



Volume 11, Number 2

FEBRUARY 2014

www.circlecranch.info

HOA ANNOUNCEMENTS

Submitted by Karen Hibpsman, CCHOA Manager

CCHOA ANNUAL MEETING

The Circle C Homeowners Association will hold its Annual Meeting on Wednesday, March 5th at 6:30pm at the Circle C Community Center, 7817 La Crosse Ave. In order to

**CCHOA
Annual Meeting**
Wed., March 5, 2014 6:30pm
Circle C Community Center
7817 La Crosse Avenue
Check-in @ 6:00pm

call the meeting to order and conduct business, we need a 10% quorum. You will find the ballot and proxy on the back of your February 2014 Assessment. If you

cannot attend the meeting, PLEASE either assign your proxy to a neighbor or fill out a Quorum Proxy (available online) so that it counts

toward the quorum. There will be a Board Election with two open board seats to be filled.

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

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

CANDIDATE FORUM FEBRUARY 11

The Nominating Committee will host a Candidate Forum on February 11, 2014 at 6:30pm at the Community Center. We have 5 owners that have submitted their Candidate

Questionnaire for the two open board seats. If you would like to review the Candidate Questionnaires, those can be found on the Circle C website at www.circleranch.info.

CCHOA NUMBERS

HOA Mgmt Office ..info@circlecranch.info or 512-288-8663
HOA Financial Office..tgiles@mgilescpa.com or 512-451-9901
Aquatics Director director@ccswim.net or 2512-88-4239

Newsletter Publisher

Peel, Inc. advertising@PEELinc.com or 512-263-9181

Circle C Amenities

Circle C Café 512-288-6058
Circle C CDC..... 512-288-9792
Circle C Swim Center 512-288-6057
Circle C Community Center Pool..... 512-301-8259
Grey Rock Tennis Club 512-301-8685

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

BOARD OF DIRECTORS

Chris Poynor President
Kim Ackermann.....Vice President
Dan VavasourTreasurer
Natalie Placer McClureSecretary
Jason Bram Board Member
Steve Urban..... Board Member
Michael Chu Board Member
Contact the Board atdirectors@circlecranch.info

IMPORTANT NUMBERS

City of Austin Solid Waste512-974-1945
Dead Animal Collection.....512-974-2000
Abandoned Vehicle.....512-974-8119
Pothole Complaints.....512-974-8750
Stop Signs512-457-4885
Street Light Outage 311
Schools
Clayton Elementary512-841-9200
Kiker Elementary512-414-2584
Gorzycki Middle School.....512-841-8600
Bowie High School512-414-5247
Mills Elementary.....512-841-2400

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.

"Be the Community."



MAI
ORTHODONTICS

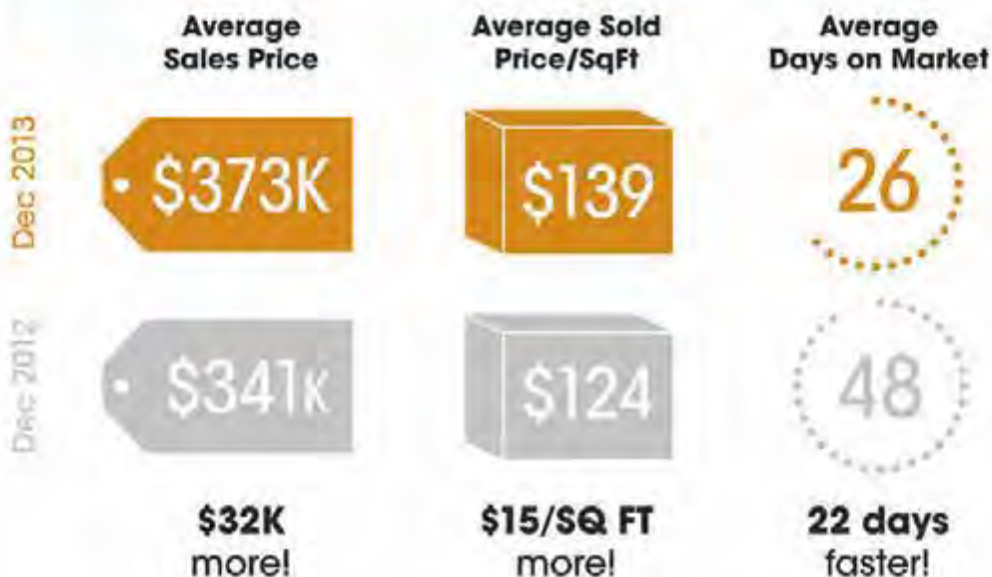
www.MaiOrthodontics.com | 512.892.1188

 www.facebook.com/MaiOrthodontics

6012 W. William Cannon Drive
Suite D-103
Austin, Texas 78749
512-892-1188

SOUTHWEST

REALTY AUSTIN MARKET UPDATE CIRCLE C



*Stats based on Dec 2012 and Dec 2013 MLS home sales from Austin Board of REALTORS® (ABOR).

#1 Fastest Growing Real Estate Company in Austin

When you're ready to make the move, you deserve to work with the very best! Our hand-picked team of top-producing agents are tech savvy, they know this market, they average 10 years experience and they outperform the competition many times over.

Call one of our Southwest specialists today!

Visit our Office in Arbor Trails Today! 512.600.9727



SOUTHWEST OFFICE

4301 W William Cannon Dr
Bldg K, #200
Austin, TX 78749



realtyaustin.com/southwest-team

realty/austin

**Want to improve the IRS?
Speak up!
We can't help you if we
can't hear you.**



**Taxpayer
Advocacy Panel**
IMPROVING THE IRS

Call 1-888-912-1227 or visit our
Web site at www.improveirs.org

Southwest Pediatric
A S S O C I A T E S



"With you... every step of the way"



**Same Day Appointments Available
Close to Home Near Seton Southwest Hospital**

7900 FM 1826, Bldg.1 Suites 220 & 240

Kelly Jolet, M.D. | Vaishalee Patil, M.D. | Haydee Rimer, M.D.
Nick Wagner, M.D. | Christine Fyda, D.O.

512.288.9669 | www.swpedi.com

CCHOA News

- 5 HOA Announcements
- 6 Circle C Swim Center

News You Can use

- 5 Yard Care Tips
- 9 Tennis Tips
- 10 In the Yard
- 10 Lady Bird Johnson Wildflower Center Events
- 12 Fungus Gnats
- 16 Good Neighbors

Clubs & Announcements

- 16 Circle C Moms
- 18 SWING Networking Group
- 20 2014 Austin Boat & Travel Trailer Show
- 21 2014 Austin RV Expo
- 22 Teenage Job Seekers
- 27 Business Classifieds
- 27 Personal Classifieds



Your search has ended.

