



CIRCLE C RANCH

The Official Publication of the
Circle C Homeowner's Association

Newsletter

Volume 10, Number 3

March 2013

www.circlecranch.info

CCHOA ANNOUNCEMENTS

Submitted by Denise Nordstrom, CCHOA Manager

CCHOA Annual Meeting & Board Election

Wednesday, March 6, 2013 6:30pm

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

Please Vote!

The Nominating Committee accepted nominations to the Board of Directors through January 14, 2013 and the following residents were nominated: Stephen Alexander, Michael Chu, Bob Hinman, Natalie Placer McClure, Chris Poynor, and Les Trobman. 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 the Financial Manager at 451-9901 if you need a replacement.

The Board Election results will be posted on the website by March 7, 2013.

Annual Report

The Annual Report of the Association for 2012 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.

Easter Egg Hunt

Join us for the Annual Easter Egg Hunt on Saturday, March 30th 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!

Important Dates

March 1: First ½ Year Assessment Fees Due (must be mailed in to PO Box 163541
Austin, TX 78716)

March 6: Annual Meeting

March 27: HOA Board Meeting

March 29: HOA Office Closed for Good Friday

March 30: Easter Egg Hunt

March 31: Pool Closed for Easter Sunday

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
Grey Rock Tennis Club	301-8685
Email:	info@GreyRockTennis.com
Sub Association Info:	
KB Enclave and Fairway Estates HOA	
Alliance Association Management.....	347-2888
Parkwest HOA	
Goodwin Management	502-7509
Streetman Enclave HOA	
Rosalyn Peterson.....	441-1041
Muirfield HOA	
Chris Noel	219-1927

BOARD OF DIRECTORS

Jason Bram	President
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
Gorzycki 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 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.

"Be the Community."



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512-924-9923

pattie@AmeliaBullock.com | pattiewebster.com | www.Linkedin.com/PattieWebster

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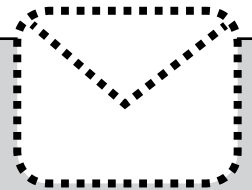
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Go Green
Go Paperless



Sign up to receive *The Circle C Ranch Newsletter* in
your inbox. Visit PEELinc.com for details.

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

APRIL 20TH NEIGHBORHOOD GARAGE SALE

We are gearing up for our Annual Neighborhood Garage Sale on April 20. Now is a great time to start going through your old items and deciding what you'd like to sell. The HOA will handle all of the advertising for the garage sale, and you will simply setup your garage sale at your home. Please contact the HOA at 288-8663 if you have any questions.

FITNESS CLASSES AT THE CCCC

Are you a yoga or boot camp instructor? Or do you know someone who is? We are looking for someone to come and instruct some fitness classes at the Circle C Community Center for Circle C residents. Please contact Ashley at ashley@circlecranch.info if you are interested.

TREE STAKES

All tree stakes should be removed from your landscaping no longer than one year after the tree was planted. The tree stakes can actually damage your trees if they are left in for too long.

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.

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:

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@fastmail.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.

Top Ten Things to Keep Your Yard **Great in Circle C Ranch**

Submitted by Susan Hoover

The Circle C Homeowners Association routinely monitors the neighborhood in hopes of keeping the front yard street view of all homes in compliance with the Covenants, Conditions, and Restrictions of Circle C Ranch. To that end, the Architectural Control Committee is working to set some guidelines for front yards which will help owners keep their yards in attractive condition as stated in the CCRs. These guidelines are in the final phases and will be posted at www.circlecranch.info as soon as they are finally adopted and recorded according to State law. We wanted to provide you with some things to check in your own front yard to make sure you are in compliance.

In general, the goal is to have all front yards look neat, uncluttered and sufficiently landscaped.

Top Ten:

--Lawn and garden areas should be mowed, free of weeds, alive and attractive

--Shrubs should be trimmed so at least 2/3 of the front windows of the home are visible

--No plastic pots (i.e. original garden containers), no artificial flowers, no empty pots (unless they are utilized as a landscape feature), no pots in the first 10 feet from the curb (right of way), no randomly placed throughout the yard pots

--Limited yard art in the front yard (statuary, fountains, gazing balls, bird houses, etc.) and yard art must be integrated into the landscape. Please move extra yard art to the back yard.

--Trash cans and recycle bins should not be placed in front of the garage; they should be screened from view of other owners

--Holiday lighting, decorations, etc. should be removed within two weeks after a holiday

--Signs should not be nailed or attached to trees and no signage in the first 10 feet from the curb

--Front Yard Patios need to be approved by the Architectural Control Committee, are limited to two chairs and a small table or other furniture approved by the Architectural Control Committee.

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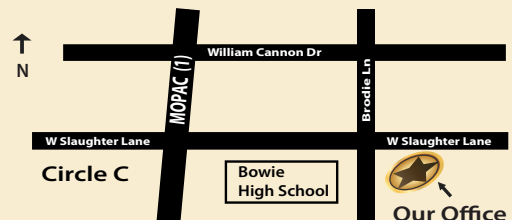
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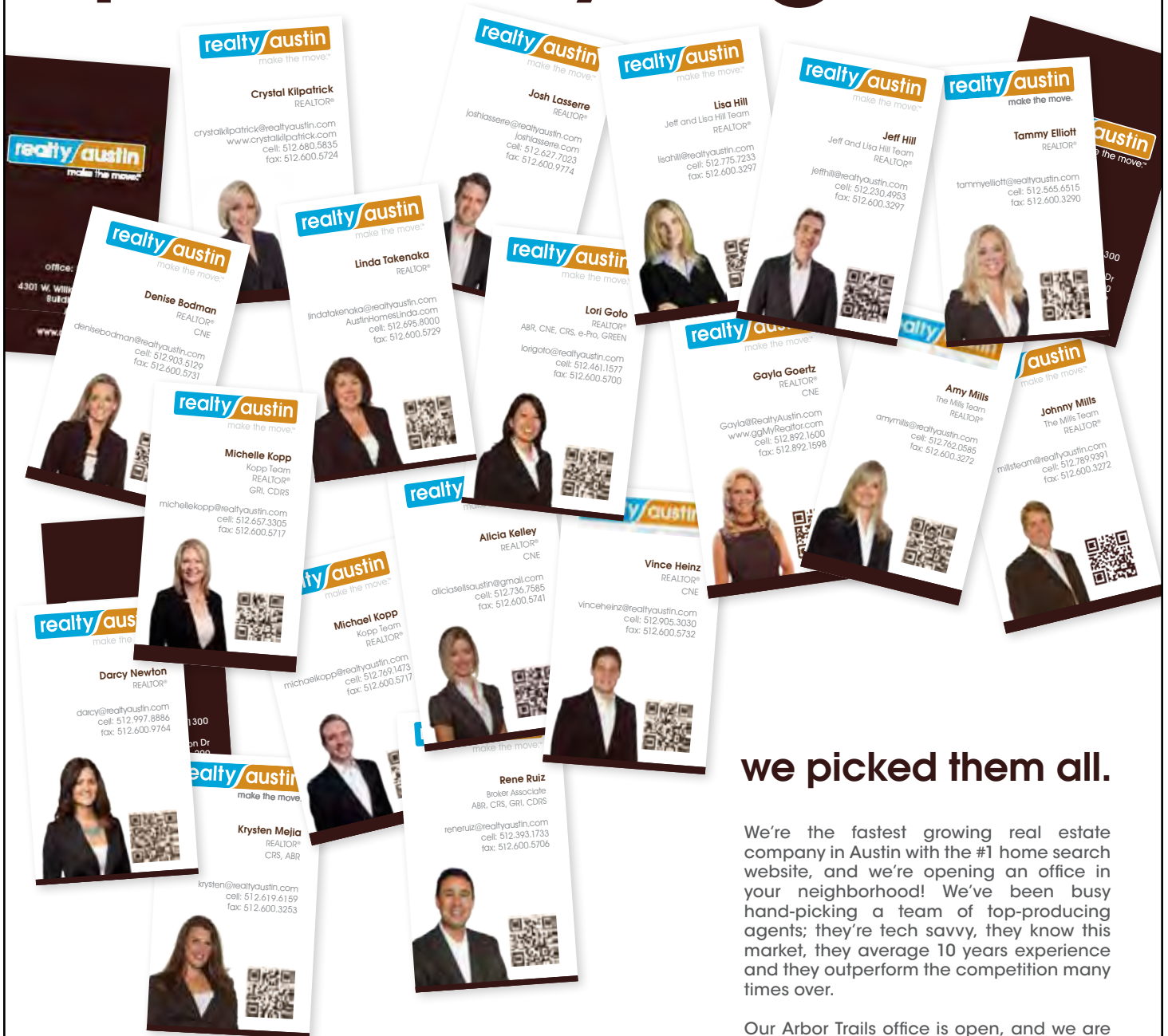


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CCHOA News

(Continued from Page 6)

No lounge chairs, fire pits or extensive front yard patios are allowed; patios that are installed must have approved landscape screening around them

--Front screens must be in good condition (i.e. not frayed, sagging, with holes, or turned color due to age). Front screens may be removed. The average life of a screen is seven years. If you change the color of the screen, the new color must be approved by the Architectural Control Committee.

