



Volume 10, Number 12

DECEMBER 2013

www.circlecranch.info

HOA ANNOUNCEMENTS

Submitted by Karen Hibpshman, HOA Manager

CIRCLE C KID'S HOLIDAY PARTY

Date: December 7, 2013

Time: 10am-1:00pm

Location: Circle C Community Center

Save the Date! Come enjoy breakfast tacos, holiday crafts, a train ride, petting zoo, Games2U video-mobile, face painting, balloon twisters, and Santa! This event is for residents only. Admission per child is one awesome unwrapped present benefitting the toy drive for the Adoption Coalition of Texas.

We still need volunteers for this event. You can sign up to volunteer by visiting our website, www.circlecranch.info, and clicking on "Volunteer Spot".

CIRCLE C ADULT HOLIDAY & CASINO PARTY

Date: December 14, 2013

Time: 7pm-10pm

Location: Circle C Community Center

Save the Date! The Adult Holiday & Casino Party is back! Tickets are on sale now. Ticket cost is \$10/per person and may be purchased at the Circle C Community Center Monday – Friday between 9am and 5pm. Activities will include: hors d'oeuvres, a cash bar, and casino play, raffle of prizes, music & dancing.

HOLIDAY LIGHTING CONTEST

This year's holiday lighting contest will be held December 13-15. In order for a home to be included, the address MUST be submitted to our office no later than midnight, December 8, 2013.

Interested in judging? This can be a fun activity for the family, friends or neighbors. Send us an email if you would like to volunteer at ashley@circlecranch.info.



HOLIDAY CLOSURES

HOA Offices:
Closed November 28 – 29,
December 24 – 27
December 31 - January 1

The Swim Center will be closed from December 15-January 27th for re-plaster and renovation. More information will be posted on the website as it becomes available or you can contact director@ccswim.net

CCHOA NUMBERS

HOA Mgmt Office info@circlecranch.info or 288-8663
HOA Financial Office tgiles@mgilescpa.com or 451-9901
Aquatics Director director@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

Enclave off Spruce Canyon (KB)

Spectrum Management 512-834-3900

Enclave off La Crosse (Streetman)

Plateau Property Management.....Rosalyn Peterson, 512-441-1041

Fairways Estates

Spectrum Management 512-834-3900

Park West

Goodwin Management..... Marilyn Childress, 512-502-7509

Muirfield

Real Manage..... Tom Ellis, 866-473-2573

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Contact the Board at directors@circlecranch.info

IMPORTANT NUMBERS

City of Austin Solid Waste 974-1945
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Abandoned Vehicle..... 974-8119
Pothole Complaints..... 974-8750
Stop Signs 457-4885
Street Light Outage 311
Schools
Clayton Elementary 841-9200
Kiker Elementary 414-2584
Gorzycki Middle School..... 841-8600
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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HOA ANNOUNCEMENTS

SUBMITTED BY KAREN HIBPSHMAN, HOA MANAGER

CIRCLE C HOA ANNUAL MEETING & BOARD ELECTION

The Nominating Committee is accepting nominations through January 10, 2014 for the two open board seats (election to be held at the Annual Meeting, March 5, 2014 at the Circle C Community Center). You can download a Candidate Questionnaire from the News Section of the Circle C Website, www.circlecranch.info

The Annual Meeting and Elections will be held March 5, 2014 at the Circle C Community Center. Your ballot and proxy will be printed on the back side of the first 2014 CCHOA dues assessment invoice (which is mailed Feb 1st and due March 1st).

The Nominating Committee will host a Candidate Forum in February, date to be determined and posted on the website and in the February newsletter.

ANNUAL REPORT TO THE MEMBERSHIP

The 2013 Annual Report to the membership from the Board of Directors will be printed in the March newsletter. A copy will also be posted on our website and available in the HOA office.

VOTE!

Please take a moment to vote this year in the CCHOA Board of Directors Election. We need a 10% quorum in order to host the annual meeting in March.

HOLIDAY LIGHTS

Holiday decorations should comply with the schedule listed in the Declaration of Covenants, Conditions, and Restrictions –all decorations, including lights, must be down by January 15, 2014.