**At the Southwest Family YMCA, you will find a
community that is eager to help you live a happier and
healthier life. So stop searching and join us today!**



FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

SOUTHWEST FAMILY YMCA
6219 Oakclaire Dr & Hwy 290
512.891.YMCA • AustinYMCA.org

HOA ANNOUNCEMENTS

SUBMITTED BY KAREN HIBPSHMAN, HOA MANAGER

1ST HOA ASSESSMENT MAILING FEB. 1

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

CCHOA
PO BOX 163541
Austin, TX 78716

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

IMPORTANT DATES

February 1: First ½ Annual Assessment Invoiced

February 11: Candidate Forum

March 1: First ½ Annual Assessment Due

March 5: Annual Meeting

CIRCLE C HOMEOWNERS ASSOCIATION WINS AWARDS OF DISTINCTION

Each year the Community Associations Institute of Austin sponsors awards for outstanding community homeowners associations in the Austin area. The awards are presented at the Annual Gala. With several hundred association members, the awards provide the opportunity for outstanding HOA work to be recognized.

Karen Hibpshman, Manager of the Circle C Homeowners Association submitted the CCHOA for two awards last fall shortly after her arrival as our new manager. On December 6, 2013, Karen and CCHOA Board member Natalie Placer McClure attended the CAI gala and were presented Awards of Distinction for Green Community Trendsetter and Communication Innovation for the CCHOA's efforts in these two areas.

The Communication Innovation Award recognizes communities that utilize websites, newsletters, social media, phone/text notification and other forms of communication to keep residents informed of all of the many activities of the association. At Circle C, the CCHOA communications are handled by a team of experts, including, Karen Hibpshman, CCHOA Manager, Gale Foster, the CCHOA Assistant Manager, Robert Bardeleben who assists with putting all announcements up on the marquee boards throughout the neighborhood, and Ashley Gladden, the Circle C Community Center Coordinator who heads up the newsletter,

and email announcements that are distributed to everyone who signs up to be on our email. The CCHOA also thanks the former manager, Denise Nordstrom, for putting systems in place that allowed the CCHOA to communicate with numerous homeowners in a friendly and efficient way.

The Green Trendsetter Award recognizes a community's efforts to support the environment by wisely using both natural and financial resources to promote conservation, reduce our carbon footprint, and implement procedures that are beneficial to humans and the environment. The CCHOA Board of Directors has long supported the Green Community Model, developed by Susan Hoover and Circle C Landscape as an environmentally sound model for standard operating procedures on the commons areas of the CCHOA. The Architectural Control Committee, consisting of residents Trent Rush, A.E. Martin and Laura Sherman also developed guidelines for the Front Yard Water Wise landscapes that are allowed in Circle C front yards with approval from the ACC. These guidelines and procedures emphasize water conservation, limited use of pesticides and herbicides, appropriate native and drought tolerant plantings, tree diversity and limited use of turf to implement landscape designs that are environmentally appropriate for the Central Texas area.



HOLIDAY LIGHTS & DECORATIONS REMINDER

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

HAVE YOU RECEIVED A DEED RESTRICTION NOTICE?

As reported in each month's newsletter, the HOA staff drives at least two sections of the neighborhood per month to note violations of the Declaration of Covenants, Conditions and Restrictions. These commonly include: front yard landscape maintenance (mowing, edging, free of weeds), home maintenance (paint, screens, siding) and recreational vehicles (boats, RV's, trailers) parked in the

(Continued on Page 6)

CCHOA ANNOUNCEMENTS *(Continued from Page 5)*

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.

CITY OF AUSTIN WASTEWATER AVERAGING

Wastewater Averaging runs from mid-November 2013 through mid-March 2014. The information below has been pulled from the City of Austin website. For helpful links on how to calculate your wastewater average, to find your 2014 schedule and view frequently asked questions, log onto: <http://www.austintexas.gov/department/wastewater-averaging>.

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

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



HIDE YOUR GARBAGE CAN & RECYCLE BIN!

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

SAFETY AWARENESS

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

1. Install a deadbolt lock.

Deadbolts are usually locked with a key from the outside and a thumb turn on the inside. The cylinder should be pick resistant. Lock your doors every time you leave the house, even if you're leaving for just a few minutes during the day. The most popular times for residential burglaries are weekday daylight hours. In over

1/3 of burglaries, there is no forcible entry – someone forgot to lock the doors.

2. Install solid doors.

Outside doors should be metal or solid hardwood and at least 1 3/4 inches thick. Frames must be made of equally strong material and each door must fit its frame securely.

3. Keep garage doors closed and locked.

4. Secure sliding doors and windows.

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

5. Secure sash windows.

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



6. Mark your property.

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

7. Purchase a burglar alarm.

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

8. Leave a light on.

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

9. Use proper exterior lighting.

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

10. Work together with your neighbors.

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



Eye Level

at **South Austin**

9911 Brodie Ln, Suite 300 Austin TX 78748

austinsouth@myeyelevel.com

www.myeyelevel.com



Call now!
(512) 213-0102

"I am the key."



Delivers:

- * Immediate feedback
- * Small group instruction
- * Personalized study/feedback
- * Daily homework

Highlights:

- ✓ Aligned with School Curriculum
- ✓ Self-Directed Study Program
- ✓ Colorful, Kid-Friendly Materials
- ✓ Low Student - Teacher Ratio [6 : 1].

Benefits:

- * Improves study habits
- * Removes learning gaps
- * Teach 'How to think' not just 'What to think'

Classes Start

on February 8th 2014

Free registration fee for enrollment prior to to classes start

**Get 4 Weeks
FREE**
Call for details



**NO CONTRACTS
NO TESTING FEES**

CALENDAR OF EVENTS 2014 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 Mar. 1st <i>**Ballot & Proxy to be printed on back of assessment</i>
FEB 11	Board of Directors Candidate Forum 6:30pm -8:30pm
MAR	Board of Directors Annual Report in March newsletter
MAR 5	Annual Meeting, Community Center 6:30pm-9:30pm
APR 12	Community Wide Garage Sale 8:00am-5:00pm
APR 18	Good Friday, HOA Office Closed
APR 19	Easter Egg Hunt, Pool Plaza @ Escarpment 9:30am-11:00am
MAY 26	Memorial Day, HOA Office Closed
JUL 1	Second ½ year assessment mailed, due August 1st
JUL 4	Fourth of July Community Parade, Pool Plaza @ Escarpment 9:00am-11:00am
JUL 4	HOA Office closed
SEPT 1	Labor Day, HOA Office closed
OCT 18	1st Annual Pumpkin Derby Time TBD
NOV 27 & 28	Thanksgiving, HOA Office Closed
TBD	Children's Holiday Party, Location TBD Time TBD (entry is one new unwrapped toy per child)
TBD	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, 6:00 pm at the Circle C Community Center. Swim Center Events , please see website, www.circlecranch.info <i>**All dates are subject to change</i>	

CIRCLE C SWIM CENTER

Submitted by Sarah Humphrey

NEW RESIDENT INFORMATION FORMS!