--Front yards that are converted to a water wise plan may not be all crushed granite with only a few plantings. All conversions must be approved in writing by the Architectural Control Committee. Examples of great conversions on the website at

http://www.circlecranch.info/doc/AdobeViewer.asp?doc_filename=%2Fhoa%2Fasn14837%2Fdocuments%2Facc%20guidelines.front%20yard%20landscape.pdf&find=&print=1&docid=843553



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Circle C Homeowners Association's Annual Easter Egg Hunt

Hop on over and join us for the Annual Easter Egg Hunt!

Visit the Easter Bunny and
enjoy cookies and juice after the hunt.

March 30, 2013

9:30 am

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

Swim Center Plaza

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.*



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Circle C Swim Center

Submitted by Sammie Surguy

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

SPRING SWIM LESSONS

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

Parent & Infant (6-18 months): Through songs and play, parent and infant will enjoy this water adjustment class designed to promote water safety and introduce babies to a positive water experience.

Parent & Toddler (18-36 months): This slightly more structured program introduces young children to very basic swimming skills while in the security of their parent's arms. Skills such as bubbles, floating, safe water entry and exit will be introduced. Children up to 4 years who prefer to swim with a parent are encouraged to attend. This program is especially designed for the preschooler to transition to group lessons.

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

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

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

Stingray (4-5 years - Advanced): For kids who are ready to swim on their own. Sting Rays will learn how to float on their own, bob in the water, glide with 15 yards of front crawl, breathing to the side, and water safety.

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

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

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

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

It is required that all swimmers be evaluated prior to registering for classes. Swim evaluations are free, and no appoint is necessary. They are held by Swim Instructor, Amanda Hartman. The child will swim for less than five minutes, and Coach Amanda will advise you on which class is best suited for the child.

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

TIPS ON PREPARING FOR SWIM LESSONS

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

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

2. Make the most out of bathtub time. Play with toys and have them float on their back with your hands underneath them. This may be the first water experience many children have, so use this time to make them feel comfortable and safe in the water.

3. Take your child to the Circle C Swim Center. Get them comfortable with the pool, so that when they come to their first day of their lesson, the pool isn't alien and scary to them since they've already experienced it. While you're here, take advantage of the time to teach them aquatic and safety skills. Show them how to float and blow bubbles. Also, remind them to always walk slowly on the pool deck, always wear sun screen, and show them where the lifeguard stands are located.

4. Feel free to watch a swim class with your child at the Circle C Swim Center. While watching, let your child see what they will be learning in the class. Emphasize how much fun they will have and how many friends they will make. It's also a good idea to have them meet their swim instructor before the class meets, so they feel more comfortable with them on their first day.

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

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be intimidated by the group setting. To learn more about private lessons, check out our website at www.ccswwim.net

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

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

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

MERCHANDISE

The Swim Center has also restocked all merchandise, if you need goggles, kick board, swim cap, sunscreen, aloe vera, swim diapers or a new water bottle stop by and check out the new merchandise.

CIRCLE C SELECT SWIM TEAM

The Circle C Select Swim Team fills up fast once the weather starts to warm up so set up your tryout sooner than later. Tryouts are from Monday-Thursday 4- 4:15 p.m. please e-mail select@ccswim.net before you come. Old Select Swim Team Shirts and Caps are 50% off, stop by and get yours today!

ADULT MASTERS

Offered weekly on Monday, Tuesday, & Thursday from 8:00-9:15 a.m. Not sure what it is? Stop by and try your first class for free. Join today by signing up at the front desk!

LANE USAGE SCHEDULE

Want to know which lap lanes are available to swim in before you get to the pool? Now you can! Visit www.ccswwim.net for more information.

Long Course will be returning on Fridays in March, 2013.

HIRING

Looking for a fun job? We're accepting applications! It is time to start planning for the 2013 swim season at the Circle C Aquatics Centers. We will be accepting Applications for Employment on a rolling basis. Please complete the Application for Employment as well as the Availability Sheet(s) for the position(s) for which you are applying. Both Front Desk and Lifeguard positions are available. For more information and forms to fill out please visit: www.ccswwim.net and click on employment.

HIRING OF 15 YEAR OLD LIFEGUARDS

A 15 year old will be hired if they are a good fit and they have taken a Circle C lifeguard class and must turn 16 within two weeks of the last day of the Circle C class. If a 15 year old takes a class at another facility, they may be interviewed/hired no less than 2 weeks before 16 birthday.

SOCIAL MEDIA

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

www.facebook.com/ccaquatics

www.twitter.com/circlecsc

www.youtube.com/circlecsc

Contact Us:

E-mail us at: customerservice@ccswim.net

Call us at : (512)288-6057

Spring Break Holiday Hours

March 11-17, 2013

Monday-Friday

Lap Swim Only: 6 - 10 a.m.

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

Saturday

Lap Swim Only: 7-10 a.m.

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

Sunday

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

Spring Hours

March 18 - June 9, 2013

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.

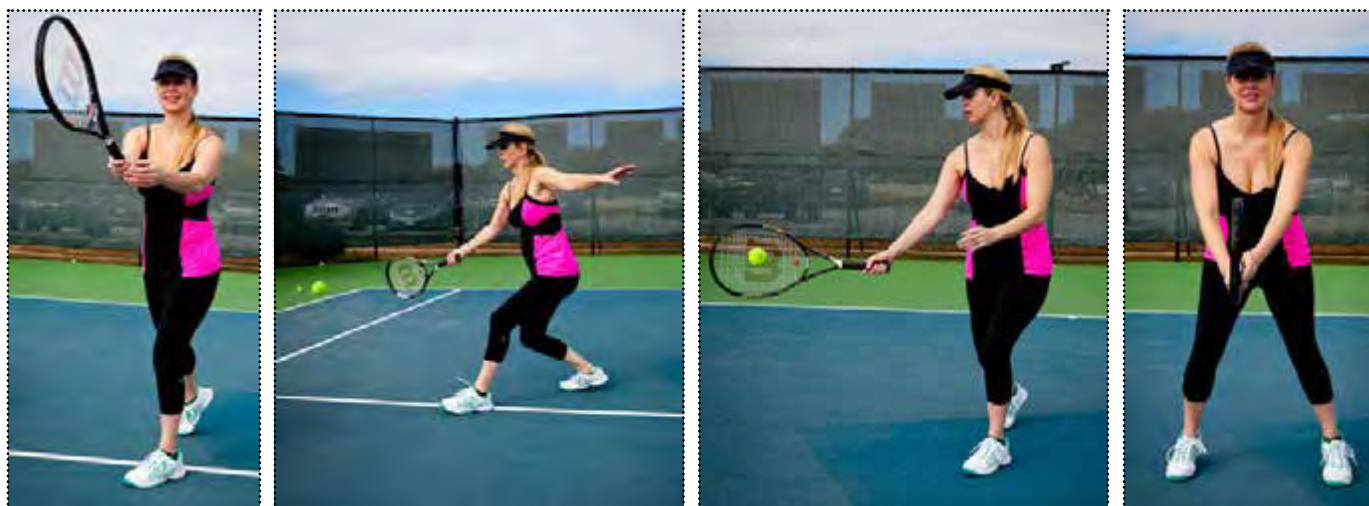
Sunday

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



TENNIS TIPS

By USPTA/PTR Master Professional
Fernando Velasco



How to execute The Half Volley

In previous newsletters, I offered tips on how to hit a forehand groundstroke, a two-handed backhand, one-handed backhand, forehand volley, the two handed backhand volley, and the serve. In this issue, I will give you instructions on how to execute the half volley, which is usually played between the base line and the net. The player is not close enough to the net to hit it on the air and/or does not have enough time to retrieve back to hit it on the top of the flight. The ball is usually hit right after it hits the ground. In these pictures student Camille Palafox demonstrates the proper form and technique. Photos by Charlie Palafox.

Step 1: The Split step: When the player realizes that she will have to play the ball right after it hits the ground, the player will stop and take the split step by bouncing off her toes at the same time and let her body lean forward to react to the ball. Both hands are on the racket so it can react to either move to the left or to the right. Eyes are focused on the incoming ball.

Step 2: The Back Swing: The secret of the half volley is to take the racket back early and have a short back swing. Also, it

is critical to lay the wrist back slightly to allow for a good point of contact in front of the body. The player will then bend her knees and lunge forward to hit the ball as soon as it hits the ground. Notice the concentration of keeping her eye on the ball.

