [www.ccswim.net](http://www.ccswim.net). Every guest must complete one for the new calendar year, even if they have been here previously, and this form must be signed by the guest. If the guest is 17 or younger, then a parent or legal guardian's signature must be acquired. The Swim Center will not accept verbal permissions over the phone.

Once we receive the new form from each guest, we will keep it on file and simply record the guest's entry for any additional visits. This new form will only need to be filled out one time each year and will be effective until December 31 of that year. This annual form will ensure up-to-date information in case of emergencies, as well as make the guest sign-in process quicker and easier for everyone. Guest fees and policies will still apply during each visit.

### LANE SIGNS

The Swim Center will now have signs in front of lanes letting you know if they are reserved for a private contract or swim center program, for swim team or for circle swimming only.

### CIRCLE SWIMMING:

Any lanes that are marked for circle swimming will be only for circle swimming. If you would like further information on circle swimming please visit the swim center to get more information or give us a call at: (512)288-6057.

### WINTER HOURS

*October 1, 2012 – March 9, 2013*

#### SWIM CENTER

##### Monday-Friday

6-10a.m. Lap Swim Only

3:30-7p.m. Lap Swim Only

##### Saturday

8-11 a.m. Lap Swim Only

##### Sunday

CLOSED

#### COMMUNITY SWIM CENTER

##### Monday-Sunday

CLOSED

*If you have any thoughts or  
questions, contact us at:*  
**[www.ccswim.net](http://www.ccswim.net)**  
**[customerservice@ccswim.net](mailto:customerservice@ccswim.net)**  
**512.288.6057**

## Safety Awareness

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

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

**Install solid doors.** Outside doors should be metal or solid hardwood and at least 1 ¾ inches thick. Frames must be made of equally strong material and each door must fit its frame securely.

**Keep garage doors closed and locked.**

**Secure sliding doors and windows.** Cut a broom handle to the length of the bottom track so that the window or door will not slide open when forced. Also, drill one hole through both casings and sliding window and insert a nail or pin.

**Secure sash windows.** To prevent wooden sash windows from being pried open, drill a downward sloping hole into the top of the bottom

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

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

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

**Leave a light on.** When leaving on trips, leave a light on in the bathroom. In the bedroom, attach a lamp and radio to a 24-hour electric timer set to go on at dusk and off at your bedtime. Close bedroom drapes or blinds.

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

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



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## Calendar of Events 2013

*Circle C Homeowners Association*

*www.circlecranch.info*

### **JAN 1**

New Year Holiday, HOA Office Closed

### **JAN 15**

Holiday Lights/Décor must be removed by January 15

### **FEB 1**

First ½ year assessment mailed, due March 1st

\*Ballot & Proxy to be printed on back of assessment

### **FEB**

Board of Directors Candidate Forum - Date TBD

### **MAR**

Board of Directors Annual Report in March newsletter

### **MAR 6**

Annual Meeting, Community Center - 6:30pm-9:30pm

### **MAR 30**

Easter Egg Hunt, Swim Center Plaza - 9:30am to 11am

### **MAR 30**

Pool closed for Easter Holiday

### **APR 20**

Community Wide Garage Sale - 8 am to 5 pm

### **MAY 27**

Memorial Day, Pools Open, HOA Office closed

### **JUL 1**

Second ½ year assessment mailed, due August 1st

### **JUL 4**

4th of July Community Parade, Community Ctr - 9 to 11am

### **JUL 4**

Pools Open, HOA Office closed

### **NOV 28 & 29**

Thanksgiving, HOA Office Closed

### **DEC 7**

Children's Holiday Party, Circle C Community Center - Time TBD - (entry is one new unwrapped toy per child)

### **DEC 14**

Adult Holiday Party, Circle C Community Center - Time TBD

### **DEC 24-26**

Christmas Break, HOA Office Closed

*Board of Directors Meetings, 4th Wednesday of every month*

*6:30 pm at the Circle C Community Center.*

*Swim Center Events, please see website, [www.circlecranch.info](http://www.circlecranch.info)*

*\*\*All dates are subject to change*

## Circle C Landscape

*Submitted by Susan Hoover*

Starting off a new year with all things landscape, we are looking forward to a good year with more changes as we adapt our commons area landscaping to even more water conservation friendly practices and sustainability. At this time of year, you will see a lot of trimming, pruning and re-mulching of all area of the bed areas as we prepare for spring. Hopefully, we will get some average winter/spring rains which greatly helps our vegetation.

Circle C Landscape maintenance services for February include bed cleaning and pruning, light crepe myrtle pruning, application of a pre-emergent weed killer (granular only), tree pruning, a clean-up mowing if needed, and spot weed treatment as needed. We do not do fertilization at this time, as it is too early for the turf to absorb it, since the turf is not actively growing. We will generally fertilize the turf after we have mowed it twice for new growth. We encourage everyone to wait on applying fertilizer until late March/early April. The turf will come out of dormancy when the nighttime temperature is above 60 degrees consistently.

For improvements this year, we are continuing to add drip irrigation to our median tips, replacing large turf areas with combinations of appropriate turf and beds, and planting diversified and drought tolerant plant and tree species. We continue to work closely with the City of Austin on all of our water management plans and programs, in order to meet all of the regulations and be a leader in water conservation measures in the area.

For home gardening projects, I would like to mention one of my favorite websites: Texas Superstar Plants, which you can reference at [www.texasstarplants.com](http://www.texasstarplants.com). This website provides a lot of information on plants that are great for Texas and meet the criteria of being hardy, low water, pest resistant and sustainable. They provide a number of links to all of the extension services provided by Texas A & M, and include information on composting, rain water harvesting, planning a residential garden, etc. The information is very solid and will assist any of you avid gardeners in Circle C.