We hope you have all had a safe and enjoyable winter break! During these past few weeks the office has been making some improvements that will better our membership/registration system here at the Swim Center. After narrowing our criteria we discovered a new system that not only has all the necessary features to streamline our processes, but also the ability for residents to log into their Aquatics Account online to change contact information and register, and pay for programs. We have since decided to implement this system and will need updated information. In this newsletter you will find a Resident Information Form. This form will need to be returned to the Swim Center for processing before we can issue new pool cards. The earlier your form is submitted the faster we can issue your cards. As summer approaches the wait for paperwork and pool cards will increase severely. We are aware that this is something many residents have done recently this year but we greatly appreciate your understanding and cooperation while we make this transition.

SWIM CENTER COMPETITION POOL RENOVATION UPDATE

The Swim Center pool renovation project is progressing. As demolition and preparation work began on the pool it became apparent that the pool was going to need more work than originally planned. This is not uncommon once a major project begins and demolition starts. Until all is exposed it is really difficult to tell what needs to be done. The pool had been re-plastered and re-tiled two times in the last 25 years and the plaster layers were really thick. The top layer of plaster was separating from the other layers. The original plans were to put another layer of plaster on top of the existing layers but due to the separating top layer this would not work. It became necessary to remove all layers of plaster and tile so that a good bond with the new plaster could be accomplished. We have a plaster company that is committed to giving us a great finished product and this is the number one reason we secured this company for the renovation. This necessary additional work has caused a delay in the estimated completion date of the renovation. The new estimated re-open date of the Swim Center is Monday, March 3, 2014. We are sorry for any inconvenience this delay may cause. Please know that your CCHOA is committed to providing the cleanest and safest amenities possible and we try to do this with limited interruption of daily routines.

FIND US ONLINE!

WWW.CCSWIM.NET

WWW.FACEBOOK.COM/CIRCLCSC

WWW.TWITTER.COM/CIRCLCSC

WWW.YOUTUBE.COM/CIRCLCSC



RESIDENT INFORMATION FORM

One form for each household address. Please type or print information legibly.

Do You: ☐ **Own Home**

☐ **Rent Home** (Must also fill out Renters Only section)

PRIMARY MEMBER

Legal Name: _____
Last Name First Name Middle Name or M.I.

Street Address: _____ **Austin, TX** Zip: _____

Email Address: _____ Primary Phone: (_____) _____

Gender: ☐ Male ☐ Female Is this number a Cell Phone? ☐ Yes ☐ No

Date of Birth: ____ / ____ / ____ Alt Phone: (_____) _____
MM DD YYYY

Office Use Only Member ID: _____

ADDITIONAL HOUSEHOLD MEMBERS

Only persons residing at address. Persons 23+ require proof of residency.

First Name	Middle Name	Last Name	Date of Birth	Gender	Member ID	POR
_____	_____	_____	____ / ____ / ____	_____	_____	<input type="checkbox"/>
_____	_____	_____	____ / ____ / ____	_____	_____	<input type="checkbox"/>
_____	_____	_____	____ / ____ / ____	_____	_____	<input type="checkbox"/>
_____	_____	_____	____ / ____ / ____	_____	_____	<input type="checkbox"/>
_____	_____	_____	____ / ____ / ____	_____	_____	<input type="checkbox"/>
_____	_____	_____	____ / ____ / ____	_____	_____	<input type="checkbox"/>

HOUSEHOLD EMERGENCY CONTACT

Must be someone NOT already listed on this form.

Name: _____ Phone: (_____) _____

RENTERS ONLY:

If you are leasing your home in Circle C the Homeowner or Leasing Agency must fill out the following portion of the Resident Information Form.

I, the owner or leasing agency of the property listed above, do hereby relinquish both my rights, and those of my household member(s), to the amenities of the Circle C Homeowner's Association. We award these rights to the tenants listed on this form during the following lease terms:

Lease Start Date ____ / ____ / ____ Lease End Date ____ / ____ / ____

Owner or Leasing Agent's Printed Name _____

Owner or Leasing Agent's Signature _____

(_____) _____
 Contact Phone Number _____

Date _____

I do hereby assume all risk of injury to myself or to my wards and my guests and absolve and hold harmless all lifeguards, employees and administrators of Circle C Homeowner's Association Inc., from any and all claims for losses, injuries and/or all consequential damages including attorney fees. I am aware that swimming is a strenuous activity with some inherent dangers and risks. I acknowledge that I have received, understand, and agree to all Circle C Aquatics Rules, Policies and Procedures. Any changes to the above information will require a new form to be submitted.

Signature of Primary Member _____

Date _____

Office Use Only

☐ Address Verified ☐ Renters Only (if applicable)

Daxko Entry By/Date: _____ Membership Verified By/Date: _____

Circle C Aquatics may ask for a resubmitted form to ensure up-to-date information.

Updated 01.02.14

CIRCLE C LANDSCAPE

Submitted by Susan Hoover

Here at Circle C, we start off the New Year with many winter landscape tasks. Despite the big freeze, there is still a lot to do in January and February. You will see the Circle C Landscape crew trimming back all of the perennials and grasses that line the commons areas. The first run through in January gets everything that has died out on top and most of the native grasses. The second prune will occur in mid to late February. At this time, we will do "renovation pruning" for any of our evergreen shrubs that need a good pruning. They will look bare and low after the pruning, however, the spring growth season will allow them to grow new wood and new leaves while keeping the shrubs a manageable size and preventing them from getting too leggy.