GOOGLE FIBER

According to the City of Austin, Google Fiber is expected to be in Austin mid-2014. Google Fiber will be available in several neighborhoods throughout Austin. If you would like to see Circle C Ranch be considered as one of those communities that would have Google Fiber, go to <https://fiber.google.com/cities/austin/>. Make sure to provide your email and zip code (this will identify what area of Austin you reside in). Please be advised that at this time, we do not know if or what type of additional construction will be needed. Construction may include, but not limited to, additional digging up of roadways and possibly yards to install Google Fiber. For more information on Google Fiber, visit the City of Austin website at <http://www.austintexas.gov/> and search "Google Fiber".

LOST DOGS

Unfortunately we have been receiving a lot of lost and found dog reports. Give your dogs the gift of security this holiday season by checking and repairing the fence so they cannot get out, keeping their collars and tags on, and getting them microchipped. If you find a dog, our friends up at Circle C Animal Hospital will check for a microchip at no cost, and no appointment necessary.

TRIMMING TREES AND SHRUBBERY

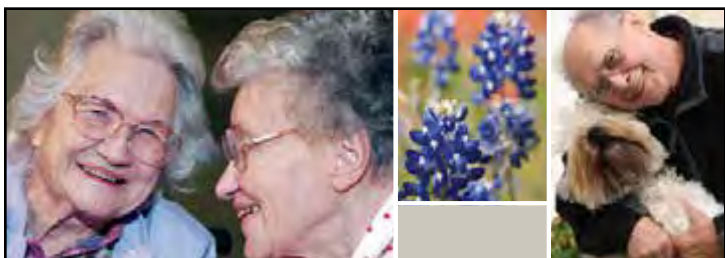
City of Austin Code 6-3 requires property owners to trim trees in the public right of way (generally the first ten feet from the curb line) to a height of 14 feet. This allows for clear passage on sidewalks and clears all obstructions from street signs and traffic control signs. All shrubbery is also required to be cut back away from the sidewalk. Trees that are not in the right of way should be trimmed up to at least seven feet. And shrubbery that is not in the right of way should be trimmed to reveal at least 2/3 of the windows of the home. Winter is the ideal time for tree trimming and pruning shrubs, so please make sure that you are in compliance with these regulations.

ADDRESS PLAQUES

Address plaques are considered an architectural feature of a home and should be visible and in good repair. Shrubby should be trimmed away so that plaque is in clear view. Plaque should be cleaned. If your plaque is brass, a brass cleaner should be used. Having highly visible house numbers is a safety issue for Police, Fire, and EMS and makes it easy for USPS, FedEx and UPS delivery drivers to find you with those timely holiday deliveries.

DEED RESTRICTIONS

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.



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CIRCLE C SWIM CENTER

Submitted by Sarah Humphrey

NEW IMPROVEMENTS!

While the Swim Center will be closed for improvements, the Swim Center office will be introducing a new computer system. This means starting in the New Year every resident will be required to fill out a new Household Pass Form in order to get a new Pool ID card. We appreciate your cooperation while we make this transition.

