

VOLUME 11, NUMBER 11

NOVEMBER 2014

CIRCLE C

Community Newsletter

OFFICIAL NEWSLETTER OF THE CIRCLE C RANCH HOA



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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

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Dan Vavasour Treasurer
Natalie Placer McClure Secretary
Jason Bram Board Member
Michael Chu Board Member
Bob McKenna 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

Circle C Kid's Holiday Party

Join us and enjoy face painting, arts and crafts, a petting zoo, train and pony rides AND a petting zoo! This event is open to residents only. Admission is free but we do ask that children bring 1 AWESOME gift for our toy donation drive to lift the spirits of children in need.

DATE: DECEMBER 6TH, 2014

TIME: 10:00AM – 1:00PM

LOCATION: CIRCLE C COMMUNITY CENTER



Adult's Holiday & Casino Party

Break out your poker face for our Adult Holiday Party! Tickets will be on sale November 10th – December 3rd, \$10 per person. Tickets may be purchased at the Circle C Community Center Monday – Friday between 9am and 5pm. Activities will include: hors d'oeuvres, cash bar, casino tables, raffle drawings and music and dancing.

DATE: DECEMBER 12TH, 2014

TIME: 7:00PM – 10:00PM

LOCATION: CIRCLE C COMMUNITY CENTER

We are currently accepting donations for casino prizes! If you or someone you know has a company that would like to help us out gives us a call at 512-288-8663 or email sarah@circlecranch.info.



Holiday Lighting & Décor


After much deliberation, the CCHOA has revised their approach to the holiday lighting. The CCHOA will no longer host a holiday lighting contest. Every year there have been fewer and fewer participants in the contest. We have come to the conclusion that residents choose to decorate simply for the joy it brings to their own families and to their neighbors.

We do know that residents look forward to the list of beautiful and fun displays. We want to hear from you about your own home display or the addresses of others you see.

Give us a call or shoot us an email with the address of Holiday Happiness, Christmas Love, Delightful and Dizzy Fun.

In the past, the list of lighting displays was published just a few days before Christmas. This year beginning the second Monday in December, we will post a list of addresses on the website so that all who wish may drive the neighborhood and experience the joy. We will update the list several times before Christmas Eve as we receive additional addresses.

REMINDER: Holiday décor should not go up before the week of Thanksgiving. We are aware that companies offer discounts BUT, lights and décor are not to be up before November 23rd. All holiday décor should be down no later than January 15th.



HOLIDAY CLOSURES

HOA Offices:
November 27 – 28
December 24 – 26
December 31 – January 1

The Swim Center will be closed from December 19th through January 3rd with the exception of Special Hours. See Pool Hours for details.

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HOA Announcements

Circle C Adopts Holiday Wishes

Submitted by: Kori Gough

Help us brighten this holiday for children in the care of Child Protective Services by providing one unwrapped toy for Holiday Wishes. Holiday Wishes is a program of Partnerships for Children and has been providing gifts for foster children in Central Texas for over 10 years. Each year, they serve over 3,800 kids in our community.

If you would like to sponsor a child, please contact our Circle C Ambassador, Melinda McKenna at melinda@austinreps.com. Or contact us directly for more information, holidaywishes@partnershipsforchildren.org.

If you are unable to go shopping, one item that is always in high demand is gift cards for our teens. These would include itunes, Academy and any clothing stores.



Calendar of Events November 2014

November 1st 5:00pm Music By Candlelight
(Bowie High School)

November 3rd Movie Mamas Week
(Circle C Moms Group)

November 4th – 30th Photo Contest Display
(Wildflower Center)

November 7th 6:00pm Music Night
(Grey Rock Golf Club)

November 7th 6:30pm Shakespeare Murder Mystery Dinner
Theater (Gorzycki Middle School)

November 7th 7:30pm Bowie vs. Del Valle @ Del Valle
(Bowie High School)

November 8th – 9th Wildflower Days Trademark 2015 Art
Revealed (Wildflower Center)

November 8th 6:30pm Shakespeare Murder Mystery Dinner
Theater (Gorzycki Middle School)

November 10th Book Club Week
(Circle C Moms Group)

November 11th Veteran's Day!