We also prune the roses and crape myrtles in the late winter. This is not "crape murder" where we lob off the tops of the trees. For crape myrtle pruning, we get the suckers from the bottoms of the trees, take out any lateral growing branches and

cut back the previous blooms. We prune everything that is about as wide as a pencil, and consequently, we will expect a lot of blooms in late spring. What we don't prune in the winter: Texas Mountain Laurels!!! These and a few other plants are early spring bloomers and they get their pruning after blooming. So, this is a good time to clean up your plants, and give them nice haircuts for spring. There are a number of online resources if you need instructions on how to prune, and they are worth reading before you get out there with your shears.

You might wonder what exactly grows when we have been experiencing this 16-20 degree Arctic cold? Well, there are always the weeds!!!! There is a weed for every season, and every condition. Common at this time of year are thistle weeds (hand pull those babies) and clover. For your yard, keep on top of them and they won't give you any trouble. So, on the warmer days

(Continued on Page 15)



I'LL BUY YOUR CAR!!

I have been buying cars in Austin for over 18 years. I'll buy any make, model or year vehicle. Stop by 4700 South Lamar for your fast, free appraisal.

512.750.8289

Licensed - Bonded - Insured
www.downunderautosales.com
dwnunder@hotmail.com



Working for a K&N Management restaurant like Rudy's and Mighty Fine is unlike any job you've had before. This job is serious fun. That's why we were in the Top Places to Work in Austin for two years in a row. We've also been awarded nationally – by the U.S. President!

Apply Today

knmanagement.com/careers



NEWS FROM THE PARK WEST HOA BOARD OF DIRECTORS

Submitted by Fran Greve

BEST WISHES TO ALL FOR A HAPPY, HEALTHY AND PROSPEROUS 2014!

ANNUAL MEETING

The Park West HOA annual meeting will be held on Wednesday Feb. 12, 2014 at the Circle C Community Center at 7 PM. Sign in will begin at 6:40 PM. Please plan to attend. Your comments, recommendations and suggestions help us in serving the community and your attendance ensures a quorum necessary to conduct the meeting.

NEWS

We are presently working to develop a list of management services that will be included in a Request for Proposals to be sent to prospective management companies. It is our goal to have the best services for Park West at the best price and a competitive process will help to ensure that is

provided. Our present management company, Goodwin Management, will be included in the group that is requested to submit a proposal.

UPDATE

Previously it was reported that the board was seeking professional help in developing 3 plans for homeowners who wish to make substantial changes to their front yards. These plans would serve as guides to the homeowner for the changes. Yarrow Landscaping has been chosen to provide this service after evaluating competitive proposals submitted by landscaping companies who responded to our request to submit proposals. In addition, Yarrow has also offered some services to the individual

(Continued on Page 13)

CHOOSE ST. STEPHEN'S! PreK3 through Sixth Grade

• *Now Enrolling For Fall* •

**ST. STEPHEN'S
Episcopal School**

Wimberley, Texas • Founded 1989



Explore Your Options • Choose St. Stephen's

- ✓ Fully Accredited
- ✓ Individualized Instruction
- ✓ Low Student/Teacher Ratios
- ✓ iPad Program
- ✓ Science & Technology Labs
- ✓ Outdoor Education
- ✓ Daily Chapel & Daily P.E.
- ✓ Open to Students of All Faiths and Backgrounds
- ✓ Fully-equipped Gymnasium
- ✓ Archery Program
- ✓ 52 Acre Tree-filled Campus
- ✓ Specialists in Spanish, Music, Studio Art, and P.E.
- ✓ Extra-curricular Programs
- ✓ Before and After-School Care

*Our tuition is more affordable than Austin alternatives,
and we are just a relaxing, peaceful hill country drive away.
Call us today to schedule a visit.*

St. Stephen's Episcopal School • 6000 FM 3237 • Wimberley, TX
512-847-9857 • www.ststeveschool.org



- * Repaints -
Interior, exterior, and much more
- * Free on-site estimates
- * Established company for 17 years
- * BBB member
- * Painting, staining, and popcorn ceiling removal

**Please contact Robby Chapman at
512-632-5990 with D&W Painting, Inc.
or by email - robby@dwpainting.com**

**We look forward to helping you
create your perfect home!**



homeowners. Additional information will be available in a few weeks. We will keep you posted.

REMINDERS

Front Yards - With spring just around the corner, any homeowner planning to make substantial changes to their front yard needs to submit their plan to Circle C Architectural Committee FIRST. When it is approved by Circle C, then it must be submitted to the Park West Board of Directors. Approval must be obtained from BOTH.

Parking - As a courtesy to our disabled neighbors, please be sure that a parked vehicle in your driveway does not impede the sidewalk so that residents in wheelchairs or using walkers or canes can use the sidewalk without having to move into the street.

Annual Meeting - plan to come. See you there!

CIRCLE C LANDSCAPE (Continued from Page 11)

we have during the winter, take a few minutes and do a little maintenance and you won't be overwhelmed in the Spring.

We are still under Stage 2 Water Conservation restrictions with watering limited to one day per week. At Circle C, we have had most of the water off all winter, watering only when needed on new trees and vegetation. This time of year we generally need about one inch of rain per month. If you have recently moved into a new home and have new trees, give them a good watering about twice a month during the cold winter.

You might be wondering about all of the stores pushing early fertilization for your lawn. We recommend that you hold back until the grass has come out of dormancy, usually after you have had to mow it one or two times. Otherwise, the fertilizer just runs off and is not absorbed. We generally start fertilizing mid to late April!!!!

So, on these sunny days that alternate with freezing cold, it is still a good idea to get out in the landscape and do some necessary tasks.

Linda Takenaka Work with the Best!



Linda's Promise to You!

Exemplary Service

You are guaranteed to receive a response from Linda **within 3 hours!**

Years of Experience

Over the years, Linda has sold hundreds of homes in Circle C & South Austin.

Proven Results

"Linda Takenaka is the best real estate investment I ever made."



Linda Takenaka
REALTOR®

lindatakenaka@realtyaustin.com
512.695.8000 | **CircleCLinda.com**

#1

Realtyaustin.com is Austin's #1 Home Search Website, bringing more potential buyers to view your home online than any other website.

Realty Austin is the fastest Growing Real Estate Firm in Austin... for good reason!



Call Linda for all of your Real Estate Needs

512.695.8000

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!



Call John's "sell" phone at (512) 970-1970 to list your house or see any property.