Step 3: The Point of Contact: As soon as the ball starts to rise, the player will make the contact with the ball and will aim to go away from the net person. Her eyes are focused on the point of contact and the left hand is still close the body for better balance. The left knee is still bent and the left toe is pointing toward the point of contact.

Step 4: The Finish: Once the ball leaves the racket, the left knee has now almost straightened up and the follow through is above the players' head. This will allow the ball to go high over the net and will land deep toward the baseline. The opponent will have to back off to hit the next ball, or will also be forced to hit another half volley. The left hand is ready to hold the racket on the handle to anticipate the next shot, which probably will be the volley.

Look for in the next Newsletter: *The One Handed Backhand Volley*

***Congratulations to
Grey Rock Women's Team
Tennis Players***
SEASON FALL 2012



WTTA Flight 3 Players who finished on first place and were promoted to move up to Flight 2. Left to right: Julie Asbra, Shelby Walden, Johanna Heywood, Michele Salter, Rhonda Hudson, Diane Williams (sub) and Pam Manley.



WTTA Flight 7 Players who won the "Sportsmanship Award". Teams are voted after each match to honor the team that deserves this award. Left to right: Jeanna Crow, Leigh Cox, Kim Hodges, Jill Schmidt, Karen Spruill, Robyn Fuller, Christy Winn and Consuelo Davidson.



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Ride to Work Together App

Submitted by Joseph Kopser

Our very own Circle C resident, Joseph Kopser, has developed a free smartphone App to help Circle C residents connect with neighbors and friends to share a ride to work together. So many of us sit alone in our cars at rush-hour on Mopac, his new App will help you find neighbors and friends that are leaving from near you in Circle C and heading to work within 1 mile of your office. Share the ride when you want to in order to reduce your gas costs and get out from behind the wheel for more time for e-mail or texting. If you are interested in participating in their Beta Testing, please contact Joseph at joseph@ridescoutapp.com

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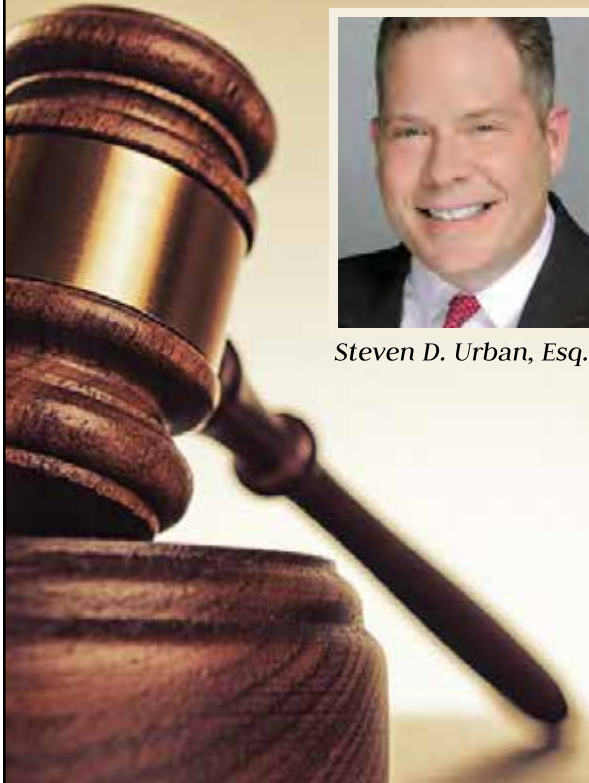
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**6605 Estana Lane
Circle C Avana**

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"I very rarely write letters of recommendation, but had such an outstanding experience with Chris, that I felt compelled to do so. We are careful consumers, especially when it comes to purchasing a home and selecting a Realtor. We were not disappointed! She treats real estate like a profession. She was completely on top of the entire process! AND, she's highly intelligent. She was "connected" and used up-to-date technologies (like e-signing) and she provided recommendations for high quality industry contacts (handy man, inspector, etc.) She also serves on the Board for a large HOA, giving us some valuable insight. I highly recommend Chris!" Eric Heflin

"Chris is a dream of a realtor! Impressed the first time we met her, we discovered how very competent she is. She didn't miss a beat. We could relax and let her take care of everything. Quick responses to all our questions and requests (and we had a lot!). Chris gave us encouragement the whole time our house was on the market—and then sold it at full price! We are recommending her to all of our friends who might be buying and/or selling a home in the future." Margaret and Richard Nakumura

Chris Poynor, REALTOR®

Circle C Specialist, Resident.

512.794.6604

Chris@HotAustinRealEstate.com

www.HotAustinRealEstate.com



Higher Education Scholarship Opportunity!

Submitted by Jordan McDole

Do you know a young woman in Austin enrolled in graduate school or her junior or senior year of college? If so, she may be eligible to apply for a \$2,500 academic tuition scholarship!

Each year the Young Women's Alliance Foundation (YWAF) awards \$2,500 scholarships to women pursuing higher education at universities in Central Texas.

The scholarships are awarded based on commitment to community service, demonstrated leadership, academic achievement, and financial need. Scholarship recipients must participate in a Community Impact Project during the semester they receive the scholarship money.

Details about qualifications and selection procedures can be found on the YWAF website (<http://www.youngwomensalliance.org/scholarshipapplication/>).

The deadline to apply is March 28, 2013. Questions? Contact Jordan McDole, YWAF Higher Education Scholarships Chair, at jordanmcdole@gmail.com

SUDOKU

View answers online at www.peelinc.com

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The goal is to fill in the grid so that every row, every column, and every 3x3 box contains the digits 1 through 9. Each digit may appear only once in each row, each column, and each 3x3 box.

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MARCH EVENTS AT THE WILDFLOWER CENTER

Submitted by Saralee Tiede

Wildflower Days™

Monday, March 11 through Friday, May 31

Our bluebonnets will be spectacular, but our gardens go way beyond bluebonnets with all sorts of Texas spring wildflowers on display.

Artists and Artisans Festival

9 a.m. to 5 p.m. Saturday and Sunday, March 9 and 10.

Texas artists and craftspeople display their works in wood, metal, photography, silk, watercolor and much, much more.

Shou Ping's Paper Sculptures

Saturday, March 9, through Monday, May 27.

Meet the artist from 1 to 4 p.m. Sunday, March 10, in the McDermott Learning Center

Jim LaPaso's Sculpture in the Gardens

Saturday, March 9 through Monday, May 27

Texas Majesty, Watercolors by Denise Counley

Saturday, March 9, through Monday, May 27

Meet the artist from 1 to 4 p.m. Saturday in The Store.

Center open Easter Sunday

March 31



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John Squires and the Squires' Team with *Keller Williams Realty*, your neighbors and Realtors for life!



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



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



#1 real estate agent in Circle C Ranch history with over 380 homes "SOLD!!" in the neighborhood!

John's listings sell at an average of 99.7% of listing price.

"Top 50" agent in Austin 13 years in a row!

FULL marketing of your home with flexible commissions, no hidden fees and competitive move-up and move-down plans!

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Most experienced realtor in Circle C Ranch sales—knows all 15 builders, their floor plans and the differing values for all areas and ages of Circle C Ranch.

Professional home staging at no additional cost to seller!

14 years after building our dream home in Circle C and adding a phenomenal pool that our family and friends got to enjoy every day, it was an extremely tough decision to actually list our home and say goodbye to our incredible neighbors and this chapter in our lives. Just as you hear, location, location, location is everything, you also must know, advertising, advertising, advertising is a key element to getting your home sold and why after interviewing several agents, we decided to use John Squires' real estate services. John is extremely confident and knowledgeable about the Circle C market without being overbearing. John listed and sold our house for full price in 3 days with his open houses with 40 visitors. It all really happened so fast that we were kind of caught off guard. Once the coming soon sign was in the yard we had an offer and we literally had to move fast! We would like to say a huge thank you to John for directing us in our move, offering great advice, supplying us with professional handy men, and of course the "sell with me, use my trailer for free", which I don't think he ever in a million years thought we would use his trailer for a *month* on a 4000 sq. ft. home! We look forward to having John find us our next little bit of heaven somewhere out in the hill county. Thank you so much John! Floyd and Jo Hyman 10019 Estancia Cove, Circle C Ranch "On The Park"



SquiresTeam.com

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



Hey Circle C! Wow, what a crazy start to the new year! Homes are flying off the shelf as fast as we can list them in *most* cases and many sellers are enjoying windfalls of 10% or more compared to last year's home values. As usual, the homes that have been upgraded and updated are the ones that are seeing the biggest gains. I am getting back \$2.50-\$3.50 to my sellers for every \$1.00 they spend on updating their homes and following my advice on what to do to get the most out of their home's sale. If you would like a free analysis of your home's selling potential, please call John Squires at (512) 970-1970! Below are 6 of John's latest listings where he has made the sellers *raving* fans with his updating and staging advice! They are **"SOLD!!!"**

5905 Savin Hill Court \$100,000 in upgrades/updates! Hand-hewn wood floors, exotic granite, stainless, Travertine, frameless glass shower, media room with projector, screen, system all stays. Secluded cul-de-sac! **"JUST LISTED!!!" \$389,500.**



4800 Hibiscus valley-"UNDER CONTRACT" in 2 days with 7 offers! \$295,000.



6123 Ginta Lane-"UNDER CONTRACT" in 1 week with 2 offers! Gorgeous Scott Felder \$334,500.



10805 Capstone-"JUST SOLD!!!" with 2 offers! \$369,000.



9516 Colebrook-"JUST SOLD!!!" Vintage at \$325,000.!



John Squires and the SQUIRES TEAM "Sold!" these 32 listings and buyers, making them the top team in Circle C Ranch home sales for the 13th year in a row!

