



CIRCLE C RANCH

The Official Publication of the
Circle C Homeowner's Association

Newsletter

Volume 10, Number 6

June 2013

www.circlecranch.info

CCHOA Announcements

Letter from the CCHOA President

Hi friends and neighbors,

I feel very honored to be your new President of the Circle C Ranch HOA. What a wonderful neighborhood we have! There are so many great people here, and we are so lucky to have a true feeling of community. I love and value this neighborhood so much, and I am very proud to call Circle C Ranch my home.

You are the HOA! Often people see the HOA as a separate entity, but it isn't. You, me, the family next door, and everyone else who owns a home in this neighborhood is a part of the HOA. The board is a group of neighbors that the community has elected, (for a 3yr term), to conduct the business of the HOA. The board members are all unpaid volunteers who take time out of their busy schedule and time away from their families to work for this community. I've been on the Board for three years and before that I attended a few meetings as a resident. Over the years I have seen the Board do their best to work with individual homeowners to resolve issues in the homeowner's favor whenever possible, while making sure it's fair and equitable to the rest of the HOA membership as well. We spend hours upon hours trying to figure out the most equitable and legal thing to do for each case. If you don't like something, I beg you to please ask questions, get involved, and share your ideas and concerns. Many times a simple call or email to the HOA office, can be very helpful to address your concerns. Very few people run for the board or show up to board meetings, and I would love for more people to get involved.

We need volunteers! Want to give back to this great neighborhood of ours? Volunteer! We have so many great events each year and we could really use some volunteers. What about grabbing some neighbors or the whole family and do it together? We have the Easter Egg Hunt, 4th of July parade, Holiday Kid's & Adult's Parties. And new for 2013, I am spearheading an event for us called "The Circle C Ranch Pumpkin Races". If you would like to volunteer go to – www.circlecranch.info and click on the link for Volunteer Spot. We mostly need leaders to organize events. So if you have some good leadership skills, we need you! For the 4th of July Parade, we've already organized and booked everything so we'll just need "workers" for the day of and the sign up program will have it broken down into "Set-Up, Clean-Up and Volunteer Judge". If you are a student who need to fulfill volunteer hour requirements – we can sign off on your form if you volunteer for us.

Get connected! We are now in the process of updating the website to be more user-friendly. Please sign up to be on our HOA email list! The HOA staff sends out regular emails about varying issues that affect our neighborhood. There are so many important things covered in these emails, I hate for anyone to miss out on this great resource. Sign-Up is easy, just go to www.circlecranch.info

In closing, I wanted to say to each and every one of you, that I am so grateful for what you have done to make Circle C Ranch an amazing place to call home!

Please feel free to contact me anytime at directors@circlecranch.info

All the best, Chris Poyner

CCHOA NUMBERS

HOA Mgmt Office info@circlecranch.info or 288-8663
 HOA Financial Office tgiles@mgilescpa.com or 451-9901
 Aquatics Directordirector@ccswim.net or 288-4239

Newsletter Publisher

Peel, Inc. advertising@PEELinc.com or 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 ...info@GreyRockTennis.com or 301-8685

Circle C Gated Communities

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

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 Natalie Placer McClure Secretary
 Jason Bram Board Member
 Steve Urban..... Board Member
 Michael Chu Board Member
 Contact the Board atdirectors@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
 Bowie High School 414-5247
 Mills Elementary 841-2400

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.

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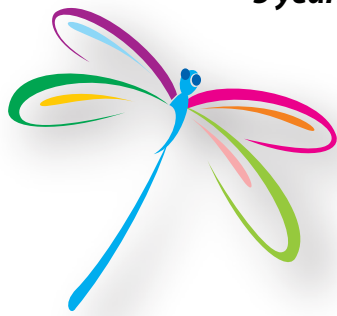
COLIN'S HOPE
WATER SAFETY TIPS AT
WWW.COLINSHOPE.ORG



5 years ago this month, Colin Holst tragically and silently drowned at the age of 4.

10 Texas children have already drowned this year.

Be a Water Guardian and help prevent children from drowning.



Ongoing: Volunteers needed to stuff and distribute water safety packets info@colinshope.org

Ongoing: Colin's Hope Athlete Ambassadors needed! <http://www.tinych.org/signup>

Now-June 18: Discount Schlitterbahn Tickets for sale. <http://www.tinych.org/tickets>

June 18: World's Largest Swim Lesson at Schlitterbahn Waterpark New Braunfels

July 1: Colin's Hope Got2Swim Lake Austin 4 Miler (solo or relay) <http://www.tinych.org/got2swim4>

July 21: Colin's Hope Kids Got2Swim Pure Austin Quarry Lake <http://www.tinych.org/got2swimkids>

Volunteer - Donate
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HAVE YOU REGISTERED YET?

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*Features of the Circle C
HOA Website:*

Resident Directory (names posted only with resident's approval)

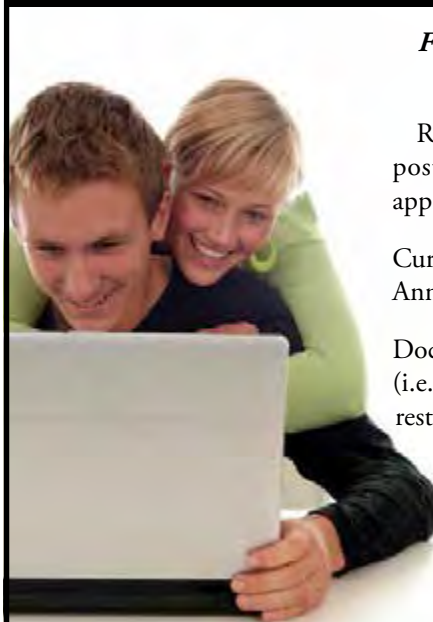
Current Events and Announcements

Documents and Forms (i.e. ACC guidelines, deed restrictions, financials, etc.)

