

VOLUME 12, NUMBER 12

DECEMBER 2015

CIRCLE C

Community Newsletter

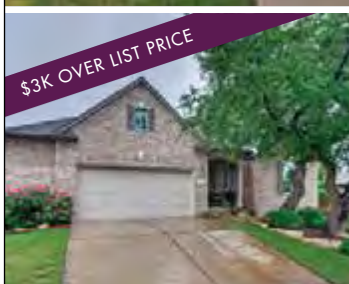
OFFICIAL NEWSLETTER OF THE CIRCLE C RANCH HOA



EXPERIENCE UNPARALLELED SERVICE IN CIRCLE C!

Ashley Stucki is a proven **CIRCLE C SPECIALIST** with a Powerful Strategy

Over the past four years Ashley has helped more people buy and sell in Southwest Austin than any other agent**



MORE MONEY IN LESS TIME WITH THE FEWEST HASSLES AND **COMPETITIVE COMMISSIONS** – ONLY WITH ASHLEY!



ASHLEY STUCKI REALTOR®, CHLMS, CIPS, CRS
ashley@ashleystucki.com www.ashleystucki.com
C 512.217.6103 F 512.637.0996

Austin Business Journal Top 3 Producing Agent 2014 – 2015
Texas Monthly Five Star Agent 2013 – 2015
Austin's Platinum Top 50 Award Winner 2015
AIOREP Top 10 Agent for Client Satisfaction in Texas 2015




ASHLEY STUCKI
REALTOR®

***Based on 2011-2015 residential home sales through Austin Board of REALTORS.*

HOA News

- 4 Announcements
- 6 Children's Holiday Party
- 7 Holiday Wishes
- 8 Adult's Holiday & Casino Party

Aquatics News

- 10 Pool Hours
- 10 Circle C Aquatics 2015 Guard A Thon

Around Circle C

- 12 Cover Photo
- 12 Lady Bridge Players
- 13 Rain Dropped Leaf
- 13 In The Yard
- 14 Circle C Café Menu
- 15 Wild Ideas at the Wildflower Center
- 17 Wildflower Center Luminations

News You Can Use

- 20 Phorid Flies
- 21 Swing Networking Group
- 22 Make a Difference in Your Family
- 24 Pet Photography
- 25 Holiday Thoughts
- 26 Urban Coyotes

Sports News

- 28 Tennis Tips

In Every Issue

- 30 Teenage Job Seekers
- 30 Classifieds



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

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 512-288-4239

Newsletter Publisher

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

Circle C Amenities

Circle C Avaña Pool 512-292-1518
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
Real Manage..... Diane Malloy, 866-473-2573
Muirfield
Real Manage..... Tom Ellis, 866-473-2573

BOARD OF DIRECTORS

Kim Ackermann..... President
Chris Poyner..... Vice President
Natalie Placer McClure Secretary
Jason Bram..... Treasurer
Michael Chu Board Member
Bob McKenna..... Board Member
Steve Urban..... Board Member
Contact the Board atdirectors@circlecranch.info

IMPORTANT NUMBERS

City of Austin Solid Waste 512-974-1945
Dead Animal Collection..... 512-974-2000
Abandoned Vehicle..... 512-974-8119
Pothole Complaints..... 512-974-8750
Stop Signs 512-457-4885
Street Light Maintenance 311
Schools
Clayton Elementary 512-841-9200
Kiker Elementary 512-414-2584
Mills Elementary 512-841-2400
Cowan Elementary 512-841-2700
Bailey Middle..... 512-414-4990
Gorzycki Middle School..... 512-841-8600
Bowie High School 512-414-5247

UTILITY PROVIDERS

Electric Pedernales Elec. 512-219-2602
City of Austin. 512-494-9400
Gas Texas State Gas 800-700-2443
Water City of Austin 512-972-1000
MidTex Water Company 866-654-7992
Solid Waste City of Austin 512-974-1945
Post Office Oak Hill Station 800-275-8777



ANNOUNCEMENTS

IMPORTANT DATES

Children's Holiday Party
Saturday December 5th

Adult Holiday Party
Saturday December 12th

Swim Center Closed – December 20th-27th;
December 31st-January 3rd

CCHOA Offices Closed – December 23rd-25th;
December 31st-January 1st

ANNUAL MEETING & BOARD ELECTION

The Nominating Committee is accepting nominations through January 8th, 2016 for the three open board seats. Elections are to be held at the Annual Meeting on March 2nd, 2016. The Candidate Questionnaire can be downloaded from the News Section of the Circle C Website at www.circlecranch.info. The Nomination 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 2nd, 2016 at the Circle C Community Center. Your ballot and proxy will be printed on the back side of the first 2016 CCHOA dues assessment invoice, which will be mailed February 1st and due March 1st.