November 13th 7:00pm AISD Musical Theatre Fall Review
(Bowie High School)

November 13th 7:30pm Bunko
(Circle C Moms Group)

November 14th 7:00pm AISD Musical Theatre Fall Review
(Bowie High School)

November 16th 7:00pm Dirty Dancing – Broadway Across
America (Circle C Moms Group)

November 17th Recipe Club Week
(Circle C Moms Group)

November 20th 7:00pm AISD Children's Show Series
(Bowie High School)

November 21st 7:00pm AISD Children's Show Series
(Bowie High School)

November 22nd 7:00pm AISD Children's Show Series
(Bowie High School)

November 23rd Fibonacci Day
(Wildflower Center)

November 24th Craft Night Week
(Circle C Moms)

November 24th MNO Week
(Circle C Moms)

November 26th CCHOA Board Meeting
(Circle C HOA)

November 26th – 28th Schools Closed For Thanksgiving



Board Meetings

The Board of Directors meet the last Thursday of every month at 6:00pm at the Circle C Community Center (7817 La Crosse Avenue). Agendas will be posted in the "Board Meeting Agenda" folder under the "Resource Center" tab on the Monday prior to the meeting. All board meetings are open to the resident and Homeowners may sign up to speak for the Homeowners Forum at the start of the meeting by calling the HOA manager at 512-288-8663 or sending an email to info@circlecranch.info. Homeowners are given 3 minutes to address the board and are asked to bring a written copy of their concerns. The board of directors will discuss the concern and respond at a later date.

Annual Meeting & Board Election

The Nominating Committee is accepting nominations for the two open board seats (elections to be held at the Annual Meeting on March 4th, 2015) through January 9th, 2015. You can download a Candidate Questionnaire from the News Section of the Circle C Website at www.circlecranch.info. The nominating Committee will host a Candidate Forum in February. The date will be posted on the website and in the February Newsletter.

The Annual Meeting and Election will be held on March 4th, 2015 at the Circle C Community Center. Your ballot and proxy will be printed on the back side of the first 2015 CCHOA dues assessment invoice (which will be mailed Feb. 1st and due Mar. 1st)



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HOA Announcements

WATERSHED PROTECTION

You may be familiar with Austin's Grow Green initiative as we've talked about it before. Our neighborhood is seeing more and more our homeowners converting their lawns to Water Wise Landscaping- take a drive around to see some of them! You may also notice the various naturalized areas, greenbelts, karst features and retention ponds that we have; or perhaps your lot backs to one. These areas are a part of the city's larger watershed protection effort. So, what are they exactly?

"A watershed is the area of land that drains to a particular location. In Austin, watersheds typically refer to the land draining to one of our larger creeks." The City of Austin Watershed Protection Department's focus is to "protect lives, property and the environment of our community by reducing the impact of flood, erosion and water pollution. Austin is particularly vulnerable to these problems due to our torrential downpours and rocky landscape."

Structural water quality controls are both engineered and maintained by the city to enhance the quality of our precious water. In Circle C, because our neighborhood has expanded over time, we are set up under several different ordinances. Some of what you'll find in our area include:

- Retention irrigation ponds- found along Slaughter, the community center and various areas behind homes. They are designed to capture stormwater in a holding pond and use the captured volume for irrigation of the surrounding landscaped areas rather than allowing direct release to receiving streams. So these are the sprinklers you may see going off after a heavy rainfall!

- Sedimentation filtration ponds- found along Escarpment and La Crosse. Sedimentation/Filtration systems are the primary stormwater treatment device used in Austin. "Properly operating systems will typically capture 90% or more of all runoff from the contributing drainage area, and release it at a slow rate that enhances base flow and reduces stream erosion."