LISTINGS & SALES FOR 2012

10019 Estancia LN	\$487,000
10305 Thistle Moss CV	\$269,900
10520 Hansa DR	\$336,500
10628 Galsworthy LN	\$324,500
10805 Cap Stone DR	\$368,999
11000 Bexley LN	\$289,000
11200 Cusseta LN	\$439,990
11216 Cusseta LN	\$609,000
11516 Alberta DR	\$334,500
5004 Hibiscus Valley DR	\$284,900
5208 Corrientes CV	\$354,500
5828 Gorham Glen LN	\$324,500
6106 Ginita LN	\$279,000
6225 Carrington DR	\$369,900
6408 Wareham LN	\$299,999
6503 Walebridge LN	\$344,500
6511 Walebridge LN	\$310,000
6605 Toolwrith LN	\$410,000
6712 Hansa LOOP	\$332,500
6801 Tanaqua LN	\$429,000
6825 Tanaqua LN	\$389,000
6909 Nubian LN	\$364,500
7001 Auckland DR	\$269,900
7008 Cusseta CV	\$559,000
7413 Seneca Falls LOOP	\$319,000
7508 Doswell LN	\$505,000
7724 Haggans LN	\$534,500
8107 Isaac Pryor DR	\$284,900
9313 Manipari LN	\$324,900
9508 Colebrook ST	\$409,000
9516 Colebrook ST	\$329,000
6608 Antigua Lane—Avana	\$382,000.

10019 Estancia Lane-"JUST SOLD!!!" Mini estate on .40 acre on park. Resort style pool, huge trees, gorgeous. \$489,000.



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

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** "maximum seller net" 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 flyer advertising.
- 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.
- 11) **Flexible Commission** structures with move-up, move-down plans!

3rd Annual



Tournament

Monday, April 29, 2013
Grey Rock Golf Club
7401 Highway 45
Austin, Texas 78739

Registration – 11:00 a.m.

Shotgun Start – 12:00 p.m.

Entry Fee - \$125/player

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Patty Webb

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Event announcement from the Travis County Master Gardeners:

Submitted by Bonnie Martin

Understanding Soil and Soil Amendments

*Thursday, March 14, 2013, 10am-12pm
Travis County AgriLife Extension Office
1600 B Smith Rd., Austin TX 78721*

Get to know your soil so you can improve its ability to retain moisture and improve plant growth. Your soil may be blocking vital elements your plants need to grow. Ascertain how and when to add missing elements to improve plant health and production. Learn the type of soil on your property and its corresponding strengths and weakness. (Bring a cup of your soil in a plastic bag and a glass jar with lid.) Discover changes you can make to improve the soil structure and water storage capacity. Organic matter, cover crops, soil microorganism and mulching will be discussed.

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.

Care of Ornamental Trees

*Saturday, March 30, 2013, 9am-1pm
Austin Community College, South Campus, rm 1130
1820 W Stassney Lane, Austin TX*

Oak wilt, one of the most destructive tree diseases in the United States, is killing oak trees in central Texas at epidemic proportions. Dr. David Appel, professor in the Department of Plant Pathology at Texas A&M, will teach which trees are affected by oak wilt, how to identify the disease, how it is spread, and how it can be managed. We will discuss preventative measures that can help you avoid this devastating disease.

Please register at <https://agriliferegister.tamu.edu> keyword: Trees, or by phone (979)845-2604. Class fee is \$25 (water and snacks provided). Free parking available. Sign-in at the security desk with your vehicle license number. This class is presented by the Travis County Master Gardeners, a volunteer arm of the Texas AgriLife Extension Service in Travis County.

When and How to Fertilize

*Thursday, April 11, 2013, 10am-12pm
Travis County AgriLife Extension Office
1600 B Smith Rd., Austin TX 78721*

Confused about how and when to fertilize? Learn how to select the correct fertilizer for your lawn, trees, bulbs, roses, or vegetables. This class will teach you how to conduct a soil test to get a clear picture of your fertilizer needs, read and interpret what a fertilizer contains, and determine how much you should apply. You'll be taught how to fertilize and be a good steward to your land by avoiding fertilizer runoff. Please bring any soil test you have done in the past few years.

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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Currently priced up to \$172.87/sq ft*
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Homes over 3500 sq ft

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PHARAOH ANTS

Submitted by Wizzie Brown

Pharaoh ants, also known as sugar ants or piss ants, are tiny (~1/16 inch), orangish-colored ants that may become a nuisance in homes. In Central Texas, these ants are only found indoors because it is too cold for them outside. Colonies like to be located in warm areas near food and water, so are usually found in kitchen or bathroom areas and may be found in wall voids. Workers may travel along pipes or wires within wall voids to travel through the home looking for a wide variety of foods.

Pharaoh ants do not have mating swarms like many other ants. Mating takes place within the colony and the colony spreads by "budding". "Budding" is when a queen and many worker ants leave the parent colony to create a new colony. The ants can also "bud" and create a new queen from brood (eggs, larvae, pupae) if they are separated from the parent colony.

Due to budding, it is best to use ant baits to manage pharaoh ants. If pesticide sprays are used, it stimulates budding of the colony and creates more colonies than were originally being managed. Baits should be placed where ants are trailing to food and water sources. It is best to reduce other available food so that the ants will more readily take the bait product. If ants are trailing, do not wipe away the trail. Instead, place bait on the trail for the ants to find quickly.



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

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Bowie High School Silver Stars Seeking *Silver Star Alumni*

In honor of James Bowie High School's 25th anniversary, the Bowie High School Silver Stars would like to invite all former Silver Stars, managers, and escorts to their annual Spring Show to be held April 18-20. If you are a former team member, or have contact information for a former team member, please contact Peggy Rhea, Silver Star Booster Club, Alumni Liaison, at badgerhorn@gmail.com or 512-940-4794. We look forward to seeing you at the show!



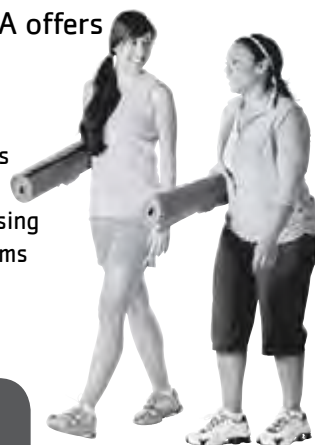
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SOUTHWEST FAMILY YMCA
6279 Oakclaire Dr. @ Hwy 290
AustinYMCA.org • 891-9622

It is a great time to be a homeowner in Austin, Texas!

Our market is moving quite rapidly and we are seeing homes sell before they ever even hit the market in many cases. We are also seeing homes selling at or above their asking price and being involved in multiple offer situations. There is a very low inventory of homes on the market right now, 5697 as of this writing, and last year we had a total of 25,750 sales in the Austin metro and surrounding areas. If you look at that from a months of inventory viewpoint, it means that if no other homes came on the market we would sell out of homes in the Austin area within 2.65 months, which is considered a strong sellers' market. Circle C continues to be in high demand as well with a total inventory of 15 resale homes on the market and a

very long list of buyers we have looking to purchase as soon as something good comes on the market. Last year in Circle C we had a total of 302 sales with an average sales price of \$354,247 and an average days on the market of 28, which are both very strong numbers.

There are so many great things happening in our area and we are seeing strong consumer demand to live in our little oasis. If you have thought about moving up, investing or just selling and buying something newer, call Goldwasser Real Estate and put the Goldwasser Advantage to work for you!