I also want to remind everyone that if you are considering a renovation of your front yard to a water wise landscape, you must submit a plan to the Architectural Control Committee. You can find the guidelines for water wise landscapes in Circle C on the Circle C website at [www.circlecranch.info](http://www.circlecranch.info), under the Resource Tab at the Architectural Control Committee. The most successful plans have been designed by a landscape professional, and we are working on publishing photos of successful plans and perhaps creating a list of companies who have provided the design and the installation. Look for updates on the website!





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*Submitted by Brian Bailey*

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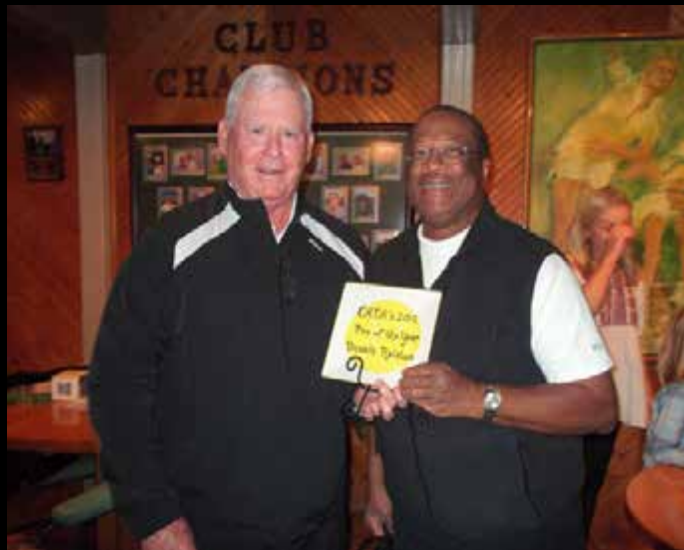
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## Circle C Senior Men Visit Auto Museum

*Submitted by AE Martin*

Recently members of the Circle C Senior Men's Group visited Dick's Classic Garage in San Marcos. The museum was very impressive as it contains over 75 automobiles dating from 1911. Included are some very rare vehicles such as the last Tucker to be produced in 1948 which has only one half mile on the odometer. All of the cars were in perfectly restored or original condition. Everybody had many favorites but among the most interesting was the Chrysler Imperial Phaeton that was used to tour President Franklin Roosevelt through the Chrysler factory when tanks and airplanes were being manufactured for world war two.

The museum was built to showcase San Marcos businessman Dick Burdick's auto collection. It is open year round and details can be found on the web site [www.dicksclassicgarage.org](http://www.dicksclassicgarage.org).

The Senior Men's Group meets at 9 AM every Wednesday at the local Waterloo for coffee, breakfast, and conversation. Membership is open for senior men living in Circle C. Those interested should attend a Wednesday meeting and introduce themselves or send email to [aemartin@austin.rr.com](mailto:aemartin@austin.rr.com) with your contact information. Attendance is usually about twenty and there are always important topics discussed such as cars, state of the economy, health problems, and internet scams.



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## A WORTHY CAUSE

*Submitted by Dorian de Wind*

We have written several times in the Circle C Ranch Newsletter about a neighbor, disabled Vietnam War Veteran Allen Hancock. A "neighbor" because Allen lives in a small cottage rented to him by Veterans of Foreign Wars (VFW) Post 4443 at their beautiful Hill Country grounds on Thomas Spring Road, just a few miles from here.

A neighbor also because Circle C residents -- in particular Park West resident Don Busby and his charitable organization "The Neighborhood" -- have been helping this veteran in many ways. Michael Cress (standing) and Jeff Howard during the early stages of constructing ramp and deck Don Busby's organization has just finished building a wooden ramp and wrap-around deck at Allen's house so that he can move around freely. Allen's left leg has been amputated from above the knee making him wheelchair-bound.

Since Allen has no family and exists solely on Veterans disability, the VFW and others have done a lot to make Allen's house more comfortable and "handicapped-friendly." However, some improvements and modifications are still necessary. One that is quite urgent is the complete conversion of the existing shower -- which has hardly sufficient room for a non-handicapped person -- into an adequate bath/shower. To facilitate this conversion, the existing, space-consuming washer and drier will also be replaced with a washer/dryer stacked unit.

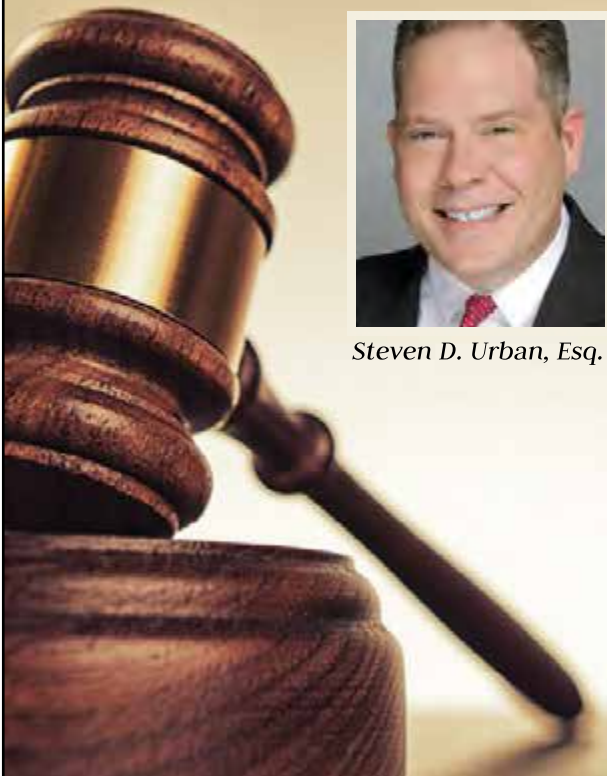


All this costs money. The VFW Post will pay for part of the expenses, and the remainder is being collected through fund raising.