I'm often asked by my Circle C clients which months are the "best" months to market their homes to get the most showings, offers and **\$money\$** for their properties. Sales are generally strong year-round in Circle C because it is a highly desirable neighborhood with plenty of new and resale homes of all sizes and prices. However, the spring and summer are the strongest months starting in mid-February and continuing through September. This is the time when large families purchase homes to have their kids in school by the fall semester. Young couples with infants or no children usually buy from September through December so there is no competition from the larger families and they can close by the holidays, just in time to have the grandparents come see their new baby. January is "tax time" and February is typically the slowest month in real estate so most real estate companies have their conventions during this month. Then the cycle starts all over again. Homes are sold on a "case by case" basis in Circle C with the buyers comparing them to one another based on the area, street, **upgrades, home-site, trees, greenbelts**, cul-de-sacs, outside masonry, size, age, builder and floor-plan. As of January 9th, 2014 there are only 25 total listings in all of Circle C Ranch! With the super-hot home sales forecast for this year, this will certainly spur buyers into home shopping earlier in the year. They will try to beat the spring rush and take advantage of recently reduced interest rates. This drives the price up on some resale and new homes because of a lack of supply. Interest rates remain attractive, hovering around the 4.375%-4.5% level on a 30 year mortgage, non-jumbo financing (not over \$417,000. loan amount). The lack of listings supply and the level of interest rates mean one thing to Circle C sellers. **Now is the time to list!** If you have been considering **moving up to a larger home** or perhaps **down-sizing to a smaller home**, please allow me to provide you with a no- obligation, **free, accurate, comprehensive market analysis** and explain our move-up and move-down plans that save you money. The Squires Team is so confident in their sales ability and knowledge of the market in Circle C Ranch that we offer a **\$cash-back\$ guarantee!** If we can't sell your home in 60 days and another agent lists and sells it for more, we will pay you the difference in **\$cash!\$** Call John for an easy appointment to provide you with a free, no-obligation, accurate market analysis on your valuable Circle C property. Thanks, John Squires

#1 Agent in Circle C Ranch history with over 420 homes **"SOLD!!"**
#1 Keller Williams agent listings sold in Circle C!
#1 Keller Williams agent buyers sold in Circle C!
Austin Business Journal's citywide **"Top 50"** agent in Central Texas or nominated out of 8,500 realtors over 10 times.
Flexible move-up and move-down plans for growing families or retirees.
John works with all relocation companies. (Yes, it is your choice to use ANY agent you choose to sell your home with any relocation company) John is relo-certified with all relocation firms and he is the #1 Circle C Ranch listing expert.
John Squires will professionally consult, stage, renovate, update and upgrade your home (if needed) to sell for the maximum price the market will bear at no additional fee ever!

Go to **SquiresTeam.com** or **CircleCRealtor.com** for all of your real estate needs!

John Squires has been a



mega-agent 16 years in a row!

CircleCRealtor.com

—**"JUST LISTED!"**— John's listing- 2070 Hawthorne Loop—Rimrock's "hi-end", custom home section. Absolutely stunning, 3250 sq. ft. (tax records) 1-story, tumbled sandstone mix, backing to permanent greenbelt with panoramic views. 4 large bedrooms w/BIG closets, 4 full baths with granite/Travertine counters and hi-end hardware. Big, *separate* office with 12' ceilings too! 9,10,11,12' ceilings throughout the home. HUGE family room with stone fireplace, granite shelves, built-in niches, cabinets, shelves. Granite and stainless kitchen looks over the family room. Recessed lighting, mahogany hardwood floors, hard tile floors, rounded corners, arches—the list goes on. A wall of windows offers a fantastic view of the new, in-ground pool, outdoor living area, outdoor fireplace, grill, T.V. and sandstone bar surrounded by palm trees. Entire back yard is surrounded by wrought-iron fencing, so it's great for pets and kids too! This is an awesome opportunity at \$539,000. Yes, \$539,000! Call John if you would like a private tour of this amazing property. (512) 970-1970

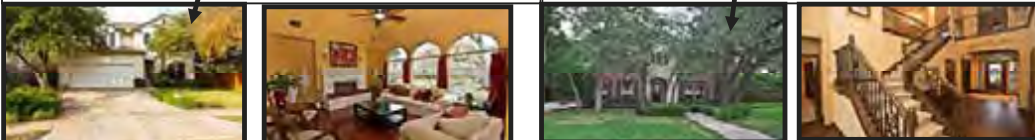


Call John's "Sell" phone for a quick response at (512) 970-1970!



10430 Snapdragon—John's listing **"SOLD!"** over Christmas holidays. **\$339,000.** list price.

11625 Georgian Oaks—John's listing **"SOLD!"** over Christmas holidays. **\$469,000.** list price.



10309 Snapdragon—John's listing **"SOLD!"** over Christmas holidays. This home is a perfect example of how I can guide you in the right direction as far as staging and remodeling your home, so that it may sell for the maximum sales price possible in the marketplace. This home was in horrible dis-repair and extremely dated with original filthy carpet and sheet vinyl flooring through the entire house. Wallpaper was in every room, kitchen, bathrooms, game room, etc. The outside of the home had wood rot, needed paint front and back, interior paint, Formica counters, worn out, sun-faded deck, etc. I had the home's exterior painted and some of the interior, as needed to cover wallpaper and mis-matched paint. I had 18" travertine porcelain tile installed in the bathrooms, kitchen and utility rooms, replacing sheet vinyl. (I found it for 99 cents a foot!) I had granite counters installed with stainless deep tub sinks. I had the deck repaired, re-stained, arbor built and sun-screen installed. New lights, hardware and carpeting finished the job. Neutral almond paint and colorful paint for the kitchen. The entire home was cleaned and the lawn mowed by my crew. I made the seller back her *original* \$17,000. remodeling investment PLUS another \$32,000. I made this seller \$1.88 for each \$1.00 she spent. I can do the same for you if your property needs it and my service is free. You just pay my super-reasonable contractors. I did this to 15 of my client's homes in 2013 and they all sold wonderfully. List with me and I'll fix it for free!

10808 Redmond Cove—John's listing **"SOLD!"** over Christmas. **\$319,000.** list price. "We interviewed 3 top agents in Circle C Ranch and chose John because we felt he had a better grasp of our home's value and the Circle C Ranch market. John listed and sold our home in less than a week for \$35,000. more than any other realtor we spoke with thought it may be worth! Thanks for all your help John!" Adrian and Alena Sapp 10808 Redmond Cove



IN THE YARD

Submitted by Jackie Rollins

No matter what the weather may be, the backyard of Park West residents Svetlana and Sergei Petrov is always a picture of beauty and enjoyment.



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.