WINTER HOURS

SEPTEMBER 30 – DECEMBER 14

SWIM CENTER

MONDAY-FRIDAY

6-10 AM Lap Swim Only
3:30-7 PM Lap Swim Only

SATURDAY

8-11 AM Lap Swim Only

SUNDAY

CLOSED

COMMUNITY SWIM CENTER

CLOSED FOR THE SEASON

**HOLIDAY CLOSURE/
POOL CONSTRUCTION**
DECEMBER 14 - JANUARY 27, 2014

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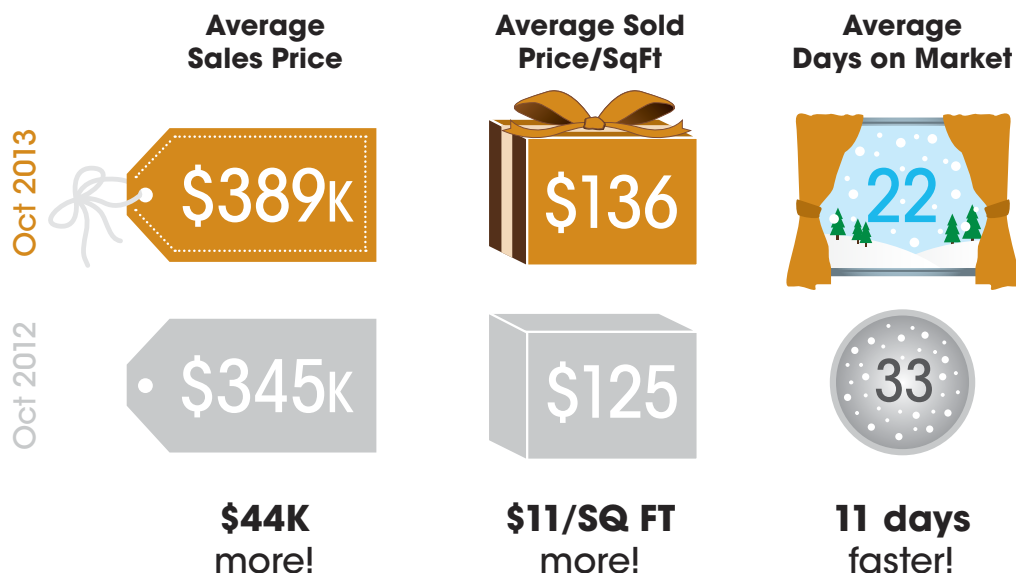
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REALTY AUSTIN MARKET UPDATE

CIRCLE C



Stats based on MLS from Austin Board of REALTORS® (ABOR).

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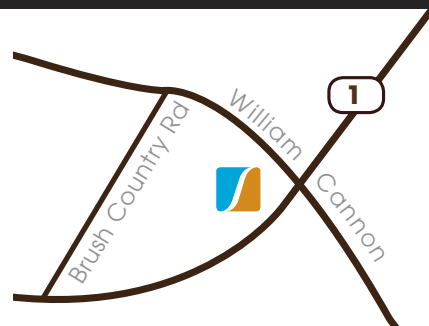
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IN THE YARD

Submitted by Jackie Rollins

Looking out onto the greenbelt
from the lovely side and back
yards of Park West residents
Joan and Dave Maril



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KIKER BEAUTIFICATION COMMITTEE'S 'FALL'-KNER HALL EVENT

Submitted by Susanne Kerns



Mr. Faulkner and some of the committee members

After a weather delay due to the October rainstorms and another close call from the Halloween rainstorm, at last, the Kiker 'Fall'-kner Hall Event came together beautifully on Saturday, November 2nd.

It was another wonderful example of how our community can come together to create something very special. It started with the planning, support and the heavy lifting of Susan Hoover and the HOA Landscaping team and wrapped up with the 40 parents and students who dedicated their Saturday to rolling up their sleeves and hauling load after load of rocks, mulch and granite.

Faulkner Hall, a wing of Kiker Elementary, was dedicated in honor of Warren Faulkner on October 12, 2007. Mr. Faulkner, the former Assistant Principal at Kiker Elementary, has devoted the past 40 years to education in our community. The Beautification Committee was thrilled to have the opportunity to bring new life to the exterior of Faulkner Hall through the planting of several trees and native grasses as well as building out a granite walking path. A new raised planting bed was also added to the entry of the building. We were even more thrilled to receive a surprise visit from Mr. Faulkner, who came to pitch in and volunteer for the event as well as Dr. Schneider, the current Principal at Kiker Elementary.

Although not as visible to guests and parents as last Spring's "Kinder-Garden" project, the new Faulkner Hall path is a prime corridor for teachers and students throughout the day.

What was once just dirt and a brick wall is now a lovely focal point and functional walking path. We feel strongly that our surroundings impact us and hope that this project helps to brighten up the days of all who see it.

In addition to the beautification project at Faulkner Hall, the volunteers also repurposed stray rocks from in front of the hall by moving them to the outside wall of the kindergarten playground where recent rains had washed away a 12" wide trough of dirt. All of the trees in the area received a protective layer of mulch and the Comet Creek and front "Kinder-Garden" were also freshened up with new mulch and crushed granite.