And here is where you come in. We hope that Circle C residents will continue to help out this Vietnam War veteran by making a tax-deductible donation to this very worthwhile cause.

Donations in any amount are welcome and should be made out to: "VFW Post 4443, Veteran's Rehab Fund." Please mail them to: VFW Post 4443, 7616 Thomas Springs Rd, Austin, TX 78736. If you have any questions or suggestions, please call Mike Jordan, VFW Post 4443, at 626-0044, or Dorian de Wind at 301-5143.

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Shotgun Start – 12:00 p.m.

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# SquiresTeam.com

Click on the QR box to see all of John's listings! Thanks!



Hey Circle C! The Squires Team can help you find homes anywhere in Austin, Lakeway, Westlake, Dripping Springs...anywhere in Texas actually! Many clients prefer to stay right in good 'ole Circle C Ranch, sooo...if you are planning on sticking around, but need either a smaller or larger home to fit your needs, please call John Squires to help you out! If you must leave Austin, John can definitely sell your house for you too, whether you are using a relocation company or not. John has been relocation certified for over 15 years and is a preferred realtor with relocation companies. Either way, he will absolutely get the highest dollar amount for your home. John also has construction crews he utilizes to help with anything from a make-ready-to-list to full home renovation for his clients, sellers and buyers. That is why his listings sell for more money, *faster* AND they appraise because they look so spectacular when they're completed. Below are 4 new listings, so far, John will be bringing to market in the next couple of weeks, once the staging, make-ready and any renovations are complete. Call John for a free consultation on your valuable Circle C Ranch home today at (512) 970-1970 on his "sell" phone! Thanks!



**JOHN'S NEW LISTING—Coming soon! 11304 Viridian Way—Gorgeous, white, chopped stone, model-home plan! Approx. 3600 square feet with beautiful master up with views and balconies. Brand new Travertine tile throughout downstairs, granite, stainless. All on a quiet, secluded cul-de-sac lot close to Clayton Elementary and the new pool! Call John to see it! Offered around \$440,000. +/-**

**Call John directly at (512) 970-1970 on his "sell" phone anytime for an easy appointment, 7 days per week!**

**JOHN'S NEW LISTING—Coming soon! 5905 Savin Hill Court—More than \$100,000. in upgrades and updates. Media room with projector and full surround, custom built. Hard wood floors through downstairs, newer carpet, exotic, hi-end granite, Travertine, custom faux, covd. Patio, all on a quiet, cul-de-sac off of a low-traffic street. \$389,000. +/-**



**JOHN'S NEW LISTING—Coming soon! 4800 Hibiscus Valley Drive—Beautiful Streetman, 4, 2.5 backing to permanent greenbelt and veloway! New granite, "hand-hewn" laminate wood floors, immaculate tile and carpet. Master down, big game room up. One of the cleanest homes available for sale. Absolutely pristine condition. Call John to see it first! Offered at \$295,000. +/-**

**JOHN'S NEW LISTING— Coming soon! 8928 Hachita Lane—Perfect for first timers, retiree or investor! Clean 1-story on large corner lot. 4-side brick, big, open plan. 4 bed-room, 2 full bath with covd. back patio, newer carpet and side-entry garage. Custom painted! Over 2000 sq. ft.!! Offered at \$289,000! +/-**



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# Good News Club

*submitted by Thomas Lee*

It is amazing to think that my family has been hosting the Good News Club for over 5 years in Circle C. We never thought that we could keep teaching in this club for so long.

The Good News Club is for kids. It is a ministry of the Child Evangelism Fellowship that trains teachers to meet with groups of children in schools, homes, community centers, and just about anywhere the children can easily and safely meet. Child Evangelism Fellowship was established in 1932 and celebrated its 80th anniversary this past year. More information about CEF can be viewed at [cefonline.com](http://cefonline.com).

Every club includes lessons to build character and strengthen moral growth. There are so many negative influences for kids in our society these days with wrong friends and unhealthy media. As kids grow up, they will also be faced with many difficulties in life. We have been trying to spend time with our daughter to teach her the right way, but this has its limits. We cannot be with her all the time and ultimately it is up to her to make many of the decisions in her life – even at a young age.

The Good News Club is an exciting club filled with many meaningful activities. We will meet at the Circle C Community Center every Saturday from January 26 through March 2. It is free for all kids. Parents are welcome to stay or drop off their children. Additional details are provided in the invitation to the right. See you at the Good News Club!



## 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 [ashley@circlecranch.info](mailto:ashley@circlecranch.info) by the 10th of the month.







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## Ladies Bunko Group Startup

Thursday, February 21st  
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Address: 7010 Hwy. Texas 71 #300  
Time: 7 – 10 pm

For more information contact:  
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Where: Mandola's  
Date: February 21st  
Time: 11:30 – 1

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# NOT AVAILABLE ONLINE

# News You Can Use

## Starlight Theatre Company presents Hairspray the Musical

*Submitted by Kalyn Holloway*

The 1950's are out and change is in the air! Or is it Hairspray?