**Advertise
Your Business
Here!**
888.687.6444

CIRCLE C DENTAL

512.301.BITE (2483)

9600 Escarpment Blvd, Austin TX 78749

www.circlecdental.com

www.facebook.com/southaustindentist

Sell Your Home with a Local SW Austin Neighbor!

*With SW Austin homes in high demand, market your home with a **broker** who understands and lives in the neighborhood who is flexible and willing to earn your business.*

Webb Real Estate

———— Your Circle C Neighbors ————

The Broker You Can Trust!

Flexible Commissions

We want to help you and we want Market Share!! Call Us - TRUST ME!!

Absolute Best Marketing Exposure!

Watch a Short Video at
www.bryanwebbtx.com/swa/

Always Available by our own Cell Phones

Risk Free Consultation



The Broker You Can Trust

'I highly recommend using the team at Webb Real Estate, they know the SW area. Not only did I get more than I expected for my home, they reduced their fees to help me out. I'd call them!' -A.L.

Bryan Webb

Broker, Owner

Cell: (512) 415-7379

bryan@bryanwebbtx.com

Patty Webb

Realtor

Cell: (512) 415-6321

patty@webbcirclec.com

Clubs & Announcements

EXTRA! EXTRA! READ ALL ABOUT IT! KIKER ELEMENTARY NEEDS YOU!

Looking to advertise your business? We have the perfect place for you!
Kiker's Annual Fundraiser is right around the corner. Seeking donations of Event Desserts, Jewelry, Sports Memorabilia, Certificates, Hole Sponsors, and more.

For more information:

<http://www.kikerelementary.org/partners/kiker-annual-fundraiser>

Please join us and
support Kiker!

Golf Classic
Saturday, May 3, 2014
1:00 p.m. Shotgun Start

Dinner and Dance Silent
and Live Auction Sunday
Sunday, May 4, 2014

Time for a heating Check-Up?

Not sure if your current system will get you through the coming season? Call us for a **Winter Special System Check-Up**. We'll evaluate your system's condition and recommend any needed repairs or replacement. Already know you need a new system? Get a **FREE** Comfort Consultation with each complete System Replacement!



Hot air, cold air. Call us...We're there!



Air Conditioning • Heating • Refrigeration

(512) 257-COLD (2653)

Toll-free (877) 413-COLD (2653)

512-257-COLD

Servicing all make and models!

TACLA26781C

www.bishopsac.com

SB Services, LLC



STAY WARM AND SAVE MONEY

Energy Savings
Maintenance Agreement **\$149.99**

***\$149.99 for first unit. \$89.99 for each additional unit**

Service Includes:

- Two maintenance visits
- 15-point - AC System
- 15-point - Heating

Plus enjoy a 15% DISCOUNT
on Parts during the
agreement year.

Exp. 02/28/14

\$500-1,200 OFF

a Complete

System Replacement

with a

Comfort Consultation

**Please call for details* Exp. 02/28/14

STOP WASTING ENERGY!

Are you heating your Attic?
Call today for a Heating
Duct Inspection!

HOPE4JD

HOPE → SUPPORT → RECOVERY

Presents

GOLF4JD

4th Annual Golf Tournament

Monday, April 28, 2014

Grey Rock Golf Club

7401 Hwy 45; Austin, TX 78739



SPONSORSHIP OPPORTUNITIES

Visit www.HOPE4JD.org

ronda@hope4jd.org

512-845-1466

Volunteers Needed!

To register go to www.hope4jd.org

Registration Open

\$150/golfer

Four Man Scramble

Registration -9:30am

Shotgun Start -11:00am

Tournament Includes:

Sack Lunch provided by Chick-fil-A

Dinner provided by Iron Cactus

Golf shirt

Gift bags

Contest and games

HOPE4JD is organized to charitably support families of children up to age 21 who have suffered a hypoxic/anoxic brain injury (HAI) due to a nonfatal drowning in Texas.

EIN: 32-0351208

SPONSORED BY

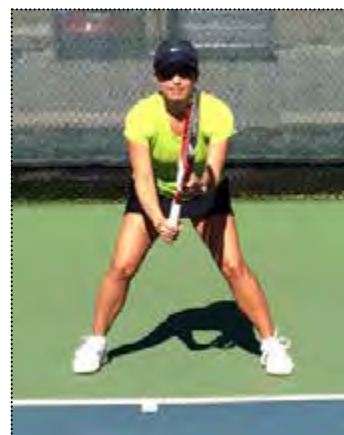
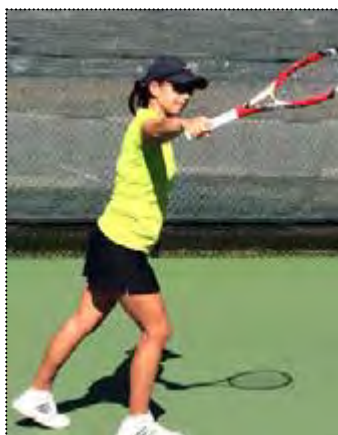


C'est Chic!



TENNIS TIPS

By USPTA/PTR Master Professional
Fernando Velasco



How To Execute The One Handed Backhand Lob

In previous newsletters, I offered tips on how to hit the forehand groundstroke, the two-handed backhand, the one-handed backhand, the forehand volley, the two handed backhand volley, the serve, the forehand half-volley, the one-handed backhand volley, the overhead “smash”, the forehand service return, the backhand service return, the forehand high volley approach shot, the two handed high volley approach shot, the one-handed high volley approach shot, the forehand lob, and the two-handed backhand lob.

In this issue, I will offer instructions on how to execute the One-Handed Backhand Lob. This shot is used when a player is forced to retrieve a ball that is hit deep to the backhand side of the player, and the opponent is either charging to the net or staying far back. The player hitting the lob is looking for “air time” to regain balance and court space. This ball should be hit high enough so the players at the net cannot reach and “slam” the ball down, or force the opponent at the base line to retrieve back. In the illustrations, Ceci Griffiths, a Member of the Grey Rock Tennis Club, shows the proper technique to execute this stroke.

Step 1: The Back Swing: When Ceci is forced deep into the backhand side and realizes that she has to hit a defensive lob, she pivots

to the left and gets her racket back early. Notice that the head of the racket is low and her left hand is on the throat of the racket. Her eyes are focused on the path of the ball and her weight is on her left foot.

Step 2: The Point of Contact: Ceci is now ready to hit the ball. Her eyes are now focused on the point of contact and the face of the racket is tilted at a 45 degree angle in order to create height and depth on her lob. Her goal is to keep her head still and not start looking up to her opponent or to the other side of the court. She has released her left hand from the racket and is keeping good balance with both arms to keep the center of gravity in front of her right foot.