Amenities Information

Classifieds

And More!



Residential Bulk Collection

Austin Resource Recovery collects items that are too large for your trash cart during specially-scheduled bulk collections. This list is not all inclusive, please visit <http://austintexas.gov/what-do-i-do> to see if your item is collected during bulk collection.

Bulk Items Include:

- Doors
- Carpet
- Furniture
- Appliances (remove doors)
- Passenger car tires (remove rims; limit eight tires per household)
- Lawn mowers (remove gas/oil)
- Railroad ties (cut in half)
- Pallets
- Rolled fencing
- Nail-free lumber

Bulk Item Collection Crews Cannot Collect:

- Brush, household trash, cardboard boxes, hazardous materials, mirrors, automotive chassis and bodies, motorcycles, trailers, boars and tires that are still mounted on rims, sheet glass and other construction and remodeling debris

Collection Schedule

Austin Resource Recovery customers receive twice-per-year collection of bulk items. You will receive a postcard in the mail informing you of your scheduled collection week. Circle C's next bulk trash pickup is scheduled for the week of September 9. You can also view the bulk trash collection schedule here: http://www.austintexas.gov/sites/default/files/files/Trash_and_Recycling/Bulky_April_Oct_11x17_2013.pdf

Collection Guidelines

- Place bulk items at the curb in front of your house by 6:30 a.m. on the first day of your scheduled collection week
- Separate items into three piles as described below
- To prevent damage to your property, keep items 5 feet away from your trash cart, mailbox, fences or walls, water meter, telephone connection box and parked cars. Do not place any items under low hanging tree limbs or power lines
- Austin Resource Recovery only collects bulk items from its residential trash and recycling customers
- Items will not be collected if they are in an alley in any area, including Hyde Park, in front of a vacant lot or in front of a business
- Do not put items in bags, boxes or other containers. Bulk collection is for items too large to fit in containers. Bags will be treated as extra trash and are subject to extra trash fees.

Separate Items into Three Piles

- Metal items - Includes appliances (remove doors). These are taken to the Resource Recovery Center for recycling
- Passenger car tires - Rims must be removed. Limit of eight tires per household. ARR cannot collect truck or tractor tires. Tires will go to a tire recycling facility
- Non-metal items - Includes carpeting and nail-free lumber. These items go to a landfill. Austin Resource Recovery is working on plans to salvage reusable items from bulk collection to help meet the City of Austin's Zero Waste goal

Because these piles are collected by different trucks, they may be collected at different times throughout the week.

HOA ANNOUNCEMENTS

ANIMAL/PET CONTROL

Please respect our common areas, your neighbors' yards and their personal space ... remember that pets (dogs and cats) must be confined to an owner's property and leashed at all times if off property. It is the owner's responsibility per City of Austin code to pick up and properly dispose of pet debris. Additionally, pet noise should not be a nuisance or bother to other property owners. Please do your part to ensure that your pets are welcome members of our community.

WHERE ARE YOUR CARTS?

Remember – unless it is your trash/recycle collection day, your carts must be stored from public view. Please do not store your cans in front of your garage or on the side of your home unless they are fully screened by shrubbery. Your neighbors don't want to look out their windows and see your garbage either.

NO FIREWORKS ALLOWED IN CITY LIMITS

It is illegal to use fireworks in the City of Austin and the Circle C Homeowners Association does not allow fireworks within Circle C Ranch at any time. In addition to being a danger to homes, the noise disturbs families and is frightening to children and pets. Please be considerate of your neighbors. You may report any use of fireworks to the police department by calling 911.

DEED RESTRICTION REMINDERS

Please remember that you agreed to abide by the Declaration of Covenants, Conditions and Restrictions when you purchased your home – do your part in keeping Circle C a beautiful place to live! 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.

WE NEED YOUR HELP FOR THE 4TH OF JULY PARADE!

Calling all volunteers! The HOA needs your help this year with the 4th of July parade to be held on Thursday, July 4th at the Swim Center Plaza from 8:30am to 11am. We need volunteers to help coordinate and judge the 'Best Decorated Wheels' contest, volunteers to help set-up and clean-up and volunteers to help manage the lines for face painting and balloon twisters. If you can donate an hour or two, please visit the website at www.circlecranch.info and click on Volunteer.

CITY OF AUSTIN MANDATORY STAGE 2 WATERING

HOSE END SPRINKLERS: Before 10AM or After 7PM, Even addresses on Sunday, Odd addresses on Saturday

AUTOMATIC IRRIGATION SYSTEM: Before 5AM or After 7PM, Even addresses on Thursday, Odd addresses on Wednesday

Watering with a hand-held hose or a refillable vessel, such as a bucket, is allowed at any time.

Violations may be reported by calling 311.

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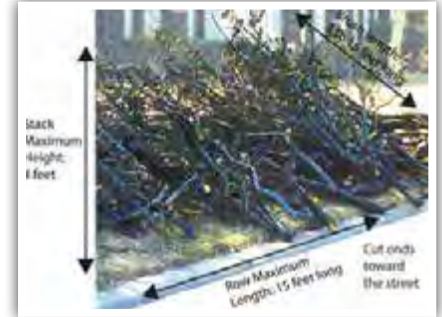
Brush Collection

Austin Resource Recovery periodically collects large brush and tree limbs that are too large for yard trimmings collection. Large brush is composted and made into Dillo Dirt™.