The Beautification Committee wants to thank Susan Hoover, the HOA Landscaping Team and all of the parents, students and Kiker staff who made this day a success. We also want to thank all the local businesses that supported the event with donations, including: Waterloo Ice House (9600 Escarpment Blvd) for continuing to supply our volunteers with their delicious breakfast tacos, The Donut Hole (6863 Hwy 290 W, at the Y) for donating 7 dozen donuts and HEB (5800



Before and after of the front flower beds

W Slaughter Ln) for supplying ice and drinks. Geo Growers (12002 U.S. 290) also donated half of the Thunder Dirt used to plant new grass seed in front of Faulkner Hall and Daniel Stone and Landscaping Supplies (12015 W Hwy 290) provided a discount on the flagstone.

The Beautification Committee works year round, taking shifts every weekend to water plants and to pick up trash. 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>

Are you a Mom in Circle C? Join us!

Submitted by Lisa Williams

CircleCMoms meet up for playgroups, field trips, holiday parties, and activity groups (book club, craft night, movie night, moms night out, etc.) so you're sure to find something fun that fits your schedule. CircleCMoms are stay-at-home moms, working moms, work-at-home moms, part-time working moms...get the picture? If you are a mom in Circle C or Meridian (with kid(s) of any age), you can join CircleCMoms. For more info or to join: <http://www.bigtent.com/groups/circlecmoms>

BOOK DONATIONS NEEDED

Submitted by Karen Nichols

Book donations needed for local organization. Need adult books, any topic, any language, new or used. No hardback books or children's books are needed at this time. Magazines in good condition also accepted. Email knichols528@yahoo.com to arrange pickup. Thank you for sharing the gift of reading with others!



DECEMBER EVENTS *at the Wildflower Center*

Submitted by Barbara Rodriguez

WILD IDEAS SHOPPING EVENT DECEMBER 6-8, 9 A.M. TO 5 P.M.

Featuring free admission, local artists wares in the Visitors Gallery Saturday and Sunday, Early Bird Specials Friday and Sunday morning, book signings and other offerings in The Store, and lots of opportunities to find beautiful scarves, nature images, glassware, soaps and other holiday gift options.

LUMINATIONS DEC. 14 AND 15, 6 TO 9 P.M.

Hundreds of luminarias light our garden paths, and twinkly lights light the trees as we celebrate the holidays with two free nights of music and festivities, including a visit from Frosty the Snowman. Bring two canned goods for the Capital Area Food Bank as entry fee.

CLOSED FOR THE WINTER BREAK DEC. 23 THROUGH JANUARY 1, 2014

The Wildflower Center will be open Tuesday through Sunday in December through Sunday, December 22. Hours are listed at www.wildflower.org/visit.



More information at www.wildflower.org

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INSPECTING FOR BED BUGS

Submitted by Wizzie Brown

Bed bugs are small, dark brown to reddish colored insects with no wings. Their bodies are oval and the color and size often depends on if the insect is engorged with blood. Immatures, or nymphs, resemble the adults but are smaller and lighter in color. Usually adults are about the size of an apple seed.

Most feeding occurs at night with bed bugs piercing the skin while people sleep. The bugs inject a fluid while feeding that can cause some people (about 50%) to have an allergic response causing the skin to become irritated and itchy.

After feeding, bed bugs crawl away into hidden areas- mattress seams, headboards, nightstands, behind baseboards as well as other locations. They prefer to hide in locations that are close to where they feed, but they will crawl several feet to get to a meal. Over time, congregation areas become marked with blood, fecal material, hatched eggs and cast skins of molted bugs.

When travelling, always inspect rooms thoroughly for bed bugs before moving luggage into the room. Make sure to carry a small flashlight with for to help with inspection. If you are concerned about bringing bed bugs home, place clothing in the dryer (before washing) on high heat for about an hour.

Tips on inspection:

- Look in sleeping areas (bed, pull-out couches)
- Inspect linens as you remove them to inspect the rest of the bed
- Check mattress & box spring seams, near the mattress tag
- Inspect the dust ruffle
- If possible, lift the boxspring and inspect the bed frame
- If possible, pull out or remove the headboard to inspect behind it
- Check bedside tables; open all drawers

If you find bed bugs, go to the front desk to inform them of



what you found and request a different room. Do not get a room that is adjacent, above or below the infested room (bed bugs can travel through wall voids to adjacent areas).