Step 3: The Follow Through: The success of a deep lob is the follow through. Ceci’s right knuckles are leading the stroke and her left arm is pulling back to keep her balanced. Her shoulder is lifting the racket above her head. Her right hand controls the path of the ball, and the left arm keeps her from turning her hip too early.

Step 4: The Shuffle Back: Once Ceci finishes the stroke, her goal is to either move forward toward the net to hit an overhead, or to shuffle back to the middle of the court in order to drive the next ball back to the opponent. In this caption, she moved back to the center of the court waiting for the opponent’s shot to come back.

Look in the next Newsletter for: How to execute “The Forehand Drop Shot”

CONGRATULATIONS TRI-LEVEL GREY CLUB TEAM



The Grey Rock Tri Level Tennis Team won the City division and qualified to participate in the Texas Championships being held in Houston on February 7-9, 2014. Players on the team are: Shelly Foreman, Marie Martin, Julie Asbra, Lisa Laird, Linda Henson, Shannon Bailey (non-member), and Gina Hughes. Not pictured" Michele Haggerty, Ceci Griffis and Colleen Dial (non-member). Good luck

8th Annual Clayton Fun Run & Carnival

Submitted by Carol O'Brien

The 8th Annual Clayton Elementary Fun Run & Carnival is April 5th from 2-6 pm and this year's event is going to ROCK! Along with the run, children can participate in the carnival, which includes a petting zoo, pony rides, rock wall, quad jump, bouncy houses, carnival games and much, much more. There will also be food, entertainment and a silent auction, so mark your calendars and plan to attend!

The PTA is currently soliciting support for this awesome event from local businesses. With advertising exposure to over 900 students and 3,000 parents and supporters, the Fun Run is a great sponsorship opportunity. Donations will support the school's focus on science, technology and literacy. Sponsorship packages start at only \$100 with great incentives for each level. If you would like more information on sponsoring this rockin' event, please contact Christie Behrens (president@claytoncardinals.org) or visit our website at www.claytoncardinals.org!



Privileged to help.

Lee Ann LaBorde, Agent
8400 Brodie Lane, Suite 105
Austin, TX 78745
Bus: 512-282-3100
leeann@leeannlaborde.net

**We're honored to serve this
community for 26 years.**

My staff and I look forward to many more with you. Thank you for your continued support and business.

**Get to a better State®.
Get State Farm.**

CALL ME TODAY.



1211030

State Farm, Home Office, Bloomington, IL

BIRDS BARBERSHOP NOW OPEN

on
SLAUGHTER LN

5000 w slaughter lane

512-758-7800

*erica, into pottery
midcut, \$30
shiner, complimentary*



walk in or call ahead • birdsbarbershop.com

MOMS IN PRAYER INTERNATIONAL



Attention Kiker and Clayton Moms! Do you worry about your children? Come experience how you can replace your anxiety and fear with peace and hope by praying with other moms.

Moms In Prayer International gathers moms together to pray specifically and scripturally for our children and school. Won't you join with us in prayer for this next generation?

We meet every Friday from 9:00am-10:00am. For more information about Kiker & Clayton Moms in Prayer, Clayton moms please contact Amanda Sylvie at amanda_sylvie@hotmail.com and Kiker moms please contact Jennifer Appleton at jennifer.appleton429@gmail.com.

For more information about Moms In Prayer International, visit www.MomsInPrayer.org.

GMS Dance Booster Club Garage Sale

Submitted by Anna Ginsberg

One of the many great things about Gorzycki Middle School is its award winning dance program. Starting in the sixth grade, students may elect to take dance as a PE credit. At the end of the year, they may audition for one of the seventh and eighth grade dance teams : Tiger Drill, Tiger Dancers or Tigerettes. For the past five years, all three teams have won numerous awards at local and state competitions. Some expenses are paid by parents, but the GMS Dance Booster Club tries to cover as many expenses as possible through workshops for younger children in the community, the school Valentine's Day Dance and other events. The dance team's next fundraiser is a garage sale to be held March 29th in the parking lot of the Urgent Care Center at 5000 W. Slaughter Lane near the Wendy's. The sale starts at 7:00 and will go on until about 1:00, so please stop by, shop for bargains and help out your local dance team.

SetonER.com

Hold your place in line and reduce your wait time
in the Emergency Room to 15 minutes or less.



Seton Southwest Hospital

7900 FM-1826 Austin, Texas 78737 512-324-9000

SetonER.com is for minor emergencies only. If you are experiencing a life-threatening emergency, go directly to the ER or dial 9-1-1.

Powered by **InQuicker.com**
HOLD YOUR PLACE ONLINE

LOG ON.



SHOW UP.



BE SEEN.®



**NOT AVAILABLE
ONLINE**

**STEVE'S PLUMBING
REPAIR**

Master License: M-39722

- Water Pressure Problems
- Sewer & Drain Service
- Fiber Optic Drain
Line Inspections
- Free Estimates
- Satisfaction Guaranteed

Steve Brougher
512.276.7476

2605 Buell Ave



Mercedes Flowers

Have your **best**
Valentine's
ever!

www.mercedesflowers.com
512.291.3536



BUSINESS CLASSIFIED

DOG WALKING - PET VISITS Call or Text 512-574-0667. We help dog parents who want to have happy dogs by providing their dogs with something constructive to do. Akadogwalkers.blogspot.com

NEED A WILL? Protect your family with a custom will package prepared by a Texas licensed attorney and Circle C resident. \$450 for basic will package includes the following for both spouses: Will (including declaration of guardian for children), Directive to Physicians, Medical Power of Attorney & Durable Power of Attorney. Call Aimee at 512-750-2370 or email agordon1110@yahoo.com.

MARY'S CLEANING SERVICE Free estimates. Weekly or bi-monthly. Regular service, one time cleans or move ins/out. No subcontracting. Excellent references. Mary's Cleaning Service - maryspicandspan@yahoo.com

SEWING IMPAIRED? EXPERIENCED SEAMSTRESS & FORMER FABRIC STORE OWNER Located in Circle C offering alterations, hemming, mending, and uniform patches, as well as wardrobe consultations. Providing fitting and consultations on formal wear for all occasions including proms and weddings. Do quilt repair and have associates for home dec projects. Call LIZ: 301-6966

Classified Ads

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

American Association of University Women

Submitted by Anita Knight

More than seventy members and guests attended the ninetieth anniversary luncheon of the Austin Branch of the American Association of University Women (AAUW) at the Austin Woman's Club in November. Pam Wolfe and Judy Reinhart, both past Branch presidents, planned the program. Several Branch members were overheard wishing that we met at the Woman's Club all the time! The vintage items arranged on mirrors as centerpieces inspired conversations filled with memories and a few history lessons for the benefit of younger members. Pam's PowerPoint about the history of the Branch was fun as well as informative to those fairly new to the Branch.