Collection Schedule

Austin Resource Recovery customers receive twice-per-year curbside collection of large brush. You will receive a postcard in the mail informing you of your scheduled collection week. Circle C's next brush collection is scheduled for the week of July 22. You may also see Austin Resource Recovery's brush route here: www.austintexas.gov/sites/default/files/files/Trash_and_Recycling/Brush_April-Oct_11x17_2013.pdf.

- Brush should be between 5 and 15 feet in length.
- Tree trunks more than 8 inches in diameter should be 3-feet-long or less.
- Do not include vines or thorny vegetation.
- Place large brush at the curb in front of your house



- by 6:30a.m. on the first day of your scheduled collection week.
- Cut ends should face the street. Stack loosely along the curb in one row, not more than 15 feet across and no higher than 4 feet.
- Do not block the sidewalk or extend into the street.
- To prevent damage to your property, keep items 5 feet away from your trash cart, mailbox, fences or walls, water meter, telephone connection box and parked cars. Do not place any items under low hanging tree limbs or power lines.

Austin Resource Recovery only collects large brush from its residential trash and recycling customers and from homes in some recently annexed areas. Items will not be collected if they are in an alley in any area including Hyde Park, or if they are in front of a business or a vacant lot.

YARD TRIMMINGS COLLECTION

Austin Resource Recovery provides weekly, curbside yard trimmings collection to single-family homes in Austin. Yard trimmings are grass clippings, leaves and small branches or limbs that are no longer than 5 feet and no thicker than 3 inches in diameter. Yard trimmings are composted and made into Dillo Dirt™.

Collection Guidelines

- Place yard trimmings at the curb by 6:30a.m. on your collection day.
- Place trash, recyclables and yard trimmings 5 feet apart to allow our automated trucks to collect materials safely and efficiently.
- Put yard trimmings in lawn-and-leaf kraft paper bags or a reusable container that is no larger than 34 gallons and no heavier than 50 pounds.
- Small branches should be tied with string or twine into manageable bundles no heavier than 50 pounds.
- Yard trimmings placed at the curb in plastic bags will be collected as trash and will be subject to extra trash fees.

Did we miss your cart? Call Austin Resource Recovery at 3-1-1 or send us an e-mail. We will come by to pick up the missed material as soon as possible. Brush and tree limbs too large to be collected during regular yard trimmings collection can be collected during periodic large brush collection.

Trash Rates and Fees

Austin Resource Recovery provides bundled services to manage your trash, recycling and yard trimmings. Costs are based on your trash cart size. We offer four trash cart sizes; choose the size that best fits your household's needs.

Save money on your utility bill by recycling as much as possible, setting aside yard trimmings for composting collection, and choosing a smaller trash cart.

Learn more about pricing and trash cart size options here: <http://www.austintexas.gov/department/residential-rates-fees>.



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UPDATE FROM THE ARCHITECTURAL CONTROL COMMITTEE

The Architectural Control Committee of the CCHOA would like to remind everyone to please send in your proposed improvements to the ACC for review. Just about everything you are considering requires review and many common improvements have Design Guidelines that specify how things can be constructed. For specific information, go to www.circlecranch.info, check under the Resources tab and find your way to the Architectural Control Committee. Some of the improvements that need review:

- substantial re-design of front yard landscapes
- conversion of front yard landscapes to Water Wise landscape plans
- decks, sheds, patios, patio covers
- swimming pools
- fences, trellises, other screening improvements
- playscapes
- front yard patios
- home additions



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Circle C Landscape

Submitted by Susan Hoover

STAGE 2 WATER RESTRICTIONS

| RESIDENTIAL | | COMMERCIAL | | PUBLIC SCHOOLS | |
|--|--|--|--|--|--|
| Hose-End Sprinklers BEFORE 10 AM or AFTER 7 PM | Automatic Irrigation BEFORE 5 AM or AFTER 7 PM | Hose-End Sprinklers BEFORE 10 AM or AFTER 7 PM | Automatic Irrigation BEFORE 5 AM or AFTER 7 PM | Hose-End Sprinklers BEFORE 10 AM or AFTER 7 PM | Automatic Irrigation BEFORE 5 AM or AFTER 7 PM |
| Even Address Sunday | Even Address Thursday | Even Address Tuesday | | Monday | |
| Odd Address Saturday | Odd Address Wednesday | Odd Address Friday | | | |

One Day Per Week Watering REPORT VIOLATIONS TO 3-1-1

How to prepare for a hot, dry summer! Well, those really chilly Spring mornings vanished quite quickly, and we will be heading into the heat of summer faster than we realize. Some people refer to these as the lazy days of Summer, but in the landscaping world, there is much to do!!!!

At this point, we continue with Stage 2 Water Restrictions from the City of Austin.

The City has the ability to fine residents and commercial properties via the City of Austin water bill, and it is our understanding they will begin this soon. Please pay close attention to the Watering Hours: Before 5:00 a.m. or After 7:00 p.m.

So, how can you take care of your nice landscaping in hot weather with restricted water? Here are a few tips:

- Mulch under your trees. The mulch should be 2-3 inches thick and extend out to the canopy. It is better if you leave

a little room around the root crowns.