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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AGING IN PLACE

A HOUSE FOR LIFE, A HOME FOR A LIFETIME

Submitted by Laura Sherman, AIA

Have you heard of aging in place? It's a growing trend in how older adults live that is quickly becoming the norm. Aging in place means living in the residence of our choice as we age, while being able to have any services (or other support) we might need over time as our needs change, for as long as we are able. Research done by the AARP tells us that 89% of seniors want to stay in their own homes as they age. It makes sense: statistics say that staying in our own home adds an average of seven years to our longevity. It makes financial sense too: remodeling a home with universal design in mind, and staying there 10-15 years longer with part time care, can save hundreds of thousands

in retirement when compared to the costs of assisted living or nursing home care.

You may be wondering, "Why should I be thinking about this now?" Aging in place works much better in planning mode than in panic mode. Baby Boomers are aging: the over-65 population will grow from 35 million in 2000 to 72 million in 2030. Sometimes referred to as the "Silver Tsunami," another statistic tells us that EVERY DAY as of January 2011, 10,000 people turn 65. A whole new industry is rising to help meet their needs. You will be in control of your planning if you "act

(Continued on Page 14)

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Aging in Place (Continued from Page 13)

before the fact,” rather than attempting to make adaptations quickly after an accident or illness. And who doesn’t want to live more graciously by planning features that emphasize efficiency, convenience, comfort, safety, and durability?

Let’s take a walk through the house and see what sorts of modifications you might want to consider to make your home age ready. Don’t think ramps and rails - design solutions can



be beautiful and well-integrated. Universal design done well is invisible.

THE ENTRYWAY

The goal on entering your home is a clear 36” wide pathway from the car to the front door with no steps. A sloping walkway should not exceed a rise of 1 in 12.

Aim for a well-lit front porch (a motion sensor is ideal), and

a reduced threshold height at a maximum of 1/4”. Placing a bench or small table by the front door allows you to set bags down while entering. Lever handles for your doors are easier to turn than knobs. Once inside your foyer, good general lighting is a great idea. Since door mats can present a trip hazard, low-pile mats with rubber backing are preferable.

LIVING SPACES

Lighting is a big aspect of age-in-place design in every part of the home. In living spaces, provide good overall lighting (no light “puddles”) as well as task lighting where it’s needed, like a down light over an area where you read, paint or knit. Aim for hard, uniform flooring such as tile, wood, linoleum or low-pile carpet, eliminating thresholds. Remove throw rugs or secure them with two-sided rug tape.

THE KITCHEN

Again, aim for good overall lighting and task lighting over work spaces. Under-counter lighting is a great help and if you don’t have it hard-wired into your home, plug-ins are available.

(Continued on Page 6)



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The New Year is a time for new beginnings and an opportunity to set goals that will strengthen your spirit, mind and body. Reach your new resolutions with us at the Y starting today!

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



John Squires and the Squires Team sell scores of homes in Circle C Ranch, but they also work in many other areas all over Austin. Many sellers in Circle C want to "move-up" or "move-down" to other areas of Austin, such as Lakeway, Westlake, Rimrock, Dripping Springs, etc. Some move for the school systems and some move to retire here or completely out of state. Below are 8 homes John has either sold or has placed buyers under contract in the last month in different areas all around Austin. John has lived in Austin since 1960 so he knows the area. Please allow him to help you with all of your real estate needs. Merry Christmas and Happy Holidays!

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



2729 Regents "JUST SOLD!" John's Listing Stunning Westlake traditional on .65 acre with guest suite and diving pool. **\$1,275,000.** Multiple offers in 3 days!

3505 Travis Country Circle-Regents- "JUST SOLD!" John's Listing 1.65 acres with a well in Regents schools. Toll Brother's model home plan. **\$915,000.** Multiple offers in 2 days!