Hairspray the Musical will run two weekends at the Bowie High School Theater: January 31st – February 3rd and February 7th – 10th. Thursday, Friday and Saturday performances begin at 7 pm followed by a matinee performance on Sunday at 2 pm. Tickets are \$12 in advance and \$15 at the door. Get your tickets now and come support the Bowie Fine Arts Department.

"It's a story about finding out who you are and having a blast doing it," says Taylor Wallace and Taylor Bryant who play our energetic Tracy Turnblad who has only one desire -- to dance on the popular Corny Collins Show. When her dream comes true, Tracy is transformed from social outcast to sudden star. She must use her newfound power to dethrone the reigning Teen Queen, win the affections of heartthrob Link Larkin, and integrate a TV network, all without denting her 'do! Cortney Hall, who plays Motor Mouth Maybelle stated, "I think Hairspray is a fantastic show that I am honored to be a part of. We have had a theme of perceptions and prejudices this year and I think this musical is a fun way of portraying how we can overcome them." Hairspray is a family-friendly musical piled bouffant high with laughter, romance, and deliriously tuneful songs.



The Bowie High School Theatre is located at 4103 West Slaughter Lane. For more information, contact the Starlight Theatre Company at 414-2343. For more information, contact Bowie Starlight Theatre Company at 414-2343 or Kalyn Holloway at [kalyn.holloway@austinisd.org](mailto:kalyn.holloway@austinisd.org).

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## February Events *at the Wildflower Center*

**NEVER THE SAME RIVER TWICE**  
*Through March 2*

Artist Margie Crisp traveled the length of the Colorado River from its headwaters near Lubbock to its mouth at Matagorda Bay and wrote a book, *River of Contrasts: The Texas Colorado*. See 20-plus hand-colored linocuts, lithographs and silkscreen prints that show the river's residents. At the McDermott Learning Center.



**SIGN UP FOR GO NATIVE U**  
*Classes Start March 2*

Check out the new offerings-- a family cave tour, art and photography or meditation in the gardens—as well as our popular class sequences in sustainable gardening and native plant gardening. Registration is open now. Discounts available for taking an entire course or for Wildflower Center members or certain University of Texas at Austin affiliations.



## Spring Vegetable Gardening

*Thursday, February 7, 2013, 10am-12pm*  
*Travis County AgriLife Extension Office*  
*1600 B Smith Rd., Austin TX 78721*

Now is the time to plan for Spring! Join Tommie Clayton, Master Gardener Vegetable Garden Specialist, for this fact-packed session. Increase your plant's production by learning about soils and amendments. Discover how short- and long-term planning helps prevent diseases. Understand which varieties are recommended for this area and ideal planting time. Take the guess work out of choosing seed seeds or transplants. This is an excellent session for new and experienced gardeners.

This class is part of The Green Thumb series. Registration required at <https://agriliferegister.tamu.edu> or by phone 979-845-2604. Keyword Search: Green Thumb. One class is \$15, with price discounts for signing up for 3 or more classes at the same time. Class is limited to 40 people. It is presented by the Travis County Master Gardeners, a volunteer arm of the Texas AgriLife Extension Service in Travis County.



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- Soccer ● Kickball
- Volleyball



**Summer Camp Registration  
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## TEXAS A&M AGRI LIFE EXTENSION DRAIN FLIES

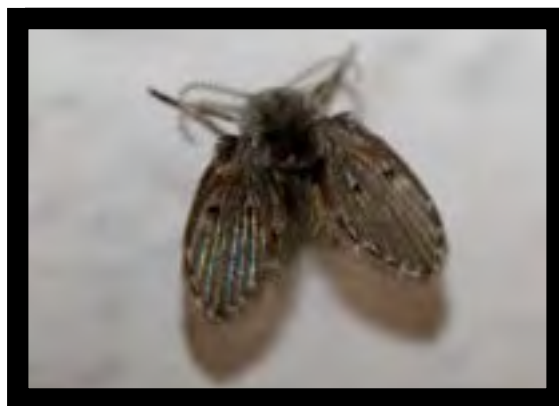
Drain flies are small, have two wings and are a brownish or grayish color. Drain flies have a fuzzy appearance and when at rest, the wings are held roof-like over the body making them look like tiny moths which is why they are also sometimes called moth flies.

Drain flies are often seen in kitchens and bathrooms often near sinks and tubs. They tend to be more active in the evening. Female flies lay eggs in the thin film of organic matter that builds up on the inside of pipes. Larvae develop in the slime layer, feeding on fungi and other microorganisms.

Killing adult drain flies will only temporarily solve your problem. To manage drain flies, the source should be treated to reduce the population of developing flies. To track down the source, place tape over one side (don't cover the drain completely) of the drains in sinks and tubs before you go to bed. In the morning, check the tape for flies that emerged during the night to find out which drain is infested.

Once you locate the drain, take a stiff brush and scrub the inside of the drain. Flush the drain with boiling water. There is no need to treat the drain with bleach or ammonia. It may take several days to see a reduction of the adult flies once the drain has been cleaned; you have to allow the emerged adults to die off.

*Photo by Sam Myers.*



For more information or help with identification, contact Wizzie Brown, Texas A&M AgriLife Extension Service Program Specialist at 512.854.9600. Also check out [www.urban-ipm.blogspot.com](http://www.urban-ipm.blogspot.com)

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**Rib Eating Contest 7:30 - 7:45 PM**



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- ★ 620 Four Points: Vandegrift High School
- ★ 360 South: Defending Champions Westlake High School
- ★ 183 North: 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!