- Vegetative filters- these are seen in newer areas such as Avana and are designed to route water through a sloped, well-vegetated area and helps with water infiltration, sediment deposition and pollutant filtration. Homes that back to these areas have specific guidelines to follow in order for them to function properly.

Again, these features are monitored and maintained by the City of Austin, but as homeowners there are many ways we can help contribute to water quality and conservation- Water Wise landscaping, constructing rain gardens, rainwater harvesting and integrated pest management to name a few!

***For more information on any of these, please visit:
www.austintexas.gov/department/stormwater-management***

Photo's Needed!

The Circle C HOA is working on a new website which will make finding the information needed much easier and will also have the added convenience to make your HOA assessment payment online. Watch for the blast emails with more information on the website as we get closer to the launch date.



We are looking for photo's of Circle C to add to the website. If you have any photos, either new or from the beginning of Circle C, please email them to info@circlecranch.info. Those that are not used in the banner will be in the photo gallery for all owners to enjoy. Please add the year the photo was taken and/or date to help us organize them for everyone's enjoyment.

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Fall Landscaping Tips and Circle C Improvements

Glorious Fall! We generally recommend a fall fertilization for your lawns and beds so if you didn't do it in October, you have about another couple of weeks to get it done before winter. The fall fertilization is key—your turf will store up nutrients over the winter and come out great in the spring. We recommend an organic fertilizer and that you follow the fertilization instructions of the City of Austin Grow Green program, accessible at this link--<http://www.austintexas.gov/department/grow-green-resources>

Fall is one of the major times Circle C Landscape does installations and improvements that have been approved by the CCHOA Board of Directors. We have been busy on the commons areas with new installations on Slaughter Lane between Bungalow and Barstow (15 diversified trees planted in the median to extend the tradition of major shade trees along Slaughter all the way to Barstow). The trees are all 45 gallon trees, and an irrigation bubbler to each tree was installed. We will be completing a small bed at the Barstow/Slaughter median tip in the near future.

MoPac/Slaughter. Due to heavy traffic at the MoPac /Slaughter intersection and numerous major and minor car wrecks, it became not feasible to have the landscape crew in this area very much. Plus

on the weekends, drivers routinely ran over the median curb, taking out shrubs and irrigation on a regular basis, sometimes up to eight times per month.

We have removed the vegetation and installed rock work for the first 100 feet of the median. The area around the monument will be softened with native landscaping that is more easily replaced if it is run over.



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HOA Announcements

Oak Wilt in Circle C

We wanted to remind everyone that our live oaks are subject to the oak wilt fungus. If you have live oaks in your yards and you suspect they have contracted the disease, we urge you to consult with a certified arborist to diagnose the trees. If your trees do have oak wilt, you can also contact the City of Austin Arborist and they will assist in providing information for both you and your neighbors. The most prevalent sign of oak wilt is veination in the leaves as they die and fall off the trees. Here is an article we printed in the newsletter last year that provides some general information.

The beautiful oak trees seen in and around Austin are one of our city's greatest assets and give us that hill country feel despite being in the middle of urban sprawl. However, the City of Austin has estimated that in the past twenty years, over 10,000 of our beloved oaks have been lost to the infectious and deadly oak wilt disease. "For both individuals and the City as a whole, this loss is felt by increased utility bills, reduced property values, and a sense of devastation."

Oak wilt is caused by a fungus and is the most destructive disease

affecting live oaks and red oaks in Central Texas. The fungus is spread tree-to-tree through their connected root systems as well as by beetles, which can carry the fungus from an infected tree to a fresh cut or open wound on a healthy tree.

The City of Austin has a policy in place to ensure that certain measures are followed by all city staff and contractors to prevent the spread of oak wilt. A few simple steps that you can take at home to help prevent the spread of oak wilt are a) always cover any fresh cuts, wounds or stumps on an oak with a wound dressing or latex paint; b) keep your tools sanitized from location to location with bleach or Lysol; and c) unless in cases of necessity- danger, serious damage, etc.- avoid pruning between February 1st and June 30th.