ANNUAL REPORT TO THE MEMBERSHIP

The 2015 Annual Report to the membership from the Board of Directors will be printed in the March 2016 newsletter. A copy will also be posted on our website and available in the HOA office during the month of March 2016.

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, 2016.”

ADDRESS PLAQUES

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, 2016.”



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 sarah@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

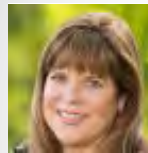
Peel, Inc. Community Newsletters

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."

Live Oaks Counseling

Helping You Find Happiness



Elaine S. Brown, LPC

Counseling for Individuals Couples & Children



www.liveoakscounseling.com

5815 W William Cannon, Suite 105 | 512- 960-4477

AUSTIN JAVA

For Every Pound of Coffee Sold in December



will be donated to the

**CAPITAL AREA
FOOD BANK
OF TEXAS**





Try our new Dinner Menu

On Barton Springs Rd.

DINNER MENU

Served from 4pm-Close

Shrimp 'n Grits

Stoneground Asiago Grits, Pepper and Salt Seared Shrimp, Cherry Tomato Confit and Chives. Topped with a Sunny Side Up Egg.

Maple Glazed Stuffed Pork

Rosemary, Bacon, Red Onion and cracked Black Pepper stuffed Maple Glazed Pork Tenderloin with Gorgonzola. Served with Red Wine Barley and Fresh Local Vegetable.

Center Cut Sirloin

8 oz Center Cut Sirloin with Charred Onion and Soy Butter Reduction. Served with Grilled Potatoes and Fresh Local Vegetable.

Achiote Chicken

Skin-on Chicken Breast pan roasted with Serrano Pepper Achiote. Served with Grilled Pineapple Cilantro Relish, Yucca Fries and Fresh Local Vegetable.

Chicken Fried NY Strip

Corn Flake crusted NY Strip topped with Bacon Sausage Gravy and Grilled Fresh Jalapeño. Served with Roasted Garlic Mashed Potatoes and a Dinner Salad.



Featured Dinner Menu Items Available Only At 1608 Barton Springs Rd.

www.AustinJava.com

CHILDREN'S HOLIDAY PARTY

Join us and enjoy face painting, arts and crafts, train and pony rides
AND a petting zoo! This event is open to residents only. Admission per
child is 1 AWESOME unwrapped, unopened gift for our Holiday

Wishes program to lift the spirits of children in need.

Date: Saturday December 5th, 2015 • **Time:** 10:00am – 1:00pm

Where: Circle C Community Center

Holiday Wishes is an annual program held by Partnerships for Children that gathers presents for children in need and distributes them throughout central Texas in mid-December. This will be Circle C's second year working with Partnerships for Children. Want to get involved? Volunteers will be needed during the daytime the weeks of December 7th and December 14th, contact marcus@partnershipsforchildren.org for more information about volunteer opportunities.

Holiday Wishes

Each year, neglected and abused children in the Austin area are removed from their homes by Child Protective Services caseworkers who work to make a difference in their lives. Separations occur all year, but are especially difficult during the holidays. Sometimes children leave with nothing but the clothes on their backs. In these circumstances, gifts and the holiday season are often forgotten.



Partnerships for Children is making a difference in the lives of these children and we invite you to join us by participating in our 10th annual **HOLIDAY WISHES** program. In 2014, the Holiday Wishes program provided gifts to over 4500 children in Central Texas.



HOW CAN YOU HELP?

- Sponsor a child by purchasing items from their wish list.
- Donate general gifts for children that are not matched with community donors.
- Make a donation and we will shop for you.

For a contribution of only \$75, you can transform a holiday wish into reality for a child in your community.

Join us by becoming a donor or contributor!

For more information, please contact

Partnerships for Children at
holidaywishes@partnershipsforchildren.org or
512-834-4756.

Partnerships for Children is a non-profit 501(c)(3) organization.





Adults Holiday and Casino Party



Break out your poker face for this year's Holiday & Casino Party! Enjoy delicious hors d'oeuvres, cash bar, casino tables, raffle drawings and of course music and socializing with great company! Tickets will be on sale November 9th – December 4th, \$10 per person (4 tickets max).

Tickets may be purchased from the HOA office Monday through Friday between 9am and 5pm.

Date: Saturday December 12th, 2015

Time: 7:00pm – 10:00pm

Where: Circle C Community Center



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



Catch a great rate!



2.50%^{APY*}

on balances
up to \$15,000

*Plus ATM fee refunds nationwide***

Free Rewards Checking

Take advantage of this free account and start earning your high rate of return today!