20 "All you can eat for St. Louis Ribs only. All drinks, sides, desserts, and other meats are at regular price and are not part of charitable proceeds. Please no sharing of "All you can eat St. Louis Ribs" - it's for a good cause folks! Offer not included for take home orders.

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# Tennis Tips

By USPTA/PTR Master Professional  
Fernando Velasco



## HOW TO EXECUTE THE SERVE

In previous newsletters, I offered tips on how to hit a forehand groundstroke, a two-handed backhand, one-handed backhand, forehand volley, and the two handed backhand volley. In this issue, I will give you instructions on how to execute the serve, considered as the most important stroke, since the player has complete control of the game at this time. In these pictures student Helen Bourgeois demonstrates the proper form and technique. Photos by Charlie Palafox.

### Step 1: Ready Position:

The body is sideways with the right hand holding the end of the racket in a forehand grip position and the left hand is holding the ball under the throat of the racket. The left arm is slightly straight and the ball is held with the thumb, index finger and middle finger. This allows for a consistent toss without using the wrist and/or elbow. Feet are a shoulder width apart and the body is in equal balance. For beginners, it is okay to change the grip slightly toward the forehand grip. As the player gets more advanced, the continental grip will be a better one to give more spin on the ball.

**Step 2: Back Swing:** The left arm comes down and the right arm follows it. It is vital to slow down the motions to allow for both of the arms to have good balance in the front and behind the body. Notice that the hand is in the process of tossing the ball in front

of the body and the left wrist is bent down. It is imperative to have a good consistent toss since it will dictate the success or failure of the serve.

**Step 3: The wind up:** While the ball is in the air, the right arm will bend forcing the head of the racket to pick up speed by going behind the body. Notice the left arm is still up high and the toss is at least four to five inches above the possible point of contact on the sweet spot. The head and eyes are focused on the ball and the body is still turned sideways. Knees are bent to allow maximum explosion of the lower body.

**Step 4: Point of contact:** Once the player is ready to hit the ball, the right arm will force the racket toward the point of contact, while the left hand will come down toward the body. This allows for the “snap” of the wrist to accelerate and bring the ball down. Notice that the point of contact is slightly higher than then center of the racket. Eyes are still focused on the point of the contact and will be ready to look down as soon as the ball leaves the frame. The right hip is extended to allow the body to extend up.

**Step 5: Follow Through:** The racket speed will extend to the left side of the body. The right foot is coming forward and is pointing toward the net. The trunk is straight and eyes are focused on the direction of the ball. At this point the player will take the split step and will jump either behind the base line to rally with the opponent or will move toward the net to serve and volley.

*Look for in the next Newsletter: The Half Volley*





### 2013 LOOKS GREAT FOR THE AUSTIN HOUSING MARKET

2013 is going to be an amazing year with tons of great things happening in Austin, Texas. The real estate market is sure to continue to heat up and we will see a good rise in prices. 2012 was a great year for Austin real estate; there were a total of 25,512 sales in the greater metroplex with an average sales price of \$264,587. Based on those numbers we were seeing an average of 2,126 homes selling per month. With our current inventory of homes in the Austin area at only 5,915, we have less than 3 months of inventory; which is considered to be a strong sellers' market. When you combine that low inventory and strong

sales with all of the incredible news about what a great place Austin is to live, you have all the signs that we are about to see a significant rise in prices for our community. What this means is that if you are thinking of selling it is a great time due to the low inventory and strong buyer presence. If you are thinking of buying it is also a great time as interest rates are still historically low and you will see great appreciation in the coming years. All in all, it is a great time to live in this beautiful city. Please let us know if we can help you with any of your real estate needs.

### WHAT MAKES AUSTIN GREAT?

Everything! Our housing market, job growth, green living, education, economy...but most of all, the people! 2012 kept Austin on almost every "best of" list! Way to go Austin!

- Top U.S. Cities for New Home Construction (The Atlantic Cities, May 2012)
- #2 City To Buy A Home In Right Now (Forbes, April 2012)
- #1 Best Big City for Jobs (Forbes, May 2012)
- One of the Best US Cities to Find Work (Adecco Staffing US, May 2012)
- America's Fastest Growing City (TM Daily Post, May 2012)
- #8 Best City in America (Business Week, September 2012)
- #1 US City for Small Business (OnNumbers, April 2012)
- Top 10 City On Clean-Tech Index (Clean Edge Inc., October 2012)
- Top 10 City for Tech Startups in US (USA Today, August 2012)
- One of the Top Performing Districts in the US (Community Impact, April 2012)
- #1 on List of Destinations on the Rise (Trip Advisor, November 2012)
- #6 Lowest Crime Rate in the Nation (CQ Press, 2012)
- Top 10 'Fittest of the Fit' Cities (Map My Fitness, January 2012)
- World's Best Cities for Street Food (The Atlantic, January 2012)

For a complete list of the BEST OF AUSTIN in 2012, visit our website at  
[www.GoldwasserRealEstate.com/best-of-austin](http://www.GoldwasserRealEstate.com/best-of-austin)



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## Headaches

*Submitted by Dr. Jeff Echols*

I've been treating headaches for over 25 years and I believe they are very misunderstood by the general public.

It's only human nature to have a reason for why something is occurring, so when people get a headache they usually try to determine the reason for their headache. Some of the reasons I hear are quite amusing. "My husband gives me a headache, ... my boss, ...my kids." "I sit at a computer all day and THAT is the reason I have a headache." Sometimes people think that headaches are just normal and everyone gets them. I can assure you that headaches are not normal. Headaches are a sign that there is something wrong. Just like all symptoms are signs that something is wrong.