For further information on oak wilt, pruning techniques or for a list of certified arborists to contact:

The City of Austin recommends that you refer to <http://texasoakwilt.org/>

Link to referenced articles:

<http://www.austintexas.gov/page/oak-wilt-suppression>



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

Hey Circle C! Well the market slowed for the month of August, picked up a little in September and now we have a full head of steam going into October-November. Homes that are clean, upgraded and priced properly are being purchased within 5-7 days on the market. If the homes are lacking in any way, they will take a while longer. Below are a few John has been marketing recently.



10900 Wareham Ct. is Just Listed! French brick on culdesac with HUGE Oak trees surrounding the cottage. The stunning lot is organically maintained and lush. Vaulted ceilings and tons of upgrades. Hurry on this one!



11011 Bexley Lane is Just Listed! Nice, brick 1-story home backing to greenbelt with hi ceils, granite counters and an open plan with tons of natural light. Quiet back street, but a quick walk to pool and school.

John is the #1 Circle C Ranch agent since 1999 with over 440 homes "Sold!" John knows all the different builders, their floor plans and their values. For *FAST* results, call John Squires for an easy appointment any time!



My name is Milo-Picasso-Kali-Squires and John is my dad. If you can guess which type of dog I am and which breed I am, John will send you a \$30.00 gift certificate to Santa Rita Cantina! Woof! Just call him at **(512) 970-1970.**



11405 Cherisse is Just Listed! Gorgeous 1-story in vaunted Meridian! Granite, hard tile, custom paint and great plan will be perfect for 1st timers or retirees. Buy it before the holidays! Call Kevin to see it 529-8763!!



4620 Moose Drive is Just Listed! Location, Location, well..you know. PERFECT 1-story for investor, single parent, young couple, etc. Close to town. Granite, wood floors, new carpet, BIG rooms, fireplace, GREEBELT. \$279,000!!!!!! Yep!

SquiresTeam.com



“I have been watching the Squires Team successfully sell scores of my neighbor’s homes over the years, so when it came time for my move, John Squires was at the top of my list. Being my biggest investment, I spoke with several other agents just to make sure of my decision. John and I hit it off immediately, as he was dead-on with his thinking as far as value, time-to-market, price-per-foot and what was needed to bring my home to it’s maximum potential as far as upgrades and professional staging. John had his professional crew basically renovate the interior of my home with new paint, wallpaper removal, Travertine backsplash, Italian glass and gorgeous granite counters. Suggestions from other agents were to sell it “as-is”. John listed the home on Friday and we had 4 full-price or better offers in 3 days. I sold my home for \$10,000. over list price because I followed John’s suggestions. I absolutely couldn’t be more pleased with the outcome. I would highly refer John Squires to assist you in any of your real estate transactions! Thanks John!” Tim Hanna 5208 Corrientes Cove, Circle C Ranch



Call John directly at (512) 970-1970 on his “sell” phone any time for an easy appointment!

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- 6) Provide a list of different strategies/facets to advertise your home for maximum marketing exposure to the world as quickly and completely as possible.
- 7) Offer generous move-up and move-down plans to fit every families needs.
- 8) One point contact at (512) 970-1970 so there is no “big team” confusion, mixed signals or missed deadlines.
- 9) Insure a smooth, successful transaction start to finish.
- 10) Negotiate moving schedules/timing/leasebacks to insure no hassles or disrupted transitions.
- 11) Flexible Commission structures with move-up, move-down plans!