Meetings of the branch are held approximately monthly during the year. The website has information about the organization, including its history, mission, and activities. See <http://austin-tx.aauw.net/>.



Past presidents attending the 90th anniversary luncheon.
Rear - Nancy Myers, Elizabeth Newell, Judy Reinhart, Pam Wolfe
Front - Janie Maldonado, Kay Goodwin, Brenda Scholin, Ines Garcia

We are excited
to announce the launch of

PURE GOLD REALTY

formerly known as Goldwasser Real Estate

We Live Here. We Give Here.

A portion of any full commission that is earned by Pure Gold Realty
will be donated to a local school of your choice.

Proud Sponsors of:



HOPE4JD
HOPE → SUPPORT → RECOVERY



**Partners in
Education**
EDUCATION IS EVERYBODY'S BUSINESS

Chad Goldwasser

Founder, CEO, CIO | 512-750-8333

chad@pgraustin.com | www.pure-gold-realty.com



At no time will any source be allowed to use the Circle C Ranch Newsletter's contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from Peel, Inc. The information in the Circle C Ranch Newsletter is exclusively for the private use of the Circle C HOA and Peel, Inc.

DISCLAIMER: Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

Circle C's Gal Friday Bridge is looking for a few more players!

Who are we?

**A group who enjoys having
fun playing bridge**

When do we meet?

1st & 3rd Fridays, 1:00 – 4:00 p.m.

Where do we meet?

In our homes or at a local restaurant

**Interested in joining us and live
in South Austin?**

Call Libby at 512.301.0527

or email Nadine:

Nadine@NadineBarth.com

Make Academic Achievement Your 2014 Resolution

In-Home, One-On-One Tutoring And Test Prep

- All Subjects • All Ages
- SAT/ACT Prep • LD/ADD
- Study/Organizational Skills
- Flexible Schedules
- No Long-Term Contracts
- Highly Qualified Tutors

Club Z!
In-Home Tutoring Services

"My daughter made an A in Chemistry and Geometry when she was failing both before we got help. I am so thankful to have seen the Club Z! sign and end the school year successfully!"

- C. L. Austin, TX

FIRST SESSION FREE!

512-288-0734

www.clubztutoring.com





ASHLEY AUSTIN
HOMES

We've Got Selling Homes Down to a Science.

We are ready to put our skills to work for you in 2014. If you are planning to sell your home this year you need the area's #1 Top Producing Agent to help you sell it for the highest dollar amount in the least amount of time. Let Ashley Austin Homes' proven process go to work for you.



Pre-Plan with Market Knowledge

We know the market and the trends and we study them often. We'll help you maximize your selling price.



Professional Home Staging

Our HGTV Stager and professional Photographer will ensure that your home is attractive to buyers even before they walk through your doors.



Aggressive Marketing Plans

We develop a custom marketing plan for every home and we start marketing early. You'll have a pool of buyers waiting even before your home is listed in the MLS.



90-Day or Free Guarantee

We guarantee that we will sell your home for the highest dollar amount in the least amount of time. If we don't sell your home in 90 days, we'll sell it for free.



Ashley Stucki Edgar, Realtor®

512.217.6103

ashley@ashleyaustinhomes.com

ashleyaustinhomes.com |  





PEEL, INC.

308 Meadowlark St. South
Lakeway, TX 78734

PRSRT STD
U.S. POSTAGE
PAID
PEEL, INC.

CC

GOT STATS?

Austin Real Estate Partners* Annual Appreciation Report Average Sold Price / SF History							
Circle C Ranch By Section	2009	2010	2011	2012	2013	Change Since 2012	Annual Appreciation Rate
Circle C Central	\$ 105	\$ 106	\$ 109	\$ 114	\$ 128	12.22%	5.19%
North	\$ 127	\$ 125	\$ 128	\$ 137	\$ 148	7.75%	3.80%
On The Park	\$ 111	\$ 105	\$ 109	\$ 117	\$ 127	8.51%	3.37%
Wildflower	\$ 124	\$ 125	\$ 128	\$ 127	\$ 140	10.25%	3.03%
Park West	\$ 137	\$ 126	\$ 135	\$ 141	\$ 159	12.23%	3.68%
Vintage Place	\$ 98	\$ 112	\$ 102	\$ 115	\$ 116	1.13%	4.25%
Hiescher	\$ 115	\$ 117	\$ 118	\$ 125	\$ 138	10.22%	4.67%
West	\$ 112	\$ 114	\$ 115	\$ 122	\$ 133	9.02%	4.34%
Park Place	\$ 121	\$ 122	\$ 117	\$ 132	\$ 143	8.72%	4.21%
Muirfield	\$ 123	\$ 125	\$ 124	\$ 133	\$ 149	12.11%	4.88%
Enclave 1&2	\$ 112	\$ 126	\$ 121	\$ 126	\$ 138	9.66%	5.26%
Lacrosse	\$ 116	\$ 116	\$ 115	\$ 112	\$ 135	21.00%	3.87%
Alta Mira	\$ 120	\$ 119	\$ 122	\$ 129	\$ 138	7.29%	3.59%
Fairway Estates	\$ 114	\$ 137		\$ 131	\$ 151	15.48%	7.28%
Enclave Estates	\$ 97		\$ 113	\$ 125	\$ 162	30.18%	13.81%
Avana-Esquel			\$ 136	\$ 139	\$ 153	10.00%	6.36%
Barstow Village					\$ 189	N/A	N/A
Barstow Court					\$ 141	N/A	N/A
Greyrock Ridge					\$ 172	N/A	N/A
Circle C Ranch Total	\$ 116	\$ 116	\$ 119	\$ 125	\$ 137	9.59%	4.48%
% Change Yr / Prior Yr	(4.75%)	0.89%	2.39%	5.28%	9.59%		

Market Report data was obtained from the Austin-Multiple Listing Service (MLS) on 01/06/2013. 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.



Located in Circle C Ranch in Escarpment Village
9600 Escarpment Blvd., Suite 930 (512) 288-8088 ~ Partners@AustinReps.com