- Hand water young trees about once a week with a hose, slowly so the entire root ball gets watered. These new trees won't make it through the summer without a little extra help.
- Mature trees need watering by hand or with a drip hose about every two weeks during the hottest part of the summer if there is no irrigation adjacent to the tree, or if we are in a particularly hot spell
- With native Texas plants and the appropriate grasses, once per week watering can be sufficient to keep everything alive. In general, the plants will not bloom when it is over 90 degrees, so they become dormant in that regard. If the plants or grass look really dry, hand watering is still allowed under Stage Two Water Restrictions, so give them all a little drink!
- Good mulching in the beds and drip irrigation are the best way to keep the plants in your beds happy.

Circle C Swim Center

Submitted by Sammie Surguy

COMMUNITY MOVIE NIGHTS ARE STARTING AT THE CIRCLE C SWIM CENTER!

Come out and join us for Community Movie Nights by the pool Saturday, June 8 at 8pm! Entry is free for all Circle C residents. Make sure to bring your membership card! Guests are welcome. Standard guest fees do apply. It's guaranteed to be fun for the whole family!

The Swim Center will also be offering other events throughout the summer, so be sure to check our website (ccswim.net) and Facebook page ([facebook.com/ccaquatics](https://www.facebook.com/ccaquatics)) regularly for dates and more information.

PRIVATE LESSONS

We have some awesome new instructors joining us this summer from around the neighborhood. Sophia, Leah-Elena, Hailey are swimmers for the Circle C Select and Seal's swim team and Selin who has lifeguarded at the pool in the past. We are excited to have all of them on board this summer for group and private lessons. Spring availability is filling up fast so call the front desk today and sign up right away.

Group Lessons

Group lessons started off with a bang this year and the first summer session is in full swing. Lessons range in age from 3-14 years and all ability. Our coaches are dedicated swimmers and are great with kids. There is a maximum number of kids allowed in each class and the spots fill up fast so be sure to get in soon. All kids need to be evaluated, evaluations are held every Sunday and the Wednesday before the start of each session.

We have some exciting news for group lessons, you can now sign up for classes online! Your child will still need to have an evaluation done, free evaluations can also be signed up for online. Go to ccswim.net and look for the registration page. You will not be able to sign up for a level your child has not been evaluated for or passed the previous class. On-line registration deadlines are the same as in person registration, 8pm on the Friday before the start of each session.

SUMMER HOURS

June 10 - August 25, 2011

SWIM CENTER HOURS

| | |
|------------------|--|
| Monday | CLOSED |
| Tuesday - Friday | Lap Swim Only: 6-10 a.m. Lap/Recreational Swim: 10a.m.-8 p.m. |
| Saturday | Lap Swim Only: 7-10 a.m. Lap/Recreational Swim: 10a.m.-8 p.m. |
| Sunday | Lap/Recreational Swim: 10a.m.-8 p.m. |

COMMUNITY SWIM CENTER

| | |
|-------------------|-------------|
| Wednesday- Monday | 11 - 7 p.m. |
| Tuesday | CLOSED |

JUST A REMINDER!

The Swim Center will be closed Saturday June 15 from 6:00 am - 1:00 pm for a Seals swim meet!

All Swim Center hours and detailed information about the Swim Center can now be found online for easy access.

Website: www.ccswim.net

Facebook: www.facebook.com/ccaquatics



FEATURED HOMES



**9513 Bungalow Lane
Circle C Vintage Place**



**6321 Tasajillo Trail
Circle C Park West**



**8121 Ladera Verde Drive
Circle C Alta Mira**



**6605 Estana Lane
Circle C Avana**

Circle C Ranch

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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 Nakamura

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CIRCLE C HOMEOWNERS
ASSOCIATION

4TH OF JULY PARADE!

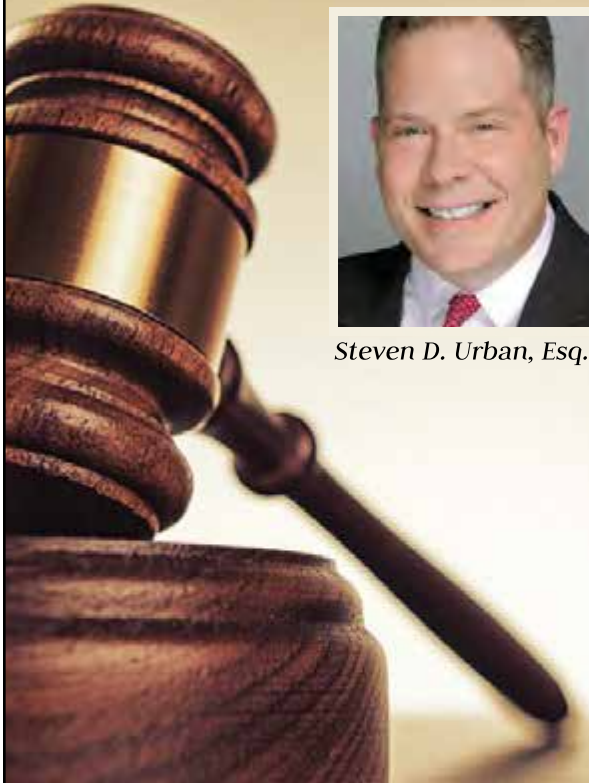
DATE: July 4, 2013

TIME: 8:30 am – Decorate your wheels
9:00 am Parade Begins!
9:45 am 'Best Decorated' contest

*Kona Ice Snowcones
Face Painting and Balloon Twisters*

Free Admission for all Circle C Residents
Hotdogs and Chips By Circle C Café Available for Purchase following Parade

Law Offices of Steven D. Urban



Steven D. Urban, Esq.

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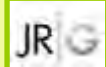
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CATA WINNERS 2013



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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TENNIS TIPS

By USPTA/PTR Master Professional
Fernando Velasco



How to Execute The Forehand Service Return

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, the serve, the forehand half-volley, the one-handed backhand volley and the overhead “smash”.