Aquatics News

Winter Pool Hours

OCTOBER 6TH - DECEMBER 19TH

(Lap Swim Only, No Recreational Swim)

The pool will be closed for the winter break December 20th – January 3rd, 2015 with the exception of the Special Hours

Special Hours

December 29th & 30th: 8am-11am
January 2nd & 3rd: 8am-11am

Swim Center

Monday-Friday: 6am-10am
3:30pm-7pm
Saturday: 8am-11am
Sunday: CLOSED

Community Center Closed

Off Season Programs

EVEN THOUGH IT IS A BIT CHILLY OUT, WE STILL HAVE SOME PROGRAMS GOING ON AT THE SWIM CENTER!

Masters Swim - The Masters group meets Tuesdays, Thursdays and Fridays from 8am-9:15am. This group is for adults at any swimming level who are looking for a good work out. You don't have to be "fast" just to swim with us. Stop by the pool one morning to meet the coach and see if the Masters Program is a good fit for you!

Private Lessons - It's never too cold to learn good form! Coach Amanda is still available for private lessons and her schedule is available upon request so if you're interested shoot her an email at coordinator@ccswim.net and she'll set something up with you! This is a fantastic opportunity for those looking to better their technique and become more efficient or high school swimmers who are looking to decrease their time at meets and for the swim team kiddos who need some help with landing those tricky flip-turns.

Circle C Select Swim Team - Our Swim Team is available for kids looking for a fun and active way to get moving after a long day of school. It's also a great way to make new friends in the neighborhood! There is no longer a maximum capacity for the White Beginner Team, so bring your new swimmer to a try out! Please contact the front desk at customerservice@ccwim.net or 512-288-6057 to schedule a date and time.

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facebook



Check out Circle C Aquatics on Facebook and Twitter! Like our facebook page at www.facebook.com/ccaquatics to see bios about staff, fun swimming facts and updates and reminders about the pool. It's the fastest way to keep up with aquatics news so go check us out today!

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CIRCLE C FIREBIRDS

Article Written by Jim Sefcik

Circle C Resident Jim Sefcik is the coach of the Firebirds, an under-8 boys team that plays for Lonestar Soccer Club, the largest soccer league in Austin. The boys practice at Slaughter Creek Park and play at the Westcreek fields. This is Jim's seventh season coaching the Firebirds and he loves it. "My main objective is to instill the love of soccer in the boys and introduce them to the thrill of team sports. I am so excited to see them grow as players and as individuals. We have a great time at practice and the games." Jim enjoys the challenge of working with each boy to help them develop at his own pace, since each boy's development varies.

The core members of the team all attended the Circle C Child Development Center for preschool. Over the years some boys have moved to other sports and the team has welcomed new players, both from within Circle C and other nearby neighborhoods. Jim and his wife, Tammi Schroeder, try to create a team atmosphere with the families as well as the kids, which has led to many new friendships among the parents.

At the end of the season the team has a party where Coach Jim highlights each boy's growth, presents them with their participation award, and challenges each to learn or improve upon a skill in preparation for the next season. The group usually meets at a local restaurant or a parent hosts the party. Jim says he treasures the team

photos that team photographer Sara Marzani takes each season: "When I look back at the photos, even after just three years of play, the boys have changed so much -- it is just an absolute joy to coach them. The most exciting part for me is when I see something click: a move we've worked on over and over in practice, or knowing where to be on the field without the ball."



Photo Taken By Sara Marzani



Circle C Sunset

Photo Taken By Elizabeth Hayek

My name is Elizabeth Hayek, I am 11 years old and I am a 6th grader at Gorzycki Middle School. My family is originally from the Midwest but we moved to Circle C from Kentucky about two years ago and we absolutely LOVE Austin. My three brothers and I swim for the Circle C Seals during the summer.

One of my favorite subjects is art and in my free time, I really enjoy creating and making things out of stuff I find around the house and outdoors. I also really like taking pictures and making movies on my iPad with my friends.

Austin has really beautiful sunsets and the picture that I sent to you was taken in my backyard earlier this summer. I just thought the oranges and reds in the sky looked really cool against the big live oak tree. My Dad liked it so much he uses it for his screen saver on his phone!

I am so happy to share my photo with the community!