- 2.50% APY *on balances up to \$15,000
- 0.50% APY * on the portion of the balance above \$15,000
- ATM fee refunds nationwide**
- No monthly fees
- No minimum balance

In order to receive the maximum interest rate and ATM fee refunds, simply do the following everyday activities:

- Have 10 debit card purchases post and clear per monthly qualification cycle (not ATM transactions).
- Have 1 recurring direct deposit or ACH auto debit post & clear per monthly qualification cycle.
- Enroll & receive free paperless eStatements.



www.firstlockhart.com

*Annual Percentage Yield (APY) accurate as of June 26, 2015. A minimum of \$50.00 to open account. Rate tiers are as follows: Reward Rates 2.50% APY applies to balances of \$.01-\$15,000 and 0.50% APY will be paid on balances over \$15,000 as long as qualifications are met each monthly qualification cycle. Base Rate 0.05% APY will be earned on balances if qualifications are not met. All Balances will earn 0.76% APY to 2.50% APY as long as qualifications are met each cycle. Rates may change after the account is opened. Fees may reduce earnings. Account available to Texas Residents only. ATM fee refunds are provided only if qualifications are met within qualification cycle. ** ATM fee refunds are awarded on next statement cycle after qualifications are met. Member FDIC



Aquatics News

POOL HOURS

October 19th – December 19th 2015

Swim Center
5919 La Crosse Avenue

The Swim Center is now operating on its winter schedule which means the facility hours have been reduced for lap swimming only. The recreational areas are not available.

Monday-Friday

6:00am-10:00am
3:30pm-7:00pm

Saturday

8:00am-11:00am

Sunday

Closed

Closures & Special Hours

The Swim Center will be closed December 20th – 27th and December 31st – January 3rd. The Swim Center will have reduced hours December 28th-30th from 8:00am-11:00am.

The Avaña and Community Center pools are closed for the season.

Circle C Aquatics 2015 Guard A Thon

Submitted by Amanda Hartman



The Circle C lifeguards are hosting another Guard A Thon this year! This time to raise money for Austin Pet's Alive! The Guard A Thon will take place on Sunday December 13th from 4-6pm at the Circle C Swim Center. If you would like to make a donation, please bring checks made payable to Austin Pets Alive or cash to the Swim Center between now and Saturday December 12th. The donations will be delivered to Austin Pets Alive on Wednesday December 15th.

IT'S HARD TO STOP A TRANE. AND TOUGH TO BEAT CLIMATE MECHANICAL, INC. 24-HOUR SERVICE

LET CLIMATE MECHANICAL HELP PREPARE YOU FOR THE BIG CHILL.

Save money and stay warm all winter long by keeping your furnace maintained. Catch small problems before they become big problems. We are experts in providing heating service and repair to all makes and models. Whether it's a new installation or routine service, our factory trained technicians provide the expertise your comfort depends on. Let our experienced technicians assess your current unit, discuss possibilities to lower your utility bill just in time for the winter and possibly save you hundreds in heating costs.

TACLA28642E



**CALL 512-440-0123
OR VISIT WWW.CLIMATEMECHANICAL.COM**

Holiday special for new guitar students!

Clavier-Werke School of Music South



**Sign up for guitar and receive 50% off
your first month of tuition!**

Check out our complete guitar program:

- ❖ Two recitals per year
- ❖ Full instruction including theory and musicianship training
 - ❖ Ensemble classes and performances
- ❖ Guest instructors and performers including Jane Gillman, Glenn Rexach and Matt Smith

Located in Escarpment Village
5900 W. Slaughter Lane, D525
Austin, Texas 78749
www.clavierwerke.com

(512) 288-7664



Around Circle C

Cover Photo

This month's cover photo was taken by resident Sarah Jordan of Miles of Smiles Photography.

Calling Lady Bridge Players

If you are a lady, live in Circle C, love to play bridge and enjoy good company, please contact:
Ruthie Bolsen
ruthbolsen@hotmail.com.



Teaching children with autism
Using play-based ABA therapy

512-898-9044
5901 Old Fredericksburg Rd., Suite D-101, Austin, TX 78749



**A GYM TRANSFORMS BODIES.
THE Y TRANSFORMS LIVES.**

At the Southwest YMCA, you and your family will find more than a gym—you will find a community with a cause. Join us and discover how you and your family can be transformed today!



SOUTHWEST FAMILY YMCA
6219 Oakclaire Dr & Hwy 290
512.891.9622 • AustinYMCA.org

IN THE YARD

December 2015

Submitted by Jackie Rollins

Park West residents Paula and Larry Jones enjoy the added advantage of a fireplace in their lovely courtyard and a scenic view from the backyard upper deck overlooking the greenbelt.



"Rain Dropped Leaf"

Taken & Submitted by Keira Folkers

My name is Keira Folkers and I am 11 years old. I was walking home from Gorzycki Middle School when I saw a rain dropped leaf and snapped this photo. I have been into photography since I got my camera when I was 7 years old. My favorite subject is nature and animals. I hope one day to have one of my photos on the front cover!