Headaches can be caused by a lot of different things. They can be caused by exotic and dangerous things like a brain tumor, but more often they are caused by common things. The most common reason is pressure on the nerves of the neck that radiate back into the head. When the bones of the spine are misaligned it will put pressure on the delicate nerves that exit the spine. This will in turn cause the muscles of the neck and shoulders to become

tight and develop knots in them. You can actually reach up and feel the knots in your muscles. These knots are not normal and are a sign of spinal misalignment and soft tissue damage. Once the spinal misalignments are corrected the muscles relax more and the headaches are gone. Just for fun, I sometimes ask a headache patient when was the last they had a headache, once they have had their spine corrected. They will usually say something like "Gosh I haven't had a headache in months". I will ask them if they got divorced and they will look at me funny and say "NO, why?" You said your husband was the cause of your headaches! "Oh I guess I was wrong!"

So headaches are not normal, but are very common. They're usually caused by nerve pressure built up in the neck which causes tight muscles in the neck and shoulders. They can usually be corrected with gentle chiropractic therapy. You should get this checked even if the headaches are mild because if the bones of the spine are misaligned it will cause arthritic changes to form in the bones of the spine which will limit your ability to move and bend as well as other difficulties. Be proactive about your health.



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# SPRING BREAK

is March 11th-15th...Are you ready?



## SUMMER CAMP PREVIEW

### SUMMER CAMP 2013 Project: PLAYLIST

Kick It! -Sports Camp

H2O- Swim Camp

Hit Play-Music Camp

Time Warp-Camp Time Travel

Great Outdoors- Nature Camp

Build it up!-Architecture Camp

Superheroes & Sidekicks-Camp Sci-Fi

Urban Adventures-Camp Austin

Art Outside the Box-Not your  
typical Art Camp

Robots, Rockets & Roller  
Coasters-Science Camp

Center Stage-Dance & Drama Camp

Myths & Magic-Myth Buster's Camp

Friday Night Lights- Football & Cheer  
Camp

Summer Camp  
enrollment starts  
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### Monday-- Art Outside the Box

Suminagashi  
Japanese Water Print  
Making



Marvelous Murals  
Splatter balloons  
Paint with your feet



Edible art  
pudding painting

### Tuesday-- Time Warp

FIELD TRIP: Picnic and  
scavenger hunt at  
Dinosaur Park



Dance through time  
competition



Back to the Future!  
Build your own time  
travel machine!

### Wednesday-- Center Stage

Xplor Idol: Talent  
Showcase!



FIELD TRIP: Popcorn  
and a movie at Alamo  
Drafthouse!



Design your own  
theater mask

### Thursday-- The Great Outdoors

Green Thumb  
Plant your socks!



Cooking Project:  
Edible Animal Track  
Cookies



FIELD TRIP: Treasure  
Hunt at LBJ Wildflower  
Center

### Friday--Robots, Rockets & Roller Coasters!

Robot Autopsy: How  
do robots work?



Design your own  
roller coaster!



Rocket Booster:  
Soda bottle rockets

Spring Break Camp is for children ages 5-13. Flexible  
schedules are available but reservations are required.  
Space is limited so reserve your spot TODAY!

## CHEERS for Children

*Wine, Bourbon and Food Tasting*

February 23, 2013 | 6:30pm - ?

At Roger Beasley Maserati of Austin | 12925 Pond Springs Road, 78729

*Benefiting Dell Children's Medical Center*

Northwest Austin Circle of Friends presents our 14th Annual CHEERS for Children event benefiting Dell Children's Medical Center of Central Texas. This exciting event, a premier wine, bourbon, and food tasting, will be held Saturday, February 23, 2013. You are invited to join us for an exciting evening filled with premier wines, select bourbons, delicious cuisine from local restaurants, great live music, and a variety of fun and games - all included in the ticket price - as well as live and silent auctions with uniquely tempting items. And, held at a new venue this year, the Roger Beasley Maserati showroom in Northwest Austin is sure to add an extra level of excitement!

All funds raised benefit Dell Children's Medical Center and The Texas Child Study Center Endowment. Additionally, proceeds are 100% matched by a generous donor!

Tickets are available online for a discount until Feb. 21 or can be purchased at the door. For more information go to [DellChildrensCircleofFriends.org](http://DellChildrensCircleofFriends.org) (listed under "upcoming events"). Or contact Karen Peoples, Chairman NWA COF, at [klpeoples@austin.rr.com](mailto:klpeoples@austin.rr.com) or (512) 563-2927.

*The Texas Child Study Center, the mental health program at DCMC, is a collaboration between Dell Children's and The University of Texas which treats children and adolescents with emotional, developmental and behavioral challenges. With your support, this facility will develop disease-specific evaluative and interventional programs to address disorders such as eating and anxiety, as well as attention deficit hyperactivity disorder (ADHD), autism, depression, and other mental health issues.*