CIRCLE C RANCH CURRENT REAL ESTATE STATISTICS

	Average \$	\$ Per Sq. Ft.	Average Days on Market
15 Active Listings	\$368,411	\$134.10	43
30 Pending Sales	\$358,309	\$133.53	36
2012 Sales	\$354,247	\$124.68	28



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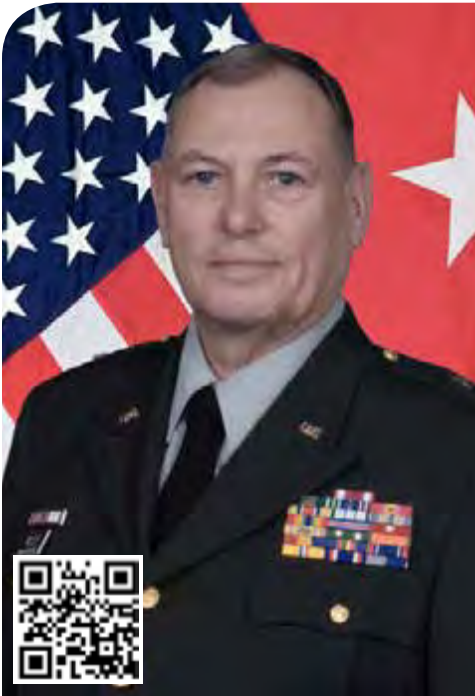
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Austin Newcomers Club March 2013 ANC Publicity Input

Submitted by Joe Jelinski



Austin Newcomers Club is dedicated to introducing new residents to Austin while extending a hand to make new acquaintances and join fun Interest Groups.

This month our luncheon program will feature Brigadier General Charles A. Miller, Jr., the Chief of Staff of the Texas State Guard. He'll speak to us about our own Texas State Guard, and its mission to serve Texas.

General Miller is a native Texan, born in Taylor TX but as the son of an army officer moved around the country to a series of military installations during his growth years. He is a graduate of Killeen High School, in Killeen TX in 1961, the United States Army Armor School, the Military Police and the United States Army Command and General Staff College. He holds a Masters Degree from Southwest Texas State University.

As the Chief of Staff, General Miller is the second in command of the 2,000-plus Texas

State Guard, which has Army, Air, Maritime, and Medical components. Its members, all volunteers, owe allegiance exclusively to the Governor of Texas, which is different from the National Guard. Each member is screened prior to entry and generally serves for no pay unless there is a state emergency. Their primary mission is disaster relief, especially in case of hurricane strikes.

The monthly luncheon will be held on Wednesday, March 20 at Green Pastures restaurant, located at 811 West Live Oak in Austin. We get together at around 11:00 a.m. for a social hour with lunch at 12:00 noon. The luncheon is \$20 per person; reservations are required, and payment must be received by Thursday, March 14.

The club website is www.AustinNewcomers.com and the telephone number is 512-363-2566.

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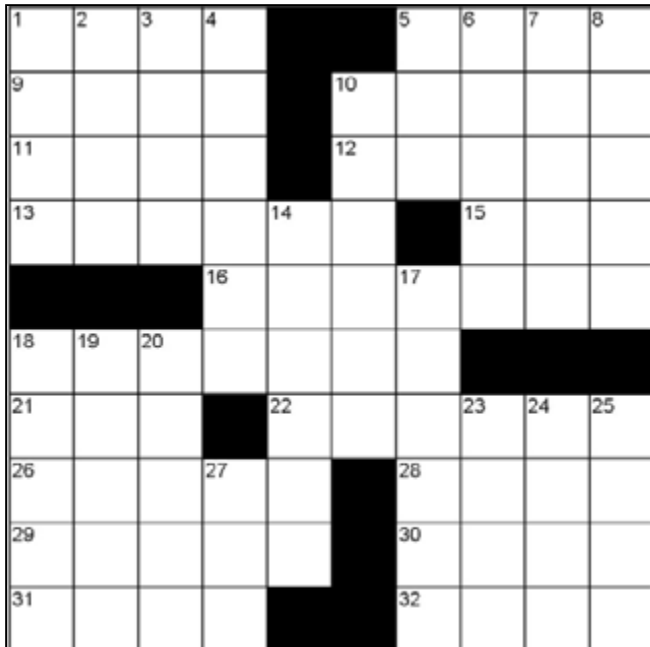
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CROSSWORD PUZZLE



ACROSS

1. Tails
5. Tableland
9. Billy or nanny
10. Expressing dislike word
11. Capital of Norway
12. Dote
13. Eludes
15. Beverage
16. Crime
18. Crayon name
21. Cause of sickness
22. Merchant
26. Arc
28. Dwell
29. Ballerina skirts
30. Among
31. Dueling sword
32. Fly alone

DOWN

1. Id's counterparts
2. Eat
3. Painter of melting clocks
4. Breezy
5. Soil
6. Show emotions
7. Lark
8. In the lead
10. Fuss
14. Booths
17. City
18. Social position
19. Shred (2 wds.)
20. Having wings
23. Fancy car
24. Vile
25. Do it again
27. Regret

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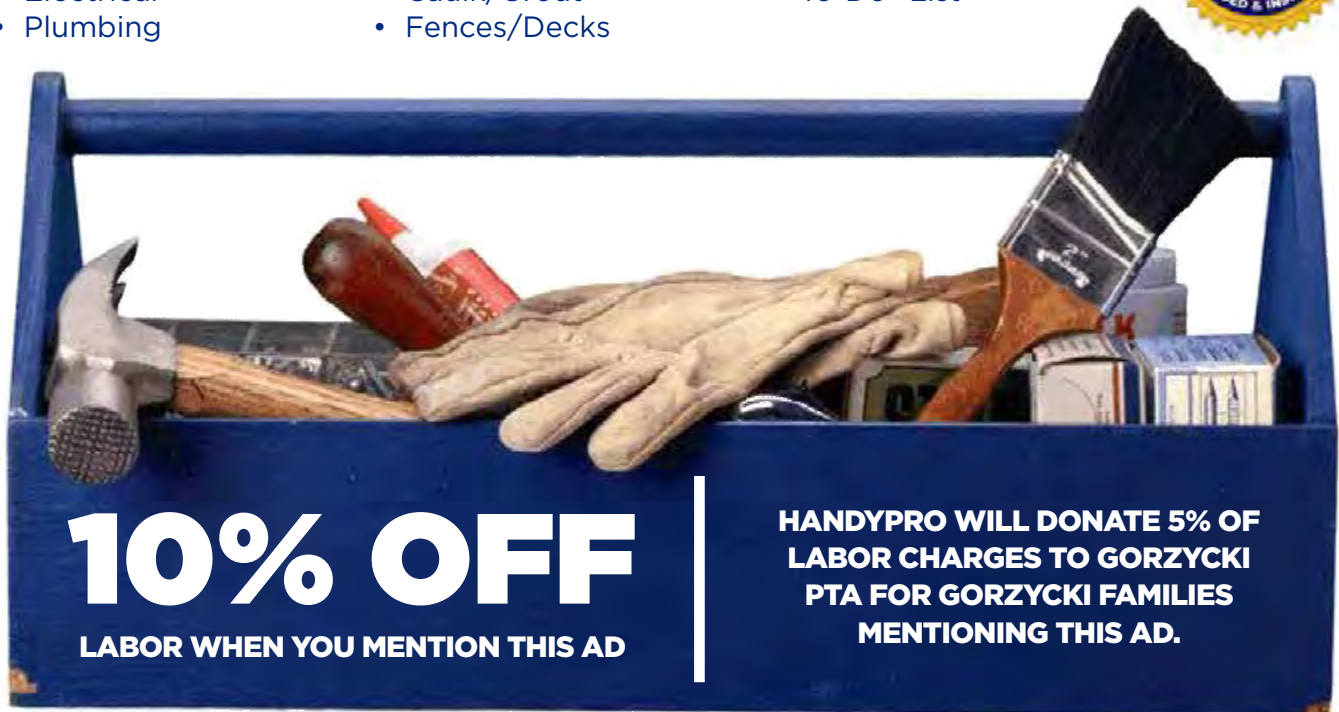
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SEND US YOUR *Event Pictures!!*

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



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A Focus on Healthy Snack Ideas

By: *Concentra Urgent Care*

March is National Nutrition Month. Celebrate by trying out some of these healthy snack ideas:

- Whole grain bagel with melted low fat or non-fat cheese
- Baked tortilla chips and salsa
- Cereal (preferably whole-grain) and low-fat or fat free milk
- Homemade trail mix of wheat or bran Chex or cheerios, pretzels, raisins, and nuts
- Whole wheat toast with butter or margarine and jam
- Baby carrots, broccoli, cauliflower, or celery and yogurt-based dip
- Fruit, including fresh, frozen, canned, or ready-to-eat fruit, such as apples peeled and sliced, oranges cut into sections, cantaloupe and pineapple in bite-sized cubes, or fruit salad
- Fruit shake or smoothie made with frozen fruit and a cup of fat free or low-fat milk or yogurt
- Vegetable soup
- Bean burritos or burrito bites containing canned, fat-free refried beans, low-fat cheese, and salsa on a tortilla – roll up and cut into bite-sized pieces
- Tortilla roll-ups: spread chicken breast strips, salsa, and lettuce on a

tortilla. Roll up and cut into bite-sized pieces. Or, leave out the tortilla and roll up the chicken and salsa in the lettuce