Girl Scouts Firehouse Challenge

Article Submitted By: Charmaine Hinahon

On September 13, 2014, 3rd Grade Brownie Girl Scout Troop 1934 participated in the annual Girl Scouts Firehouse Challenge, organized by the local Oak Hill Service Unit. The Firehouse challenge involves dozens of Girl Scout troops volunteering to feed the local area Fire Stations (six in all) for about one week of dinners, as a tribute to the firefighters and first responders of 9/11. This year the dinners began on September 11 and continued until September 16. Troop 1934 brought a homemade BBQ dinner complete with sides, salads, and desserts to four fire fighters from Austin Fire Department Station #43 located on 11401 Escarpment Drive. In return, the Brownie Scouts enjoyed a quick tour of the fire station, fire engine, and a wonderful lesson in giving back to the community.



Photo Taken by Charmaine Hinahon, resident since April 2004

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Around Circle C

Circle C Turkey Trot

Dear Neighbors,

Before you dig into that turkey this Thanksgiving join us for Circle C's Annual Turkey Trot walk/run.

Meet us this Thanksgiving morning at 8:30 am at the Circle C Community Center for a 3 mile run/walk or a 10k.

No need to sign up, just show up!

Please park in the Community Center parking lot or at Clayton, DO NOT PARK on Spruce Canyon or La Crosse Ave.

We were able to get approval from the City of Austin as this is a local event for neighbors and we are doing this as a way to strengthen our community and not for profit. We also are very happy to announce that Jack and Stacey Murray, owners of Jack and Adam's Bicycle Shop, have generously offered their support for the race and will be providing mile markers as well as water stations for the trotting turkeys! Bring your family, strollers, bikes; this is a local event but you are welcome to bring friends as well. Let's make this a tradition (2nd year in a row).

If you have any questions please contact Ana Bosada at anaalvear@yahoo.com.

IN THE YARD

Submitted by Jackie Rollins

The lovely and serene backyard of Park West residents Carol and Dorian de Wind is a delightful place to relax and enjoy the view of nature beyond the fence.



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All Specials Are \$9.25 Ready at 5pm	Chicken Stuffed 3 Gorgonzola cheese, argula, Oven Roasted Potatoes, Vegetables	Beef Lasagna 4 Vegetables, Cesar Salad, Garlic Bread	Ancho Chile 5 pork loin apricot basil sauce, sweet potatoes, vegetables	Cumin Salmon 6 Cucumber Melon Salsa, Rice, Cesar Salad	Honey Chipotle 7 Chicken Roasted Apple Chutney, Oven Roasted Potatoes, Vegetables	Closed 8
Closed 9	Pecan Crusted Trout 10 Jalpena Strawberry Sauce, Orzo Pasta, Cesar Salad	Chicken 11 Parmesan Tomato Basil Sauce, Fettacine, Caesar Salad	Shrimp 12 And Sausage Paella Cesar Salad	Tarragon Walnut 13 Crusted Chicken Orange Ginger Sauce, Cranberry Rice, Vegetables	New York 14 Strip, Wild Mushroom Sauce Oven Roasted Potatoes	Closed 15
Closed 16	Almond crusted 17 Tilapia, garlic spinach sautéed, potato au gratin	Caribbean 18 Cornish Hens Basmati Rice, Roasted Garlic Sauce Glazed carrots	Hand Breaded 19 Coconut Fried Shrimp, Pineapple Rice, Mixed Vegetables	Cinnamon Rub 20 Pork tenderloin Cherry Sauce Molasses Sweet Potato, Vegetables	Chicken Fried 21 Chicken, Mashed Potatoes & Creamy Gravy, Fried Okra	Closed 22
Closed 23	Chicken Cordon 24 Bleu, Rice Pilaf, Vegetables, Caesar Salad	Blackened Mahi 25 Mahi, Black bean corn ragu, cesar salad	Closed 26	Closed 27 Happy Thanksgiving!!!	Closed 28	Closed 29