We interviewed several agents and chose John Squires because he sold a few of our neighbor's houses and we see his signs everywhere. We've moved 20 times being in the Air Force for many years. This home sale and move with John was among the smoothest and most professional. Thanks John! Colonel (Ret.) Gene and Connie Duchamp 11401 Naples Cv. **"JUST SOLD!" \$469,000.**



6007 Tasajillo Trail—"JUST SOLD!" John's Listing- Impeccable 1-story w/Brazilian wood floors. Unbelievably upgraded. Listed at **\$354,500.** Multiple offers within 2 days!



11200 Capstone—"JUST SOLD!" John's Listing-Nice Streetman home. Listed at **\$379,000.** Multiple offers!

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Aging in Place *(Continued from Page 14)*



They eliminate dark corners and brighten the space. Consider a night light that is allowed to be on 24/7 as a safety feature.

Make the best use of your cabinets. Consider installing pull-out or pull-down shelving. Shelves no higher than 48" above the floor are easiest to reach. Place lighter items on higher shelves. You might replace your

cabinet hardware with D rings, which are easy to grasp. Create sitting work spaces by removing doors or shelves or extending counter surface to provide knee clearance. Installing a hot-proof surface near the oven is a great safety precaution.

THE BATHROOM

Any wet area raises the risk of slips and falls, and in 2011, falls accounted for 8.9 million emergency room visits in the US. The single best move you can make to prevent injury in your

home is to install grab bars in the bathroom. It's not necessary to have bracing within your walls; there are grab bars designed to attach to the studs that are already there.

Clearance through the bathroom door may be an issue. The minimum clear width needed for a wheelchair is 32". Here's the good news: enlarging the doorway may not be necessary to gain some width. If your doorway is close to 32", simply removing the door stops about halfway up the frame may allow wheelchair access. Reversing the swing direction of the door may fit the bill. Installing swing away hinges can remove the width of the door from the passageway. Lastly, a door opening can sometimes be enlarged by replacing jack studs (if present) with brackets at the door head, gaining 3" in width without the need for drywall repair.



(Continued on Page 19)

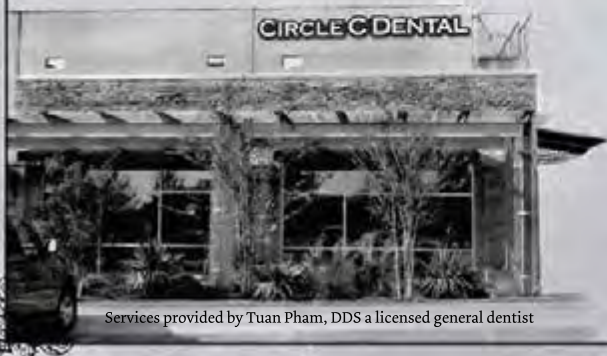
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Aging in Place (Continued from Page 16)

You may want to consider replacing your tub or shower with one that is curbless. The industry is responding to the need! There are good, attractive, affordable options out there. An adjustable handheld shower head on a hose with lever controls is the best choice. Good lighting, as always, is key. Locating lighting on both sides of mirrors provides cross-illumination. As in the kitchen, consider pull-out shelves. If accommodating a wheelchair, undercounter cabinets can usually be removed to create knee space. Any mats should be low-pile rubber-backed mats secured with rug tape.

STORAGE SPACES

Good lighting and getting items into your reach range are the goals in modifying closets and storage areas. Make sure good overall lighting is present. As in the kitchen, there is a wonderful array of adjustable closet rods, pull-out and pull-down shelves, and drawers available for closet renovation. Access to the closet is easiest with sliding doors, pocket doors,



or bifold doors.

The prospect of remaining in one's own home and community is an exciting one, and the resources and support for this life choice are growing. Adults who are aging in place have

begun to form supportive communities called "villages," which provide a network of support services and social activities for their members. There are almost 200 such groups existing or in development across the United States. If aging in place sounds appealing to you or your loved ones, keep in mind that helping the aging to stay independent is a team effort. An age-in-place specialist can help you make a plan, establish priorities, and assemble a team to be proactive in creating a home for a lifetime.