- Yogurt, alone, or as a dip or topping for fresh fruit
- Layer fruit, yogurt and grape-nuts in a glass for a parfait
- Nuts
- Peanut butter on graham crackers
- Peanut butter on sliced apple or celery
- Milkshake made with nonfat or low-fat frozen yogurt
- Sugar-free pudding or Jello cup
- Oatmeal raisin or peanut butter cookies and fat free or low-fat milk
- Zucchini or pumpkin bread
- Low fat Cottage cheese and fruit
- Turkey sandwich on wheat bread
- Granola or cereal bar

For more information about healthy snacks and diets, contact your health care provider, your Concentra health specialist, or visit the Department of Health and Human Services at: <http://www.health.gov/dietaryguidelines/dga2005/recommendations.htm>

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Circle C Ranch by Neighborhood	6 Months Sold History (06/2012-01/2013)						Current Market	
	TOTAL	AVERAGE					TOTAL	
	Homes Sold	Square Feet	Price / Sq. Foot	Sold Price \$K	Year Built	Days On Market	Available	Pending Sale
Circle C Central	27	2,887	\$ 115	\$ 331	1993	36	8	4
North	10	2,069	\$ 140	\$ 289	1995	18	3	4
On The Park	8	3,555	\$ 118	\$ 421	1997	30	0	0
Wildflower	6	2,115	\$ 138	\$ 292	2001	28	2	2
Park West	1	1,925	\$ 168	\$ 324	1998	2	1	0
Vintage Place	9	3,112	\$ 114	\$ 354	2005	42	0	1
Hjelscher	9	3,104	\$ 129	\$ 401	2002	14	1	6
West	9	3,590	\$ 125	\$ 447	2004	41	1	4
Park Place	4	2,540	\$ 133	\$ 337	2005	9	0	0
Muirfield	8	3,831	\$ 136	\$ 519	2005	52	1	0
Enclave 1&2	4	3,119	\$ 130	\$ 406	2009	57	0	1
La Crosse	3	2,988	\$ 111	\$ 331	2007	164	0	0
Alta Mira	5	3,064	\$ 131	\$ 402	2007	41	0	5
Fairway Estates	1	3,764	\$ 145	\$ 545	2009	58	0	0
Enclave Estates	n/a	n/a	n/a	n/a	n/a	n/a	0	0
Avana Esquel	4	2,505	\$ 144	\$ 360	2012	32	1	4
Barstow Village	n/a	n/a	n/a	n/a	n/a	n/a	0	1
	108	2,975	\$ 126	\$ 374	2001	37	18	32
% Change Mo/Mo	-24%	2%	0%	2%	0%	15%	-10%	-3%



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An Official Publication of the Circle C Homeowners Association

INTRODUCTION

from the

PRESIDENT

By Jason Bram

This past year was a very big year for Circle C. We opened the long awaited Community Center and pool which has proven to be a big hit. The pool has been a great addition and gives our residents another choice for recreational swimming. The Community Center has been heavily used as well and is a great place for our residents to gather for neighborhood or personal gatherings. We also installed a playscape for our residents in Park Place and have done a number of landscape improvements. I am very proud of what we have accomplished this year. Despite the new amenities added, we did not have to raise the annual assessments and actually were able to make an additional payment on the Community Center and pool loan.

If you have driven around the neighborhood, there are other developments taking place. The University of St. Augustine near Kiker has opened and Barstow Court, Avana and Greyrock Ridge are taking shape and will add over 500

lots to Circle C. With that we will have a third pool added in Avana to be built by the developer.

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 are 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 2012

- | | |
|--|---|
| <input checked="" type="checkbox"/> Grand Opening of Community Center and Pool | <input checked="" type="checkbox"/> Community Center and Pool Security System |
| <input checked="" type="checkbox"/> Irrigation infrastructure improvements | <input checked="" type="checkbox"/> Swim Center pool gutter piping repair |
| <input checked="" type="checkbox"/> Tree and bed upgrades | <input checked="" type="checkbox"/> Addition of shade structure over toddler pool pump room |
| <input checked="" type="checkbox"/> Escarpment Median Improvement | <input checked="" type="checkbox"/> Swim Center Sundek coping repair |
| <input checked="" type="checkbox"/> Park Place Playscape and Landscaping | <input checked="" type="checkbox"/> Swim Center Light Pole repainting |

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 2012 for the Association, as well as an outline of our proposed activities and goals for 2013. We believe that 2012 was a year of significant progress for the Association, and we are committed to continuing that progress in 2013. Our primary goal remains preserving and improving the Circle C Ranch subdivision.

Inside This Issue

Community Information.. II

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Landscape Report..... VI

Financial Report..... VI

Calendar of Events..... VII

CIRCLE C RANCH ANNUAL REPORT

COMMUNITY INFORMATION

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 three director seats that expire in 2013 (Michael Chu, Rob Johnson and Chris Poynor). Jason Bram and Steve Urban's terms expire in 2014. Kim Ackermann and Dan Vavasour's terms expire in 2015.

As of this writing the CCHOA BOD has four officers: President (Jason Bram), Vice President (Steve Urban), Treasurer (Dan Vavasour) and Secretary (Chris Poynor). Michael Chu, Rob Johnson and Kim Ackermann also serve on the board. You can email the board at directors@circlecranch.info

OPERATIONS STAFF

- Operations Manager: Denise Nordstrom, CMCA, AMS
- Operations Asst. Manager: Gale Foster
- Community Center Coordinator: Ashley Gladden
- Facility Maintenance Coordinator: Robert Bardeleben
- Aquatics Director: Brody McKinley
- Financial Manager: Terri Giles, Giles & Shea

PUBLIC BOARD MEETINGS

The CCHOA BOD holds monthly board meetings that are open to residents, currently scheduled at 6:30PM on the last Wednesday of each month at the Circle C 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:

75 new homes were reviewed. These were homes by D.R. Horton, KB Home, and Standard Pacific Homes

Remodels/Residential Projects:

The ACC reviewed 167 residential projects

Guidelines:

The Architectural Control Committee created and approved guidelines

for the following:

- Water Wise Landscapes for Front Yards
- Solar, Rain Water Harvesting, and Satellite Dish
- Standards for Front Yards

Current Circle C Residential Builders for New Homes:

- KB Home—Fairway Estates and Golf Course Estates
- Standard Pacific—Avana
- Streetman Homes—Barstow Court
- J.D. Hunt Construction—Barstow Village

Upcoming Residential Development:

- Greyrock Ridge—368 single family lots located on the south side of SH 45 at the bend. Streetman Homes will be the builder. Lot sales will begin in 2013
- Standard Pacific—35 single family lots located on the west side of Escarpment across from the fire station. Timetable is not determined.
- Standard Pacific—approximately 200 lots in Avana, on the extension of Escarpment, timetable not determined.

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. The 2013 Annual Meeting will be held on Wednesday, March 6 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 2013 Board of Directors election.

Communications

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

We have several ways we use for neighborhood communications. Our web page is at <http://www.circlecranch.info> (please register if you haven't already), we publish a newsletter monthly, sent to your home by first class mail. We maintain eight 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

2012

Lots in the Association 4745

Lots Paying Full Assessment 4316

2013

Lots in the Association 4897

Lots Paying Full Assessment 4370

CIRCLE C RANCH ANNUAL REPORT

SWIM CENTER REPORT

AQUATICS LEAD STAFF

- Aquatics Director: Brody McKinley
- Aquatics Coordinator: Sammie Surguy
- Lifeguard Coordinator: Beth Ann Matlock
- Select Head Coach: Hayley McGregory
- Swim Lesson Coordinator: Amanda Hartman
- Front Desk Coordinator: Sarah Humphrey

USAGE

Resident Check -Ins

- | | | |
|---------------|----------------|------------------|
| • Jan - 537 | • Jun - 13,142 | • Nov - 868 |
| • Feb - 565 | • Jul - 11,812 | • Dec - 668 |
| • Mar - 2,521 | • Aug - 11,850 | • Total - 61,910 |
| • Apr - 4,748 | • Sep - 5,362 | |
| • May - 8,516 | • Oct - 1,321 | |

Guest Check -Ins

- | | | |
|-------------|---------------|-----------------|
| • Jan - 27 | • Jun - 933 | • Nov - 11 |
| • Feb - 14 | • Jul - 1,379 | • Dec - 4 |
| • Mar - 115 | • Aug - 859 | • Total - 4,284 |
| • Apr - 223 | • Sep - 216 | |
| • May - 489 | • Oct - 14 | |