Around Circle C



December 2015

Café # 288-6058

Hours: Monday – Friday 3:30pm-7:30pm; Saturday & Sunday closed

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
All Specials \$10.00 Ready at 5pm		Blackened Shrimp 1 Scampi, Fettucine, Cesar Salad	Chicken Fried 2 Chicken, Mashed Potatoes & Creamy Gravy, Roasted Corn	Orange Lime 3 Halibut Champagne Coriander Sauce Acorn Squash Roasted Vegetables	Fresh Tarragon 4 Grilled Porkloin chop, Oven Roasted Potatoes, vegetables	CHoA Kids event – SATURDAY, DEC 5 th for more info call 288-8663
6	Caribbean 7 Cornish Hens Basmati Rice, Roasted Garlic Sauce Glazed carrots	Blackened Salmon 8 Served with a Lemon Caper Sauce, Orzo Pasta, Cesar Salad	Chicken Stuffed 9 Brie Cheese & Cranberry, White Wine Crème Sauce, Basmati Rice, Vegetables	Blackened Mahi 10 Mahi, Crème Sauce, Sage Polenta, Vegetables	Apple Ginger 11 Pork Tenderloin Sundried Fruit Sauce, Sage Polenta, Vegetables	12 <i>Check out the Wildflower Center's Luminations</i> CHoA Adults event DEC 12th – for more info call 288-8663
13 <i>Check out the Wildflower Center's Luminations</i>	Pistachio Crusted 14 Porkloin, Cabernet Cherry Sauce Garlic Mashed Potatoes Grilled Vegetables	Sage Pesto 15 Marinated Chicken Pomegranate Sauce Cranberry Rice Vegetables	Grilled 16 Rib eye, Baked Potato, Shallot Sauce, Green Beans	All Spice 17 Grouper, Fennel Crème Sauce, Tourne Potatoes, Vegetables	Sliced BBQ 18 Brisket, Chicken, Sausage, Ranchero Beans, Potato Salad, Corn Bread	19 Closed for the Holidays Will reopen Jan 6th

We wish your family a Merry Christmas & we look forward to serving you in the New Year!

We appreciate your business, Chef Jaime

WORK WITH THE BEST

My Promise To you

- EXEMPLARY SERVICE
- YEARS OF EXPERIENCE
- PROVEN RESULTS



REALTOR®
lindatakenaka@realtyaustin.com
CircleCLinda.com



Linda Takenaka

512.695.8000



The 25th Annual "Wild Ideas" at the Lady Bird Johnson Wildflower Center

Submitted by Barbra Rodriquez

The Wildflower Center will be hosting its 25th Annual "Wild Ideas", Friday December 4th – Sunday December 6th, where Austinites can buy holiday gifts at the Store, with a much expanded offering of artists' who work with a nature theme. Artists will likely have booths in the Visitors Gallery as well. Friday & Saturday from 9am to 5pm, Sunday from 12pm to 5pm. Admission is free! There will be a 20% discount on All Store Merchandise! Members receive their standard 10% discount in addition to all special discounts!

Friday, December 4

- Joan Son "Kaleidoscope of Butterflies" Origami Items, 11 am to 4 pm
- Lambrecht Toffee Sampling all day
- Charles Viancin Demo by Chris Brown, Noon to 3 pm

Saturday, December 5

- Patti Johnson inscribes ornaments, Noon to 4 pm
- Keep Austin Weird book signing with James Wassenich, 1 to 4 pm
- Tim Gaskin, Music of the Spheres wind chimes, 1 to 4 pm

Sunday, December 6

- * Meet Artist Shou Ping, Noon to 3 pm
- * Apparel Power Hour - 25% off all apparel Noon to 1 pm!

Vendors

Shop the following vendors Saturday and Sunday:

- 2016 Wildflower Days™ Artist: Anna Lisa Leal
- Connie Colten Jewelry
- Caitlin Hill Silk Creations
- Wild Soap Bar
- Curtis Lauder milk Mesquite Creations
- Jerry Touchstone Kimmel Watercolors
- David Wayne Warren Pottery & Jewelry
- Suzanimation! - Oil Paintings & Gifts
- Victoria Designs - Linens by Victoria Corbett
- Texas Botanical Prints - Roberta Smith
- Lunita Handmade - Jessica Goff - Quilts & Sewn Gifts
- Sarah St. Laurent - Encaustic Paintings
- Card Happening - Elizabeth Grant
Hand Painted Greeting Cards
- Artist Laura Jackson - Prints, Cards



I'LL BUY YOUR CAR!!

I have been buying cars in Austin for over 22 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
Family Owned & Operated
Since 1992

CircleCRealtor.com

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



Call Kevin Scragg at (512) 529-8763 to see any house and for all leases!



Happy Holidays!