Laura Sherman, AIA, LEED GA, is a Certified Age-In-Place Specialist and member of the National Age-In-Place Council.

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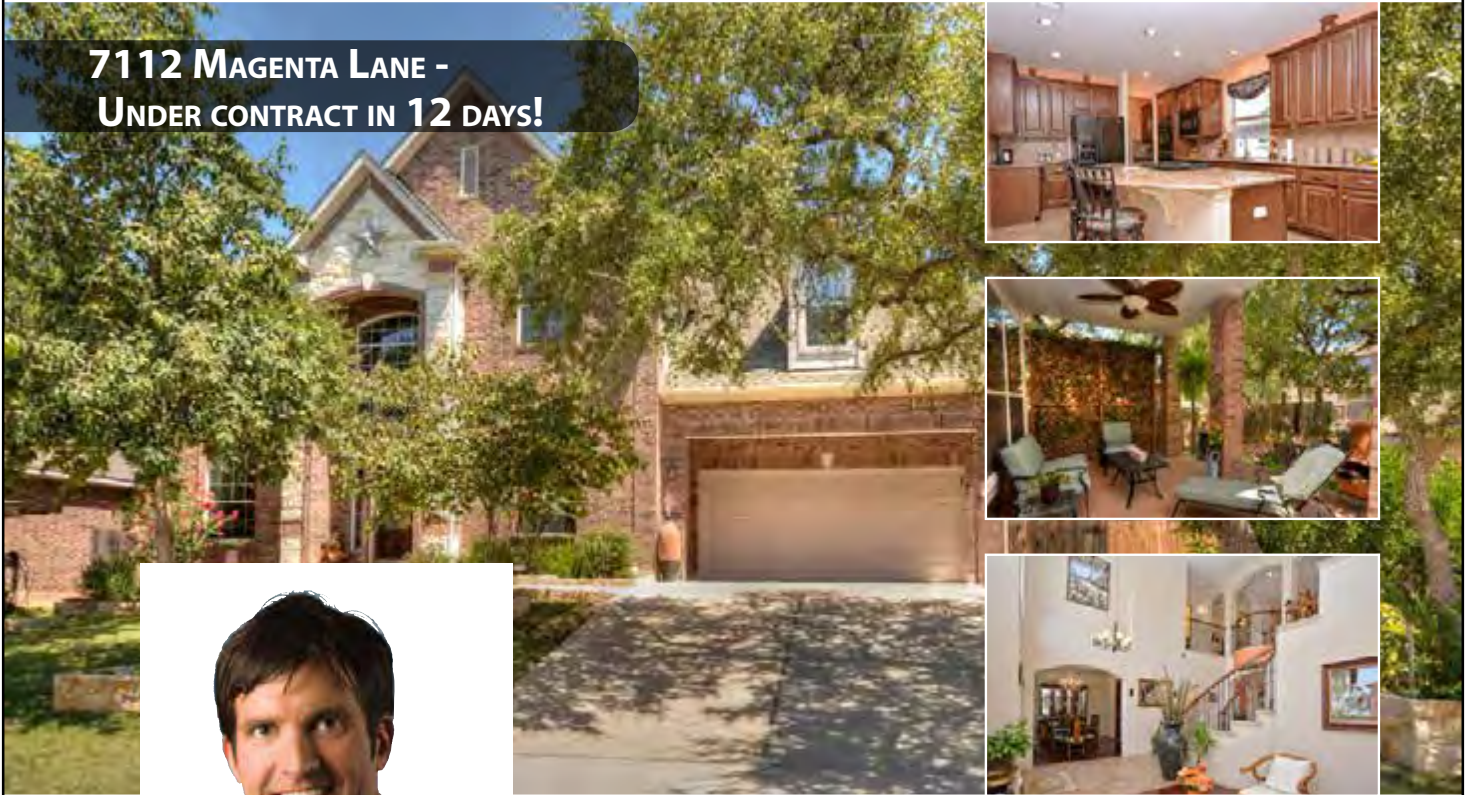
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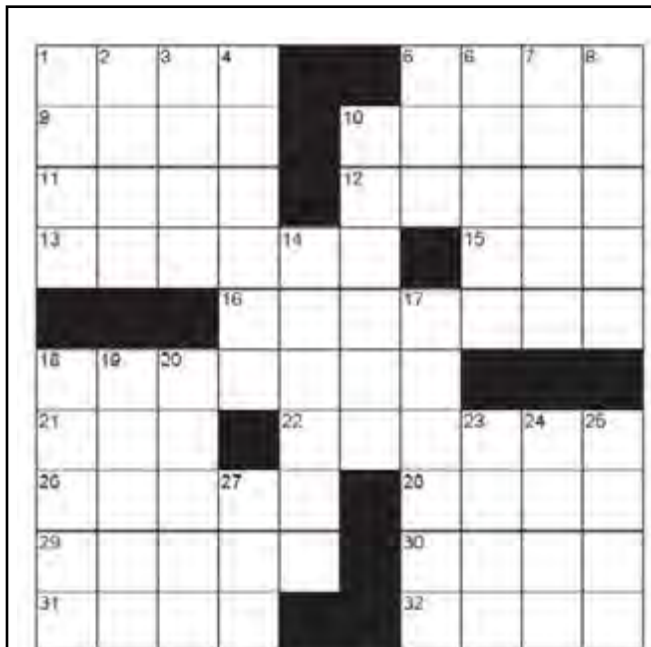
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5. Syrian bishop
9. Against
10. Landing
11. Leaves
12. Boom box
13. Allure
15. African antelope
16. Polite
18. Leafy green
21. Marry
22. Esophagus
26. Woken
28. Goad
29. Type of tooth
30. Refer
31. Posttraumatic stress disorder
32. Sieve