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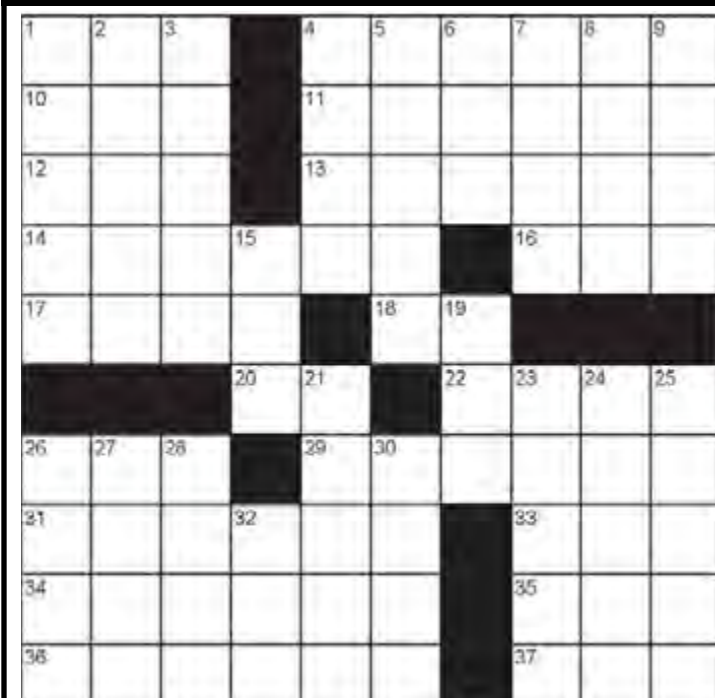
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## CROSSWORD PUZZLE



### ACROSS

1. Dad
4. Panther
10. Time period
11. A Nissan car
12. Admiral (abbr.)
13. Programmer
14. A deviated one makes you snore
16. Vane direction
17. Time periods
18. Letter afterward
20. Evening
22. Garden tools
26. Pod vegetable
29. Egg dish
31. List of errors
33. Wrath
34. Tie clip
35. Rival
36. Stoles
37. Stoles

### DOWN

1. "\_\_\_ porridge hot..."
2. Special request
3. South American plain
4. Tropical island
5. Holding device
6. And so forth
7. Enjoy
8. Sign
9. Weed in a wheat field
15. Cooking measurement
19. Her
21. Pattern
23. \_\_\_ Oyl (Popeye's girlfriend)
24. Spooky
25. Strong metal
26. Domestic friends
27. Little Mermaid's love
28. Region
30. Pilots
32. April (abbr.)

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## Heart Healthy Lifestyles

*By: Concentra Urgent Care*

Approximately every 60 seconds, an American will die from a coronary event. According to the American Heart Association (AHA), an estimated 71 million Americans have some form of heart disease, the most common being high blood pressure. And most of these problems are self-created by poor lifestyle choices.

### WHAT CAN YOU DO TO LIVE HEART HEALTHY? THE AHA RECOMMENDS:

- Eating a healthy diet
- Lean, skinless meats and poultry
- Fat-free, 1% fat, and low-fat dairy products
- Avoid foods containing partially hydrogenated vegetable oil or added sugars
- Avoid foods high in dietary cholesterol
- Prepare foods without added salt, saturated fat, and trans fat
- Exercising regularly
- 20-to-60 minutes per day, 3-to-5 times per week
- Avoiding tobacco products and tobacco smoke
- Limiting your alcohol intake
  - Women: 1 drink per day (maximum)
  - Men: 2 drinks per day (maximum)

In addition to poor lifestyle choices, heredity plays a factor in heart disease, too. It is therefore important to know your family history to help identify familial risk factors and help prevent the development of certain familial illnesses.

### WHAT SHOULD BE INCLUDED IN A FAMILY HISTORY?

- Any known congenital or hereditary disorders
- Major illnesses
- Chronic ailments or risk factors
- Smoking
- Obesity
- Alcohol problems
- The cause and age of death of any deceased relatives
- Childhood conditions
- Major illnesses
- Vaccinations
- Surgeries
- Treatments, especially those involving radiation

*For more information on living a heart healthy lifestyle, you can contact your health care provider or visit the American Heart Association's Web site at [www.AmericanHeart.org](http://www.AmericanHeart.org).*



# Cake Arts Soar To New Heights This February

*2013 "That Takes the Cake!" Sugar Art Show and Cake Competition  
February 23 and 24, 2013, North Austin Event Center, 10601 Lamar Avenue, Austin, TX 78753*

The 9th annual "That Takes the Cake!" Sugar Arts Show lands in Austin on the last weekend of February, with a weekend full of events that include the acclaimed cake and sugar art competition, classes, vendors, demonstrations and more. The competition is broken into three categories: Showcakes, Divisional, and Tasting. Decorators are challenged to enter the Showcake competition using the theme of "Cake to the Air: All Clear for Cake-Off!" to build enormous cakes of airplanes, birds, butterflies, hot air balloons, or anything that flies.

The Divisional competition is open to all ages and skill levels and is further divided into style categories, such as Novelty cakes or Wedding cakes.

This year's themed categories for the Tasting competition are: Angel Food Cakes, Moon Pies, Mini-Bottle Cakes, Cookies and Candies.

"Last year we had 32 Show Cakes and about 400 Divisional entries, which makes us one of the largest cake shows in the country," said Jennifer Bartos, Show Director and owner of Make It Sweet. "We get adorable cakes from very little kids through to awe-inspiring creations from the top decorators in the world."

Kyla Myers, President of Capital Confectioners – the local club that hosts the event – agreed that the show has a global reach.

"Competitors, instructors, and guests come from all over the world every year to join us because our show not only has a reputation for magnificent edible creations, but also for down-home Austin hospitality."

A big draw of attending the Show is the opportunity to take classes with top sugar artists. This year's celebrity lineup includes some of the most respected names in the industry, including some popular participants from televised competitions such as Mike McCarey, Lauren Kitchens, Marina Sousa, Rick Reichart, Joshua John Russell, and Nicholas Lodge.