In this issue, I will offer you instructions on how to execute the second most important shot in the game of tennis: The Service Return, since it is the response to the first most important shot of the game: The Serve.. In the illustrations, Ken Comey, player at the Grey Rock Tennis Club, shows the proper technique to execute this stroke. Photos by Charlie Palafox.

Step 1: The Ready Position: When Ken is getting ready to return the serve, his eyes are focused on the tennis ball held by the opponent. Knees are relaxed and the hands are holding the racket with a relaxed grip..

Step 2: The Split Step: When the opponent tosses the ball into the air, Ken will take a hop with both feet off the ground, trying to time the split step with the contact of the ball on the opponent’s racket

Step 3: The Back Swing: Once Ken realizes that the ball has been directed to his forehand, he will turn his upper body

and will take the racket back. Notice that the left hand is up in front to allow him to keep his center of gravity in the center. He has loaded his weight on his right foot and will be ready to step forward to meet the ball

Step 4: The Point of Contact: Ken now is ready to step into the ball. He has kept his eye on the ball and his center of gravity now is shifted to the point of contact. Notice the left knee being slightly bent and the left foot is pointing to the ball meeting the racket

Step 5: The Extension of the Point of Contact: Ken is now directing the ball toward the opponent’s court. His eyes have now shifted toward his target and his body weight is now fully in front of his left foot. The left hand is still helping to keep the center of gravity in the center without opening up too early.

Step 6: The Follow Through: Once Ken has finished his stroke, the momentum of the racket continues to move almost to a point behind his neck. His left hand is next to his body and his right elbow is pointing toward his target. His body is now ready to take the “split step” with both feet in order to prepare for the opponent’s returned shot.

Look for in the next Newsletter: The Two Handed Backhand Service Return

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

With many homes selling at or above asking price in this crazy market, the next hurdle they must overcome is the appraisal. Obviously, all homes are different and are looked at in different ways by multiple appraisers. That is why the below article is so important to read. It may be able to help you in making your home appraise for more and explain what appraisers look at when appraising your property. Different loans also have more or less strict appraisal standards, all of which can be explained to you from John Squires if you have an interest. Thanks!

Lenders request appraisals when a home is being sold or refinanced, and in order to approve the loan, they want to know that the appraisal value equals or exceeds the amount of the loan. When that doesn't happen, deals stall, sales fall through, and buyers often need to come to the table with additional cash. Appraisals can also get down to the dollar when home values in the area or neighborhood have dropped. In these cases, a difference of one or two thousand dollars in the appraised value can make the difference between loan approval and denial. These are the times when the details matter more, and there are some steps you can take to put the odds in your favor for a higher appraisal value. 1. Request a walk-through appraisal. Drive-by appraisals, with a light inspection of the outside of the home, are quite common. In these cases the appraiser will first compare the other houses in your neighborhood, determine comparable sales price per square foot and plug the square footage of your home into that formula to determine value.

In a walk-through inspection, the agent and seller can be present to point out upgrades and to give the appraiser a true sense of the home's value. All the better if you are prepared to hand the appraiser a packet of helpful information so that interruptions are kept to a minimum. 2. Be ready with proof. Make a list of everything in the home that's been upgraded (appliances, HVAC1 finishes, rooms, popcorn ceiling removal-you name it, and especially anything over \$500 that increases energy efficiency or is not standard to the neighborhood.) Keep in mind that improvements considered excessive, unusual, or ornate compared to most other houses in the neighborhood could actually have a negative effect on the appraisal value. Have comps on hand. 3. Fix it up. Items that can become costly over time when not properly maintained are sure to catch the appraiser's eye. Make all the necessary repairs, especially to issues that could become expensive later on. Replace stained or unsightly car pet and tend to any areas with peeling paint. Give the exterior a fresh coat. Appraisers often adjust value in \$500 increments, so pay special attention to repairs over \$500 that should be made. Make sure all work is complete before the appraisal. 4. Add square footage. Since livable square footage is a major part of the equation, adding a bedroom or converting a garage, attic, patio or porch into living space will increase the appraised value if done so in a workman-like manner, where the added space is the same "build-out and "finish-out" as the rest of the living, air-conditioned space. 5. Prepare it for showing. Lock up the dogs, pick up the house, optimize the Lighting, make sure the paint is fresh – although it's not as critical as in a showing (an appraiser is focused more on the permanent state of the home), the basic rules of first impressions do apply. 6. Add landscaping. It doesn't count as much as location or lot size, but good landscaping equates to good curb appeal. You can add a tree or a few shrubs and flower beds to get the best bang for your buck. Cozy patios, decks and outdoor living areas also factor in favorably. 7. Location. What has changed or improved in the neighborhood? Did a neighborhood pool go in? Is there a new grocery store in the area? An out of town appraiser may not be aware of these things and might not factor them in unless you supply the information. 8. Update the kitchen. According to Investopedia, even modest to minor remodels can recoup up to 80 percent of the investment. Think cabinets, countertops, flooring and appliances. 9. Be aware of "effective age." After an appraiser has taken into consideration the actual age of the home, the condition, and the upgrades that have been made, he can assign the home an "effective age." A higher effective age means that the comps utilized will be in a similarly high range, potentially lowering the appraised value as a result. 10. Don't stress. Don't spend money you don't have and don't spend on anything that won't yield a return. Go in with a plan. Prioritize and focus efforts first on issues you're certain will lower the value if not made (a bad roof or foundation are two obvious, if extreme, examples). Then look at making some improvements and spruce-ups. Even if some of your finer efforts go unnoticed by the appraiser, they will make a great impression with buyers. I hope this helps you in marketing your home or updating/upgrading so it will show in it's best light. Call me if I may help you in any way! John 512 970-1970.