“The Rise, Fall and Levelling Off of the Circle C Market”

Hey Circle C! Well, another crazy year has gone by and Circle C is still one of the top-selling (if not the top-selling) neighborhood in Austin, and possibly the nation in the given price range. I can give you many examples on how the market rose, but will use one of my personal lease-home purchases as a direct example. A couple purchased 5004 Hibiscus Valley in June 2011 for \$262,000. A year later, almost to the day (June 2012), they called me to list their home for sale. It was a stunning 1-story Streetman home with white stone, wood floors, granite counters, stainless appliances and it backed directly to the veloway with a private back yard. Super-clean. The current analysis then showed \$275,000., but I told them with the updates and nice lot, it would probably be in the \$285,000. range. The sellers thought it highly improbable that it had appreciated \$23,000. in one year and questioned the accuracy of my extrapolation of value. To make a long story even longer, she was pregnant, wanted to sell and lease back for 6 months. I told them a new home buyer would probably want to be in by the time school starts. So, I wound up buying it (yes, for \$285,000.) and leased it back to them for 2 months until his job required him to be in Boston. We wound up closing in September and in October 2012 the market exploded and went straight up. Circle C Ranch had hit “critical mass” where there were few homes on the market, nothing really to rent and the new homes were taking 10 months to build. The builders had either gone out of business in the downturn, couldn't find contractors to build their homes for them or new land to develop. Banks still were being stingy and had not loosened up yet either. Now, you did have Standard Pacific building in the neighborhood. With super-high demand and no supply, the new home sales caused the resale market to skyrocket in value. Standard Pacific raised their prices \$5,000. on every house any time they wrote two contracts. Prices would go up \$20,000. in 2 weeks sometimes. 5004 Hibiscus Valley rose about \$10,000. per month for 10 months straight. In August of 2013 I could have possibly sold 5004 Hibiscus Valley for \$400,000.+/- at 1930 square feet. That's about a 40% increase in value in 11 months. That craziness carried through the new year into 2014 and 2015, as there were few homes on the market and very high demand. This summer the market did not really pick back up, as July was lukewarm as it went into August. Buyers are just so price-weary right now, as they have been paying tip-top dollar for these homes for the last 3 years now and losing out to multiple offers, etc. They've all just stepped back a little and don't make any rash decisions. They will let a house go if it does not meet all of their criteria. The market has finally hit it's peak and the buyers have cooled off dramatically. Depending on the individual property, many have gone down 2,3,4% since July. Homes that are properly updated, upgraded, cleaned, staged and priced with the market are still selling rather quickly. Instead of 1-2-3 days to generate an offer, it may take 2-3-4 weeks to get a good buyer mix through the home, assess their feedback and receive an offer. The buyers are sensing the decline/levelling off in the marketplace and are holding out for just the right house that meets their needs. Instead of getting 3-4 offers on a home, we are seeing just 1 and sometimes 2 come in on a property. The buyer pool only has so many people that can afford \$400,000.-\$500,000. homes in the first place, so the affordability shift was just a matter of time. Of course, there are always certain homes that receive mass interest whenever they come on the market, whether it is because of an over-sized lot, greenbelt, upgrades, location, cul-de-sac, plan, pools or a combination of any of the above. Now, with the holiday season approaching we have seen the builders (Standard Pacific, etc.) take measures to move their inventory before the end of the year. During September/October, Standard Pacific reduced the prices of at least 15 spec homes in Avana to try and capture the holiday buyers. Those buyers typically want to close by Thanksgiving or Christmas so the relatives can come see the house. Standard Pacific was really pushing the envelope at \$200.+ per square foot, so a correction was imminent in this area. We will see quite a few listings probably transfer into the new year and those early buyers in January and February will dictate how the market will progress in late winter/early spring. Circle C is a year-round market and I'll do all I can to keep the values UP for you! Happy Holidays! Please call me if you would like a market assessment on your valuable Circle C Ranch property. John Squires



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

ONLY ONE NUMBER TO

CALL. You will never be handed off to an assistant. Just call John Squires' personal “sell phone” any time at **(512) 970-1970.**

#1 Agent in Circle C Ranch history with 470+/- homes “SOLD” over the years. Over 950+ homes sold in the greater Austin area.

#1 Keller Williams agent listings and buyers sold in Circle C.

#10 agent out of Austin's “Top 50” agents in 2014. Made “Top 50” agents in central Texas 7 times!

FLEXIBLE COMMISSIONS!! and move-up/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 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! Call him for a no-obligation consultation.

SquiresTeam.com



Call John directly
at **(512) 970-1970**
for an easy appt.!!



11024 Pairnoy Lane— **John's Listing— JUST LISTED!** Stunning Streetman home on gorgeous, private lot in the Woodlands. Over 4800 sq. ft. with 4 big bedrooms, 3.5 baths, media room, game room and HUGE kitchen. Storage galore. Listed at **\$575,000.**



10809 Redmond Cove—**John's listing -JUST LISTED!** Stop the car!! 5 bedroom, 4 full bath David Weekly on a big cul-de-sac lot backing to permanent greenbelt!! At over 3500 square feet, PLUS game room, high ceilings and granite, it will go quickly. HUGE deck also and gazebo. Call John for price.