DOWN

1. Nativity scene piece
2. Competition at the Greek games
3. Capital of the Ukraine
4. Symbol
5. Expression of surprise
6. Emblem
7. Pickle juice
8. A ball out of bounds (2 wds.)
10. Twist violently
14. Ripper
17. Strums
18. Slough
19. Ross ____, philanthropist
20. Gods
23. Brand of sandwich cookie
24. Seaweed substance
25. Cabana
27. Blue

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Circle C Ranch by Neighborhood	6 Months Sold History (05/2013-10/2013)						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	70	2,793	\$ 130	\$ 362	1993	19	7	8
North	25	2,117	\$ 147	\$ 312	1996	23	3	3
On The Park	9	3,680	\$ 128	\$ 472	1996	22	1	1
Wildflower	14	2,263	\$ 142	\$ 322	2001	6	0	4
Park West	7	2,318	\$ 159	\$ 368	2001	17	2	2
Vintage Place	6	3,599	\$ 117	\$ 421	2004	8	0	1
Hielscher	20	2,948	\$ 141	\$ 416	2002	16	4	3
West	26	3,642	\$ 135	\$ 493	2005	22	0	2
Park Place	4	2,711	\$ 137	\$ 371	2004	6	0	3
Muirfield	9	3,231	\$ 154	\$ 496	2006	22	1	0
Enclave 1&2	6	3,027	\$ 139	\$ 421	2006	29	0	1
Lacrosse	8	2,835	\$ 137	\$ 389	2007	27	0	0
Alta Mira	6	2,969	\$ 142	\$ 421	2007	13	3	3
Fairway Estates	2	4,006	\$ 145	\$ 583	2011	5	2	3
Enclave Estates	1	4,010	\$ 162	\$ 650	2010	4	0	0
Avana-Esquel	2	2,273	\$ 180	\$ 408	2013	39	3	1
Barstow Village	1	2,100	\$ 169	\$ 355	2013	77	0	0
Barstow Court	n/a	n/a	n/a	n/a	n/a	n/a	0	1
Greyrock Ridge (NEW)	n/a	n/a	n/a	n/a	n/a	n/a	0	1
Total	216	2,880	\$ 138	\$ 397	2000	19	26	37
% Change Mo / Mo	-3%	0%	0%	0%	0%	17%	-13%	32%
% Change Yr / Yr	17%	-1%	10%	9%	0%	-25%	-19%	42%

Market Report data was obtained from the Austin-Multiple Listing Service (MLS) on 11/7/2013. Texas License # 515586.

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.