Squires Team.com

With approximately 390+/- homes **“SOLD!”** and counting, John Squires and team has sold *more* homes in Circle C Ranch than any other agent, realtor, broker, team, group, clan, tribesmen, etc., in the history of the neighborhood since 1988. These statistics are due large-in-part to his great client base and their on-going referrals! Thank you Circle C for allowing them to help you with all of your real estate needs! EZ appt. at 970-1970



Top 10 reasons to choose John Squires to list and Sell your home in Circle C Ranch:

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- 9) John’s vast knowledge of the history of Circle C, the different areas of Circle C, the home’s value ranges, ages, builders, floor plans, appreciation and future worth.
- 10) John actually ANSWERS HIS PHONE when you call! Yes, believe it or not, when you call (512) 970-1970 John will answer the phone and tell you anything you want to know about Circle C, upcoming listings or set an appointment to meet with you. If he is in an appointment, he’ll get right back to you! Try it!



June Events

at the Wildflower Center

Submitted by Saralee Tiede

NATURE NIGHTS
June 13—Roots and Shoots
June 20—Amphibians
June 27—Insects

These Thursday evening events give kids a fun-in-nature experience with hikes, crafts and hands-on activities. Free admission for Nature Nights and the entire day of Nature Nights thanks to our sponsor, H-E-B. 6 to 9 p.m.

ART ON DISPLAY
Through September 2

Jan Heaton's painting exhibit, titled "Quiet" is in the McDermott Learning Center June 1 through August 18. Jim La Paso's colorful kinetic flowers remain in the garden.

FATHER'S DAY SPECIAL
Sunday, June 9, through Sunday, June 18.

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Drawing Art Camp with Young Rembrandts!

Submitted by Lieng Chin

DOWN ON THE FARM & UNDER THE SEA

*June 10-13 Circle C Community Center
 Monday-Thursday 10:30 - noon (age 6-8) \$69*

Let's explore a farm and dive deep into the sea! We will draw animals and characters that live and play on our farm, including a barn, a tractor and more. We will explore mermaids, fish, shipwrecks, and even sharks. We will create drawings with a story of its own!

PETS WE LOVE & AUSTRALIA ADVENTURES

*Aug 12-15 Circle C Community Center
 Monday - Thursday 9-noon (age 6-12) \$110*

Let's celebrate our cuddly pets! We'll draw a stylized aquarium, a colorful detailed birdcage, a pastel dog/cat illustration and more. Then it's time to take a tour Down Under! Highlights include the Australian Opera House, cartooning with Australian-related jokes and furry koala bear (pastel). You will want drawings framed!

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Questions?

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New Event from the Travis County Master Gardeners

Submitted by Bonnie Martin

COMPOSTING AND SOIL HEALTH

*Saturday, June 15, 2013, 9:30am-3:40pm
Austin Community College, South Campus, Rm 1130
1820 Stassney Lane, Austin TX 78745*

Learn about compost positive impact on soil health with an incredible program packed with information and how-to topics. This is everything you need to know to treat your garden by embracing composting. Topics include an overview of composting, equipment needed for success, an overview of the Ground to Ground program in Austin, vermicomposting, compost tea, and Austin Resource Recovery.

\$35 registration fee includes box lunch, water, and snacks. Attendees must register at <https://agriliferegister.tamu.edu>, keyword: soil or by phone at (979)845-2604. This event is presented by the Travis County Master Gardeners, a volunteer arm of the Texas A&M AgriLife Extension Service in Travis County. www.tcmastergardeners.org. For information, call (512)854-9600. It is not sponsored by Austin Community College.



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News You Can Use

CHIGGERS

Submitted by Wizzie Brown

Chiggers are the larvae, or immature stage, of a certain type of mite. These larval mites climb onto people when they walk through infested areas. The chiggers wander around the body seeking a good site to feed. They prefer to feed in areas where skin is thinnest or where clothing fits tightly, such as the ankles, waist, behind

the knees and groin. Chiggers do not burrow into the skin as many people believe, so "smothering" them by painting the bite area with nail polish will not do anything to relieve discomfort. Instead, chiggers inject a digestive enzyme which breaks down skin cells. The chiggers eat the broken down skins cells. Itching and redness is caused by our body's reaction to the enzymes chiggers inject into us. Itching typically begins 3-6 hours after being bitten, peaks at 24 hours and can last up to two weeks. Try to avoid chigger infested areas, but since this is not always possible, here are some other things to try:

- Wear protective clothing- tightly woven items that fit loosely; including long sleeves & pants; shoes or boots
- Tuck pant legs into boots



- Avoid sitting on the ground
- Remove & launder clothing ASAP after being in infested areas
- Shower/ bathe after being in an infested area; scrub vigorously with a washcloth
- Use an insect repellent with DEET or picaridin

To treat chigger infestations around the

home try the following:

- Keeping lawn trimmed
- Maintain vegetation; do not allow weeds to grow up & keep brush cleared
- Residual pesticide sprays, usually pyrethroids

For chigger bites:

- Do not scratch pustules; opening pustule might lead to infection
- Oral antihistamines or topical anti-itch creams to relieve itching sensation

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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News You Can Use

Thank You from the Kiker Beautification Team

The Kiker Beautification Team would like to thank everyone who helped make Kiker's Earth Day Clean Up & Gardening Project a huge success. With the guidance and support of Susan Hoover and the HOA Landscaping team, along with 35 plus volunteers, parents and Kiker faculty, we were able to turn the Kindergarten pick up area (which was previously referred to as the 'Kinder Mud Pit'), into a beautiful, and water conserving 'Kinder-Garden' of native plants and granite walking paths. The Beautification Team was so touched by all of Susan Hoover's support, from laying out the plan for the garden to ensuring that a water-conscious drip line irrigation system was in place before all the volunteers arrived, that she was presented with a team t-shirt and made an honorary "Kiker Beautification Team" member.