6813 Hansa Loop— **John's Listing— "JUST SOLD!"** Gorgeous 1-story backing to permanent greenbelt, loaded with upgrades and updates. High ceilings, hardware, fans, huge deck—has it all. Listed at **\$439,000.**



11508 Via Grande—**John's Listing—COMING SOON!** Stunning golf course home, 3-car garage, wood floors with high ceilings, granite kitchen, absolutely loaded! HUGE back yard on golf course just waiting for a pool. Beautiful white, chopped stone with covered front porch and great street appeal. Call John for price.



6801 Barstow Court —**John's Listing "JUST SOLD!"** Sweet 1-year old Streetman home with wood floors throughout. Silestone, stainless—perfect home for retiree or young couple. Listed at **\$389,000.** 1890 sq.ft.~+/-



120 Atwater Cove **John's buyer- "JUST SOLD!"** Amazing stone and brick mix at almost 4000 sq. ft.! 5 beds, 4 full baths, game room, media room and with hill country views. Listed at **\$459,000.**



10907 Grassmere Court—**John's listing- "JUST SOLD!"** Complete remodel with 20 mile views from master suite and huge back yard. Listed at **\$389,000.**



Wildflower Center Luminations

Thousands of luminaries and twinkling lights turn the Lady Bird Johnson Wildflower Center into a holiday wonderland during Luminations, an Austin holiday tradition!

We will offer a food collection for the Capital Area Food Bank. Find their most requested items here: www.austinfoodbank.org/how-to-help/donate-food.html

Saturday December 12th and Sunday December 13th from 6pm to 9pm

Admission:

- Adults - \$5
- Seniors 65 and older - \$5
- Students with college ID - \$5
- Youth ages 5-17: \$3
- Free for members and children 4 years and under

Activities:

- Visit with Frosty the Snowman
- Enjoy children's activities in the Gallery
- Munch on warm kettle corn, available for purchase from

Lone Star Kettle Corn

- Members can enjoy a complimentary hot beverage in our Members' Lounge!

December 12:

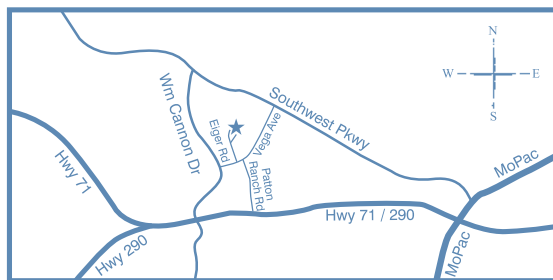
Susan Holt Kralovansky signs 'Twelve Cowboys Ropin' in our Store from 6pm-9pm. While shopping, try our holiday toffee and Crispy Cakes!

December 13:

Scarf and Necktie Special in our Store! Plus, taste our native Yaupon tea, a great stocking stuff, 6pm-9pm.



Comprehensive
Convenient
Consistent



- ✓ PRIMARY CARE
- ✓ SPECIALISTS
- ✓ LAB
- ✓ IMAGING
- ✓ PHARMACY

Southwest Medical Village offers patients the highest quality care in an innovative, integrated medical community.

swmedicalvillage.com

One Community Caring For Your Health.

5625 EIGER RD. AUSTIN, TX 78735

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 sarah@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.



*As a member of the Circle C Ranch HOA,
you and your family are eligible for membership.*

Low-Rate Mortgage Loans

- ★ Purchase or Refinance
- ★ Home Equity
- ★ Home Improvement

Apply Today — rbfcu.org
512-833-3300 | 1-800-580-3300

RBFCU ★

Certain restrictions may apply. Loans subject to credit approval.
Mortgage loans are available only on property in Texas. NMLS# 583215.
Federally insured by NCUA.



Beautify Your Home **Inside or Out**



Interior • Exterior • Residential • Commercial

Owned and Operated by your Neighbor



protectpainters.com
512-651-2394

\$200 Off
**Any Job
\$2000 or More**

Coupon must be presented at time of estimate.
Cannot be combined with any other discount.

Phorid or Humpbacked Flies



Humpbacked flies, also known as Phorid flies, are small gnat-like flies that do not bite. They often are yellowish to black in color. They get their name from the way their back is humped when viewed from the side. Sometimes they are called scuttle flies from their habit of running around in an erratic manner.

Phorid flies vary widely with some being pests while some species are beneficial and attack and kill red imported fire ants.

Pest species that are found indoors are often associated with moist, decaying organic matter. These flies can become a problem in homes because they can mechanically transmit bacteria to food and food prep areas.