FACILITIES

New Community Center Pool opened May 2012

EVENTS

- Dive-In Movie Night (Dolphin Tale)
- End of Summer Bash
- Hope4JD Fundraising Event
- Movie Night (Happy Feet 2)
- World Championship of Texas: 3-on-3 Swimming Tournament

SELECT SWIM TEAM

Head Coach - Hayley McGregory

Assistant Coach - Beverly Hetrick

Assistant Coach - John Evans

TEAM PARTICIPATION

- | | | |
|-------------|-------------|-------------|
| • Jan - 67 | • May - 49 | • Sep - 200 |
| • Feb - 42 | • Jun - 110 | • Oct - 200 |
| • Mar - 52 | • Jul - 72 | • Nov - 180 |
| • Apr - 121 | • Aug - 170 | • Dec - 150 |

SWIM MEETS ATTENDED

January 14-15 - B Meet

January 27-29 - BB Meet

February 17-19 - A Meet

February 25-26 - Best Times Meet

March 24 - Lightning vs Thunder

April 20-22 - Long Course Kickoff

May 18-20 - A&M Unclassified

June 15-17 - Beat Unclassified

July 13-15 - A Championships

August 4-5 - End of Summer Champs

September 21-24 - Round Rock Unclassified

October 12-14 - Fall Kickoff

November 2-4 - November Unclassified

December 7-9 - Jingle Bell Splash

GROUP SWIM LESSONS

416 registrations

PRIVATE SWIM LESSONS

1,184 Private Swim Lessons Sold

CLASSES & CLINICS

Water Aerobics

Instructor - Marilyn Vaillant

Class Participation: 82

Masters

Instructor - Hayley McGregory

Class Participation: 147

AREA RESERVATIONS

Swim Center

Total - 40

Community Center

Total - 40

Facility Rentals

Swim Center - Total 9

Community Center - Total 8

Contracted Rentals

- Austin T3
- Bowie High School Swim Team
- Boy Scout Swim Testing
- CDC Summer Camp
- Dream of Hopes Ranch Special Olympics
- Kiker Summer Voyager Summer Camp
- Seals Swim Team
- SwimVersity
- TriZones
- Veritas / Regents / Waldorf Swim Team

ACCIDENTS/INCIDENTS

- Water Rescues - 10 (All minor - None requiring EMS)
- Minor Head/Face Injuries - 20
- Minor Cut/Scrape - 19
- Minor Bump/Bruise - 4
- Bloody Nose - 7
- Insect Bite/Sting - 3
- Bone Break/Fracture - 1
- Heat Related Illness - 2 (One incident requiring EMS)
- Parking Lot Incident - 1
- Seizure - 1 (Requiring EMS)

CIRCLE C RANCH ANNUAL REPORT

CIRCLE C HOMEOWNERS ASSOCIATION 2012 INCOME & EXPENSE STATEMENT (UNAUDITED)

INCOME:		EXPENSES:	
HOMEOWNER INCOME		COMMONS AREAS SERVICES	
Homeowners Dues	\$2,526,389.68	Landscape Maintenance Contract	\$692,602.80
Resale Certificate Income	\$58,375.00	2011 Land Additions	\$7,929.80
Transfer Fee Income	\$78,750.00	Landscape Repairs	\$46,154.35
Late Fees Collected	\$17,669.00	Landscape Utilities - Water	\$150,603.15
Lien Admin Fee Income	\$1,600.00	Landscape Utilities - Electric	\$31,770.57
Filing Fee Income	\$1,280.00	Tree Pruning	\$21,150.08
Total Homeowner Income	\$2,684,063.68	Fence Repairs & Maintenance	\$203.81
ARCHITECTURAL REVIEW INCOME		Electrical Repairs & Maintenance	\$11,441.50
Total Architectural Review Income	\$34,810.00	Total Commons Area Services	\$961,856.06
RENTAL INCOME		SWIM CENTER COMPOUND	
Office Rent	\$7,332.75	Swim - Water Utilities	\$15,866.90
Grill Rent	\$8,400.00	Swim - Gas Utilities	\$16,262.04
Total Rental Income	\$15,732.75	Swim - Electric Utilities	\$34,084.11
SWIM CENTER INCOME		Swim - Telephone Utilities	\$3,003.62
Pool Programs	\$93,433.36	Swim - Contract Repair/Maintenance	\$21,108.72
Pool Retail Merchandise	\$2,097.39	Swim -Non-Contract Irrigation & Landscaping	\$7,698.23
Pool Programs - Swim Team	\$129,162.28	Swim - Building Maintenance	\$22,274.18
Guest Fees/Facility Rentals	\$20,430.77	Pool Maintenance	\$14,520.25
Total Swim Center Income	\$245,123.80	Pool Supplies	\$37,928.12
CIRCLE C COMMUNITY CENTER INCOME		Swim – Office Supplies	\$10,596.70
CCCC Guest Fees/FAC Rentals	\$20,793.52	Swim - Retail Merchandise	\$0.00
CCCC Facility Rentals	\$17,300.00	Swim - Special Events	\$405.37
Total Community Center Income	\$38,093.52	Swim - Staff Salaries	\$277,338.95
OTHER OWNER LANDSCAPE REIMBURSEMENTS		Swim Program Salaries	\$40,048.47
Stratus Landscape Reimbursement	\$97,580.00	Swim Center Swim Team Staff	\$52,291.75
COA Landscape Reimbursement	\$17,600.00	Swim – Program Expense	\$108.88
Total Other Owner Landscape Reimbursement	\$115,180.00	Swim Team Expenses	\$4,298.65
MISCELLANEOUS INCOME		Swim – Employee Training	\$1,275.72
Interest Income	\$461.63	Swim Payroll Taxes	\$30,799.84
NSF Fee Income	\$200.00	Total Swim Center Compound	\$589,910.50
Total Miscellaneous Income	\$661.63	FINANCIAL MANAGEMENT	
TOTAL INCOME		Financial Management Services	\$83,116.55
	\$3,133,665.38	Resale Certificate Expense	\$9,811.24

CIRCLE C RANCH ANNUAL REPORT

CIRCLE C HOMEOWNERS ASSOCIATION 2012 INCOME & EXPENSE STATEMENT (UNAUDITED)

Lien Filing Fees	\$2,060.00	Total Neighborhood Operations	\$137,874.72
Bank Charges	\$2,381.64	MANAGEMENT STAFF	
CPA/Audit	\$6,500.00	Operations Salaries	\$216,023.28
Total Financial Management	\$103,869.43	Maintenance Salaries	\$43,518.75
ARCHITECTURAL REVIEW		Payroll Taxes – Management	\$20,649.21
Total Architectural Review	\$15,807.25	Mileage Reimbursement	\$4,281.98
LEGAL		Health Insurance Reimbursement	\$13,870.00
Total Legal	\$4,247.70	Staff Education & Skills Enhancement	\$1,413.87
TAXES		Total Management Staff	\$299,757.09
Taxes – Property	\$3,547.77	COMMUNITY ENHANCEMENT	
Taxes – Other	\$16,757.00	Donations	\$953.85
Total Taxes	\$20,304.77	Association Memberships	\$703.37
INSURANCE		Total Community Enhancement	\$1,657.22
General, Property, B&M & Auto	\$49,703.05	DEBT SERVICES (NEW COMMUNITY CENTER LOAN)	
Insurance - D & O	\$17,205.00	CCCC Debt Services	\$490,738.93
Insurance - Workers Comp	\$24,853.01	Circle C Community Center	\$278,613.45
Total Insurance	\$91,761.06	Total Reserve Fund	\$769,352.38
NEIGHBORHOOD OPERATIONS		CAPITAL BUDGET PROJECTS	
CCCC Electric & Water	\$23,809.43	Landscape – CCCC	\$11,496.72
CCCC Telephone	\$8346.45	Landscape – Bed Upgrades	\$11,854.93
CCCC Building Maintenance	\$10,722.11	Landscape– Tree Upgrades	\$8,000.00
Contract Landscape Maintenance/Repairs	\$16,967.08	Landscape – Irrigation Infrastructure Imp	\$16,654.62
Non Contract Land Maintenance/Repairs	\$1,114.97	Landscape – Rock Work	\$595.38
Deed Restrictions	\$3,322.24	Landscape – Esc Median N Of Lacrosse	\$12,000.00
Printing	\$1,171.66	Total Landscape & Electric Project	\$60,601.65
Web Operations	\$2,927.25	Park Place Playscape	\$26,502.28
Community Events	\$20,960.70	CCCC IT Hardware	\$15,365.28
Holiday Lighting	\$12,000.00	Swim Center Improvements	\$9,117.41
Postage/Delivery	\$11,206.15	Total Neighborhood Projects	\$50,984.97
Office Equipment & Furniture	\$9,114.22		
Office Supplies	\$6,534.60	TOTAL EXPENSES	\$3,107,984.80
Neighborhood Maintenance/Repairs	\$7,858.07		
Homeowner Meetings	\$1,479.01		
Awards	\$244.40		
Operational Expenses – Misc	\$96.38	EXCESS REVENUE OVER EXPENSES	\$25,680.58

CIRCLE C RANCH ANNUAL REPORT

LANDSCAPE REPORT

Circle C Landscape continued providing landscape maintenance, irrigation, and installation services for Circle C Ranch in 2012. This year was highlighted by strong winter rains (thank goodness after the major drought), but a fairly dry spring and summer, some rain in September and then very dry the remainder of the fall. The City of Austin revised its Water Conservation ordinance and the new ordinance was adopted by the Austin City Council in August, 2012. Susan Hoover, Owner, Circle C Landscape participated on the task force which made the recommendations for changes in the ordinances. The ordinance is geared toward water conservation at all times, with two times per week watering during normal conditions. As the drought persists, the subsequent stages allow for more minimal outdoor watering. However, the ordinance does favor drip irrigation and tree bubblers until the final stage when no outdoor watering is allowed. This has provided a clear direction for future landscape improvements, and Circle C Landscape has already begun converting appropriate areas to drip irrigation.