In addition to the "Kinder-Garden" renovation, volunteers also dedicated their mornings to weeding gardens throughout the campus, adding mulch around trees to get them ready for the summer, and adding mulch and crushed granite to the Comet Creek and Butterfly Garden.

We would also like to thank the area businesses who supported our clean up effort and volunteers by supplying foods and drinks. HEB (5800 W Slaughter Ln), Waterloo Ice House (9600 Escarpment Blvd) and The Coffee Bean (5701 West Slaughter Ln). Geo Growers (12002 U.S. 290) also donated half of the Thunder Dirt used to create the new garden.

The Beautification Team works year round, taking shifts every weekend



to water plants and new trees and to pick up trash. We will also be working over the summer to beautify the back area around the portables. We can always use more volunteers. For more details, pictures and to be updated on future volunteer opportunities, please visit the Kiker Beautification Committee's Facebook page at <https://www.facebook.com/pages/Kiker-Elementary-Campus-Beautification/165952826820301?ref=ts>

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Science Camps

Gross Out Chemistry 1 - Have a blast and make a mess while exploring the science behind chemical reactions! Create a quicksand simulation, slime, flubber and more. We'll form hypotheses, record data, and draw conclusions - like a real scientist!
Ages 6-12, June 17-20, 9:30-12:30, \$175, Register by June 10

Bugs - Let the kids go buggy so you don't have to! Explore nature's finest through activities like: Insect or not? Insector Inspector, Camo Critters, and much more. Ages 5-12, July 8-11, 9:30-12:30, \$175, Register by July 1st

Gross Out Chemistry 2 - Make even more of a mess! We'll record our data and our findings in our science journals as we explore more exciting experiments. Ages 6-12, July 22-25, 9:30-12:30, \$175, Register by July 15

All Camps offered at Cirle C Community Center
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Register online at www.wholechild.com/login, or pick up registration form at CCC Center
Or contact us at 512-514-0091, s.kelly@wholechild.com

Runner's Knee Pain Usually Linked To Foot, Hip Problem

If running is turning into a pain in the knees, it might actually be the hips that need your attention, according to an expert at Baylor College of Medicine. When runners have knee pain, it's usually related to foot or hip problems, according to Dr. Joseph Chorley, associate professor of pediatrics – adolescent and sports medicine at BCM and Texas Children's Hospital. If a runner is not in control at the foot, ankle or hip, the knee is what gets twisted, has to overwork and develops irritation.

Chorley makes the following suggestions:

- Stretch properly before running
 - Don't increase mileage by more than 10 to 15 percent per week
 - Walk when knee pain begins
 - Replace shoes every six to nine months or every 500 miles
 - Know what your foot type is and be sure you have proper cushioning
 - Consider cross-training and strengthening exercises to help strengthen the core, glutes or hamstrings
- Multi-vitamins are helpful for all runners and fish oil is good for long distance runners

However, there are some symptoms that may indicate a more severe problem that should be seen by a sports medicine physician:

- Fluid accumulating in the knee
- Painful popping or a mechanical sensation
- Someone who had a previous structural injury such as torn ACL or PCL that's now experiencing pain.



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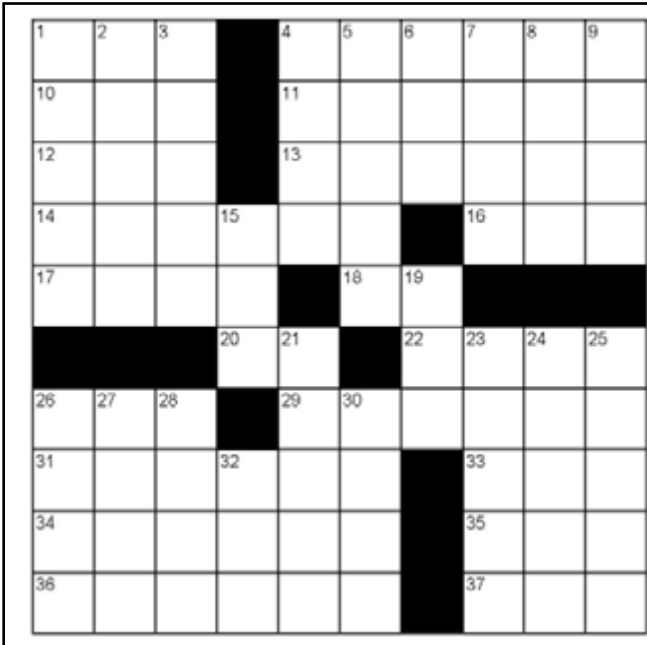
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1. Unrefined metal
4. Young pigeons
10. Gender
11. Australian
12. Alternative (abbr.)
13. Climbing
14. China stone
16. Hoopla
17. Shaft
18. Teacher's assistant, for short
20. Doctor
22. Believe
26. Terminal abbr.
29. Skin problem
31. Infamous Nazi concentration camp
33. Tear
34. Wring
35. Sick
36. Work fussily
37. Hurricane center