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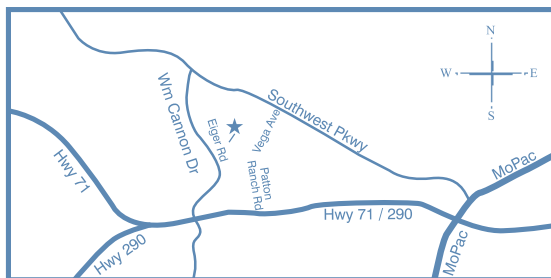
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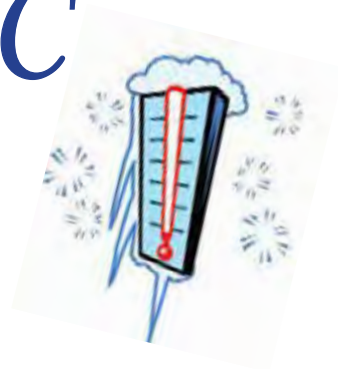
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COVER PHOTO

Do you take great photos?

Do you take great photos? Would you like to see your photo published? We are looking for great cover photos for upcoming issues of the Circle C Ranch Newsletter. Our deadline for submittals is always the 9th of the month prior to the issue. All photos should be submitted electronically by the deadline date in high resolution (300 dpi) to sarah@circlec ranch.info. Portrait (vertical) photos work best.

This month's cover photo was submitted by Lisa Casey, Resident of Circle C for 19 years. Registered Nurse at Texas Neuro Rehab, she enjoys taking photos of landscapes, nature and animals.

By submitting your photo you agree to allow your photo to be published in future issues of the Circle C Ranch Newsletter or other Peel, Inc. publications. Call 512-263-9181 to find out how to have your business featured on the cover of the Circle C Ranch Newsletter.



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GOT STATS?

Circle C Ranch by Neighborhood	6 Months Sold History (04/2014-09/2014)						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	35	3,038	\$ 136	\$ 412	1994	19	5	2
North	15	2,138	\$ 162	\$ 347	1996	11	6	4
On The Park	7	3,268	\$ 145	\$ 474	1997	27	2	0
Wildflower	6	2,011	\$ 167	\$ 336	2002	10	3	3
Park West	9	2,211	\$ 178	\$ 393	2001	11	3	3
Vintage Place	5	3,581	\$ 141	\$ 505	2002	11	0	2
Hiescher	23	3,149	\$ 150	\$ 471	2002	10	3	3
West	14	3,528	\$ 144	\$ 508	2004	29	7	5
Park Place	3	2,830	\$ 147	\$ 415	2005	21	1	1
Muirfield	6	3,560	\$ 149	\$ 530	2006	41	0	2
Enclave 1&2	6	2,746	\$ 153	\$ 419	2007	31	0	1
Lacrosse	8	2,696	\$ 159	\$ 429	2007	10	1	1
Alta Mira	6	3,058	\$ 146	\$ 447	2007	10	1	1
Fairway Estates	2	4,215	\$ 151	\$ 635	2011	64	1	1
Enclave Estates	3	3,954	\$ 156	\$ 615	2010	10	3	0
Avana	24	2,796	\$ 170	\$ 475	2013	63	26	5
Barstow Village	n/a	n/a	n/a	n/a	n/a	n/a	0	0
Barstow Court	n/a	n/a	n/a	n/a	n/a	n/a	0	0
Greyrock Ridge	1	3,323	\$ 144	\$ 479	2014	5	0	1
Circle C Ranch	173	2,948	\$ 152	\$ 449	2002	24	62	35
% Change Mo / Mo	1%	1%	1%	2%	0%	8%	-2%	21%
% Change Yr / Yr	-22%	2%	10%	13%	0%	49%	107%	25%

Market Report data was obtained from the Austin Multiple Listing Service (MLS) on 10/01/2014. Texas License # 515585.

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.

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