Common sites where larvae develop (and areas you would need to locate a.k.a. “the source”) can include the organic matter built up on the inside of drain pipes; on aging fruits, vegetables or other food matter; the bottom of garbage cans, dumpsters or recycling bins; in broken sewage pipes; or under broken floor tiles.

Develop a sanitation plan. Locate “the source” where larvae are living and clean it thoroughly. If drains are accessible, clean with a stiff brush and flush with boiling water. Food should not be left out for long periods of time and trash/ recyclables should be removed on a regular basis. Repair any plumbing leaks.

Spot treatments with properly labeled insecticides and fly lights can help reduce adult populations.

For more information or help with identification, contact Wizzie

(Continued on Page 21)

Know your REALTOR®?

PURE
GOLD
REALTY

15 year Circle C resident. Over 400 Circle C properties SOLD. Major contributor to Circle C schools and organizations. Passionate music fan. Coffee Bean regular. Dad. Fast runner. Your Circle C neighbor. #1 Agent by Austin Business Journal. Top 50 Worldwide by Wall Street Journal. Ranked #1 Real Estate Agent Worldwide by Keller Williams Realty. Not your average, typical traditional real estate agent.

Chad Goldwasser.

Buying? Selling? Relocating? Let's plan your next move.
Call **512-750-8333** for the best representation in Austin.

(Continued from Page 20)

Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at www.urban-ipm.blogspot.com

The information given herein is for educational purposes only. Reference to commercial products or trade names is made with the understanding that no discrimination is intended and no endorsement by Texas AgriLife Extension Service or the Texas AgriLife Research is implied.

Extension programs serve people of all ages regardless of socioeconomic level, race, color, sex, religion, disability, or national origin.

**Homewatch
CareGivers®**

**Quality Personal
Care at Home**

- Affordable custom care
- Healthy meal preparation
- Transportation and errands
- Light housekeeping

Call us today to schedule
a free evaluation
(512) 400-2333

www.HomewatchCareGivers.com

SWING Networking Group

Promote your business with local independent business owners. SWING (South west Austin Inclusive Networking Group) has been meeting every Thursday morning from 8AM to 9:30AM at the Waterloo Ice House on Escarpment for 8 years.

We have no dues, no initiation fees, we don't take attendance. Just pay for your own breakfast. The more often you show up the better we get to know you. We are an inclusive group, we will enjoy competition. So, bring your business cards and a good attitude and let's get to know you.

If you want more information, contact Liz Jensen at 512-301-6966 or lizleej@gmail.com or Peter Berardino (The King of SWING) at 512-695-2334 or peterberardino@gmail.com.



Give The Gift Of Academic Achievement!

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

"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



**When you mention this ad.*

Club Z!
In-Home Tutoring Services

512-288-0734
www.clubztutoring.com



News You Can Use

Make a Difference in Your Family

The holiday season is generally a time of family get-togethers, increased community service and an overall joyful experience as we share this wonderful time with family and friends.

But did you know that you can make the spirit of the holiday season last all year? How, you ask? By opening your heart and your home to an International Exchange Student!

Host families reap the benefits of opening their home by sharing their America. When they share with their exchange student, they are also able to see America with fresh eyes through the student. Families often learn new things about the U.S. and have different perspectives after hosting. The experiences and memories that are shared during the program last a lifetime and span international borders.

Make a difference in the life of a student and in your family! If your family enjoys exploring new cultures and nurturing youth, please contact us to request more information about this amazing opportunity to share your life with a special young person and to learn how you can make a difference. The application process for the 2016/2017 school year has begun. It is recommended to start now as available schools spots fill up early.

Ayusa is a non-profit organization founded in 1981 to promote global learning and leadership through foreign exchange, study abroad, and leadership programs for high school students from the U.S. and around the world.

For more information about hosting a high school foreign exchange student, please contact your local representative Vicki Odom at 832.455.7881 or vodom@ayusa.org or Ayusa at 1.888.552.9872 or by visiting the website at www.ayusa.org.



From left to right: Zeineb (Tunisia), Orpa (Bangladesh), Dima (West Bank), Mariam (Egypt), Aliyou (Senegal)

SUDOKU

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

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

View answers online at www.peelinc.com

© 2006, Feature Exchange

D&W PAINTING INC.

- * 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!

Webb Real Estate

“Your home sold in 39 days, or we’ll sell it for FREE”

Did you know – many Realtors make careless mistakes that cost the SELLER, thousands of dollars and add additional stress?

Real Recent Examples

	Cost to Seller
Realtor listed incorrect number of rooms	\$22,000
Realtor listed incorrect schools feeding home	\$15,000
Realtor selected the wrong buyer(multiple offers)	\$20,000

Not only do mistakes cost the SELLER \$\$\$, they also add **additional stress**...the homes above stayed on the market, on average, an additional **34 days**. Let the numbers do the talking...compare **Webb Real Estate** with all other Realtors just in Circle C.