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.

Tree Care: Circle C Landscape managed the excellent tree services provided by Bartlett Tree Services and We Love Trees in 2012. Significant numbers of dead trees damaged during the drought were removed. In addition, trees on the Slaughter medians from MoPac to Barstow received a health prune, the south side of Slaughter from Escarpment to the soccer field roadway were also pruned, and the north side was started. On Escarpment, La Crosse, and Barstow, a deep root feeding was applied to all Burr Oaks. These oaks suffer during the hot summers and needed a little

extra boost, along with the aeration that is provided during the process.

Circle C Community Center Landscape: Circle C Landscape participated in overseeing the installation of the required landscaping at the new Community Center and managed the grow in and re-vegetation process for the site. They continue to maintain the area on a daily basis.

CAPITAL IMPROVEMENTS

Infrastructure Improvements:

- Irrigation Controller Replacement on Controllers 10 years and older
- Drip Irrigation: Spruce Canyon/SH 45; Park Place; Slaughter/Mopac; Circle C North; Circle C Community Center
- Irrigation wiring upgrade: all areas
- Water Meter: La Crosse and MoPac, tree bubblers to replacement trees

Turf Improvements:

New turf was established on the 700 foot median on Escarpment, north of La Crosse with drip irrigation

Bed Upgrades:

- Circle C North, add shrubs on Allerton
- Park Place, add trees, shrubs, perennial beds
- Escarpment, add shrubs
- Circle C Community Center, add parking lot shrubs, trees, add perennial beds
- Park Place entrances, add perennial beds
- Enclave on La Crosse, add perennial beds
- Escarpment median, north of La Crosse, perennial beds

Rock Work:

- Park Place Pocket Park
- Escarpment median, north of La Crosse

FINANCIAL REPORT

(for the period ending December 31, 2012)

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 2012 under budget

- Income was \$3,133,665.38 (vs. \$2,914,276 last year).
- Expenses were \$3,107,984.80 (vs. \$2,280,416 last year)
- Retained Earnings \$25,680.58 (vs. \$633,860 last year)

The income break-down is \$2,526,389.68 from HOA dues (80%) and \$449,601.70 from other sources (20%). Under expenses, \$961,856.06 (30%) was for common area services, \$589,910.50 (19%) for the swim center, \$111,586.62 (3%) for capital improvement projects and \$437,631.81 (14%), for operations. 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) and pool. In 2012, total payments on the loan totaled \$490,738.93, of which \$350,000 was an additional payment towards the principal. The Board also voted to make an

additional payment of \$500,000 toward the principal in January of 2013. 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 from amenity fees over the next 10-15 years, which goes into the capital improvements and amenities for the neighborhood. CCHOA continues to maintain a reserve fund for emergencies. The goal of the Reserve fund is to cover 10% of our annual expenses. This is the fund size at the end of year 2012: The General Reserve Fund is \$504,514.

The required annual audit was completed by Stephen M. Tilson, PC. The inspections took place during the fall of 2012, for the budget year that ended on December 31st, 2011. 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 2013 budget this year. As always, we look forward to answering your questions at the annual meeting, on March 6th at the Community Center, next to Clayton Elementary school.

Dan Vavasour, CCHOA Treasurer

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

FEB 1

First ½ year assessment mailed, due March 1st

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

FEB 11

Board of Directors Candidate Forum: 6:30pm-7:30pm

MAR

Board of Directors Annual Report in March newsletter

MAR 6

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

MAR 29

Good Friday, HOA Office Closed

MAR 30

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

MAR 31

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: 9am to 11am

JUL 4

Pools Open, HOA Office closed

SEPT 2

Labor Day, 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, last Wednesday of every month,
6:30 pm at the Circle C Community Center.**

Swim Center Events, please see website, www.circlecranch.info

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

REACHING YOUR NEIGHBORS

and many others...

- Avery Ranch
- Barton Creek
- Bee Cave
- Bella Vista
- Belterra
- Canyon Creek
- Chandler Creek
- Cherry Creek on Brodie Lane
- Circle C Ranch
- Courtyard
- Davenport Ranch
- Forest Creek
- Hidden Glen
- Highland Park West Balcones
- Hunter's Chase
- Jester Estates
- Lakeway
- Lakewood
- Legend Oaks II
- Long Canyon
- Lost Creek
- Meadows of Bushy Creek
- Meridian
- 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
- West Lake Hills
- Westside at Buttercup Creek
- Wood Glen

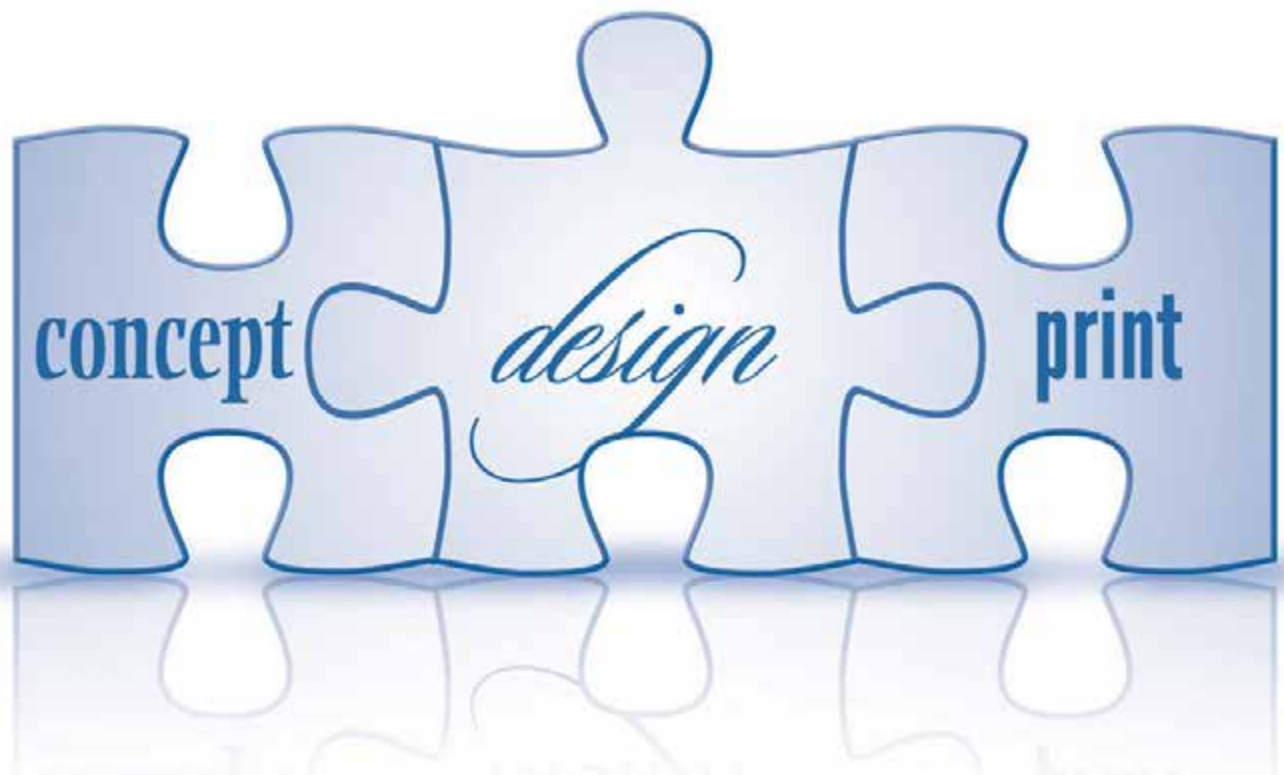
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