An internationally renowned sugar artist, Lodge has been the head judge at "That Takes the Cake!" for the last 5 years and will be back in 2013. "I have always been impressed with the overall level of workmanship in the competition entries at That Takes the Cake," Lodge said. Bartos mentioned that classes come in a variety of skill levels from beginner through to advanced just as the competition does. "Some are day-long professional level classes before and after the

show weekend, others are short and feature beginner-level tips. There are even some classes focused on the business side of cake decorating. Our show covers everything from basic buttercream to engineered cake stands," she said.

Myers emphasized that those interested should register fast. "Some classes have already sold out but there are still some really unique ones available to fit a variety of budgets," she said.

"Whoever you are and however long you've been decorating, there's a class and competition level for you."

General admission to the Show includes viewing the competition entries, access to specialty vendors from all over the country, entry to watch live cake decorating competitions, and participation in the hands-on informal demonstration area. A schedule of events is available at <http://thattakesthecake.org>.

"This is a family-friendly event with free admission for kids under 18, including as competitors," said Kimberly Chapman, a longtime Capital Confectioners member, show

volunteer, and past Showcake and Divisional Competition winner. "After seeing all of the incredible cakes, kids of all ages can decorate a cupcake or cookie of their own for only \$1."

Online registration is now open through February 15th at <http://thattakesthecake.org/> for general admission, the competition, and classes. The early bird discount for competition entries goes through January 18th and all competition entries must be registered by February 15th as unregistered entries are not accepted at the door. Tickets can be purchased at the door for general admission and remaining spots available in classes.

## MORE INFORMATION:

*"That Takes The Cake!" is hosted by Capital Confectioners' Cake Club, an organization dedicated to sharing, promoting, encouraging, and expanding the appreciation and practice of the arts of cake decorating, confections, and related media. More information about the club is available at [www.capitalconfectioners.org](http://www.capitalconfectioners.org). A portion of the proceeds of "That Takes The Cake!" is used to fund scholarships for local culinary students. Press passes for the general show should be requested via email before February 16 to be available for pickup at the volunteer pre-paid ticket booth in the entryway. Please provide reporter's name and organization in the email.*

**General admission is \$8 per day or \$14 for a weekend pass when purchased online in advance (door: \$10/day or \$17/weekend). Bring a non-perishable food item for Capital Area Food Bank to save \$1 off at-the-door entry price. Children under 18 are free. All other events Classes require separate registration.**





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CALENDAR ~ ENTERTAINMENT ~ ACTIVITIES ~ FEATURED PROPERTIES



#1 - Growing Family; Up to \$300k, Circle C, 2300SF+, 4 Beds, 2.5 Baths, Large yard with trees, Bowie HS, 1 story

#2 - Move In Ready; Up to \$300k, Must Feed Bowie, 4 Beds, 2.5+ Baths, 2300SF+, 1 or 2 Story, Covered patio preferred, Master Down

#3 - First Time Buyer; Up to 280k, SW Austin, 3+ Beds, 2.5+ Baths, 2300 SF+, Separate office, Feeds Bowie.

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AUSTIN REAL ESTATE PARTNERS MARKET REPORT CIRCLE C RANCH 5 YEAR AVERAGE SOLD PRICE / SF APPRECIATION RATES							
Circle C Ranch By Area	2008	2009	2010	2011	2012	% Change Since 2011	5 Yr Annualized Appreciation Rate
Circle C Central	\$ 111	\$ 105	\$ 106	\$ 109	\$ 114	5.15%	0.80%
North	\$ 128	\$ 127	\$ 125	\$ 128	\$ 137	7.37%	1.83%
On The Park	\$ 116	\$ 111	\$ 105	\$ 109	\$ 117	7.32%	0.13%
Wildflower	\$ 126	\$ 124	\$ 125	\$ 128	\$ 127	(0.78%)	0.24%
Park West	\$ 137	\$ 137	\$ 126	\$ 135	\$ 141	4.58%	0.76%
Vintage Place	\$ 111	\$ 90	\$ 112	\$ 102	\$ 115	12.04%	0.91%
Hielcher	\$ 120	\$ 115	\$ 117	\$ 118	\$ 125	5.63%	0.95%
West	\$ 120	\$ 112	\$ 114	\$ 115	\$ 122	6.38%	0.39%
Park Place	\$ 129	\$ 121	\$ 122	\$ 117	\$ 132	12.24%	0.40%
Murfield	\$ 140	\$ 123	\$ 125	\$ 124	\$ 133	7.54%	(1.31%)
Enclave 1&2	\$ 129	\$ 112	\$ 126	\$ 121	\$ 126	4.62%	(0.67%)
Lacrosse	\$ 118	\$ 116	\$ 116	\$ 115	\$ 112	(2.56%)	(1.34%)
Alta Mesa	\$ 123	\$ 119	\$ 122	\$ 129	\$ 129	0.23%	n/a
Fairway Estates	\$ 114	\$ 137		\$ 131		n/a	n/a
Enclave Estates	\$ 97		\$ 113	\$ 125		10.00%	n/a
Avana Esquel				\$ 136	\$ 139	2.85%	n/a
Circle C Ranch Total	\$ 120	\$ 115	\$ 116	\$ 119	\$ 125	5.28%	0.95%
% Change Yr / Yr	N/A	(4.65%)	0.99%	2.39%	5.28%		

Market Report data was obtained from the Austin Multiple Listing Service (MLS) on 01/02/2013. It covers only new construction and PDSO homes are not included in the MLS data and therefore are not represented. Data is deemed prices are for not guaranteed.



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