DOWN

1. City
2. Mellow
3. Worship
4. Japanese dress
5. Fivesome
6. Ship initials
7. Continent
8. Tie
9. Segoe lily's bulb
15. Limb
19. Wood tool
21. Sea jewel
23. Spooky
24. Author Dickinson
25. Tree
26. Eve's garden
27. Cab
28. Acting (abbr.)
30. Nice looking
32. Pig

View answers online at www.peelinc.com

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

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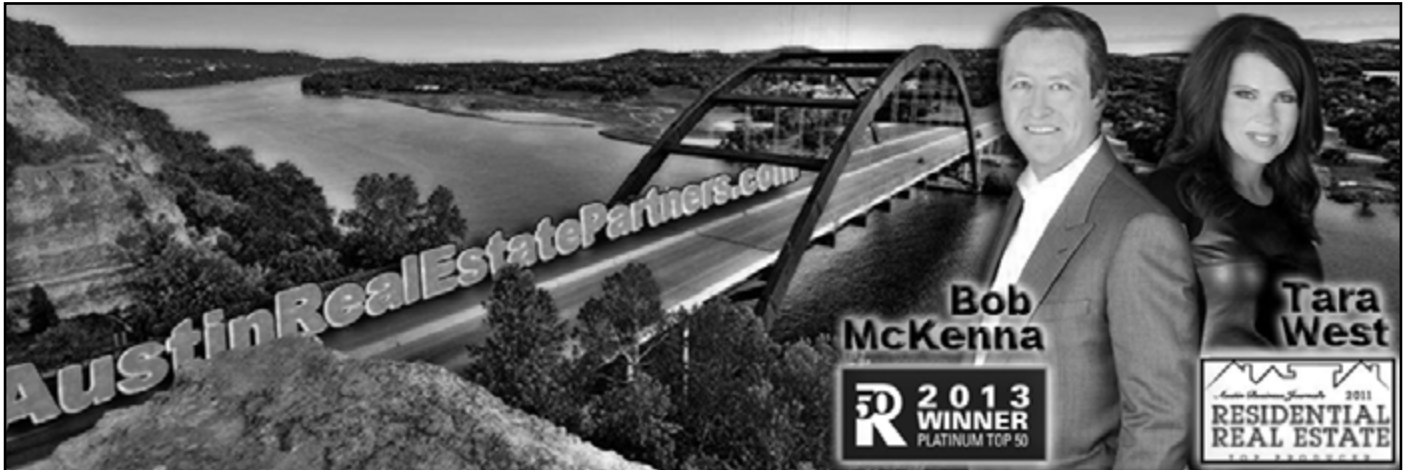


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Circle C Ranch by Neighborhood

| | 6 Months Sold Average History 11/12 - 4/13 | | | | | | Current Market | |
|-----------------------|--|--------------|------------------|----------------|-------------|----------------|----------------|--------------|
| | TOTAL | | | | | | TOTAL | |
| | Homes Sold | Square Feet | Price / Sq. Foot | Sold Price \$K | Year Built | Days On Market | Available | Pending Sale |
| Circle C Central | 35 | 2,842 | \$ 119 | \$ 338 | 1992 | 36 | 4 | 16 |
| North | 14 | 2,014 | \$ 144 | \$ 289 | 1996 | 19 | 2 | 4 |
| On The Park | 7 | 3,541 | \$ 117 | \$ 415 | 1997 | 34 | 1 | 3 |
| Wildflower | 9 | 2,290 | \$ 127 | \$ 291 | 2001 | 49 | 0 | 2 |
| Park West | 6 | 2,127 | \$ 160 | \$ 340 | 2001 | 6 | 1 | 0 |
| Vintage Place | 11 | 3,179 | \$ 114 | \$ 364 | 2004 | 35 | 0 | 2 |
| Hielscher | 19 | 2,999 | \$ 132 | \$ 397 | 2003 | 16 | 2 | 6 |
| West | 16 | 3,538 | \$ 126 | \$ 446 | 2005 | 30 | 3 | 8 |
| Park Place | 5 | 2,485 | \$ 140 | \$ 347 | 2005 | 3 | 0 | 0 |
| Muirfield | 10 | 3,642 | \$ 137 | \$ 498 | 2006 | 28 | 0 | 4 |
| Enclave 1&2 | 7 | 2,942 | \$ 132 | \$ 388 | 2007 | 50 | 1 | 1 |
| Lacrosse | 6 | 2,827 | \$ 125 | \$ 353 | 2007 | 83 | 0 | 2 |
| Alta Mira | 10 | 2,765 | \$ 137 | \$ 379 | 2007 | 34 | 1 | 3 |
| Fairway Estates | n/a | n/a | n/a | n/a | n/a | n/a | 1 | 2 |
| Enclave Estates | n/a | n/a | n/a | n/a | n/a | n/a | 0 | 0 |
| Avana-Esquel | 8 | 2,488 | \$ 148 | \$ 369 | 2012 | 78 | 0 | 0 |
| Barstow Village | 1 | 2,100 | \$ 169 | n/a | 2013 | 77 | 0 | 0 |
| | 164 | 2,868 | \$ 130 | \$ 373 | 2001 | 34 | 16 | 53 |
| % Change Mo/Mo | 28% | 0% | 1% | 1% | 0% | -12% | -6% | 39% |

Market Report data was obtained from the Austin-Multiple Listing Service (MLS) on 4/02/2013. In some cases new construction and FSBO homes are not included in the MLS data and therefore are not represented. Data is deemed accurate but not guaranteed. License #515586