	Webb Real Estate	All Other Circle C
Sale Price	101% of List Price	98.5%
Number of Days on Market	9 Days	44 Days

Most of us know someone who is a Realtor. Maybe your co-worker's cousin is not the best person to trust the sale of your greatest ASSET

- **Don't sign** with another Realtor until you meet the Webb team
- **Don't choose** the wrong Realtor
- And **Don't sign** with another Realtor until you meet the Webb team

“Your home sold in 39 days, or we’ll sell it for FREE”



Bryan Webb
Broker, Owner,
Certified Negotiations Expert
Cell: (512) 415-7379
bryan@bryanwebbtx.com

Patty Webb
Realtor
Cell: (512) 415-6321
patty@webbcirclec.com

News You Can Use

The Do's and Don'ts for getting that Perfect Christmas Photo of Your Pet

Photographing animals can be really difficult. They get distracted easily, they're almost always moving, and they even make silly faces. This can make it difficult to get a photo worthy of a Christmas card, but it is possible! Here are some Do's and Don'ts to help you out.

DO keep plenty of treats handy

Our animals often need a bit of extra reward and loving to sit there and look cute for us, so make sure to have plenty of their favorite treats available.

DO have toys and noise makers to grab their attention

They don't always listen to us, so bring their favorite toy to hold up next to you and they're sure to look over with an inquisitive face.

DO look at your background first and move around until you have eliminated distracting items

You don't want to turn your horse into a carousel ride by having a pole in the background looking as though it is going straight through their belly.

DO have an assistant or two to help out

It can be really tiring and frustrating if you are the only person out there and you are repeatedly putting your camera down and running over to your animal to pose him or fix a prop, and then running back and only hoping he is still where you left him.

DO use a fast shutter speed

If you are shooting in Manual mode on your camera be sure to use a

fast shutter speed (at least 1/250), so that even if the animal is moving when you click the shutter you will still get a clear picture. If you do not have a Manual mode on your camera, try using the Sports mode.

DO be aware of colors

Choose complimentary colors for the props and costumes you use. The same goes for taking a picture of the pet with his owner- don't wear a shirt that is the same color as your dog- you want contrast.

DO focus on the eyes

Especially when taking close up shots. Their eyes can be very expressive so you want them to be sharp and clear.

DON'T forget that candid shots can be cute, too!

Don't automatically throw out all the photos where your pet is not looking or making a silly face. Those shots can be just as good as posed ones, because they show the personality of your pet.

DON'T just throw props and costume pieces on your pet before letting them "OK" Let your horse smell whatever prop you're going to use first or rub it on them gently until they are relaxed. They are much more likely to cooperate if they aren't scared of the Santa hat on their head.

DON'T crop off just the feet or hooves

Be careful when you are framing your picture, you don't want to crop out just their feet or tail or ears. Step back for a whole body



When "That will never happen to me" happens.

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

I'm ready to help.

There's never a good time for an accident to happen. But when it does, you can count on me to be there quickly so you can get your life back to normal.

GET TO A BETTER STATE™.
CALL ME TODAY.



1101204.1

State Farm, Home Office, Bloomington, IL

Superior Service for You, Your Car (& Your Dog)
Customer Dog Park • Coffee Bar • Children's Playroom

Kwik Kar®
LUBE & TUNE
Southwest

3416 W. William Cannon @ Brodie Next to Culver's
Family Owned & Operated
Mark & Jan Welp

AAA Repair Facility ASE Certified Techs Computer Diagnostics Nationwide 24mo/24k Repair Warranty Courtesy Repair Shuttle	Convenient Oil Changes State Inspections 30/60/90K Maintenance Fleet Vehicle Maintenance MAP/ARI/GE/Ent/Lease Plan
---	---

www.kwikcarsw.com **512-891-7800**

A FEW HOLIDAY THOUGHTS...

It is good to be children sometimes, and never better than at
Christmas, when its mighty founder was a child Himself.
Charles Dickens

There are two ways to live your life. One is as though nothing is a
miracle. The other is as though everything is a miracle.
Albert Einstein

The way you spend Christmas is far more important than how much.
Henry David Thoreau



YOUR LOCAL HOME AND AUTO INSURANCE SPECIALIST



DIVERSIFIED
INSURANCE
HOME - AUTO - COMMERCIAL - LIFE - HEALTH

We are a local, independent insurance brokerage firm committed to customer service. We work with the best local and international insurance carriers to find you the best possible plan and rate. Get in touch to see how our approach to insurance can make a difference for you!



Home Insurance



Auto Insurance



Commercial Insurance



Life Insurance



Health Insurance

Safeco InsuranceTM
A Liberty Mutual Company



PROGRESSIVE
TRAVELERS



MetLife
MetLife Auto & Home[®]

LET ME START SHOPPING FOR YOU TODAY! GET IN TOUCH FOR A FREE QUOTE:

512-292-3650 • matt@dimitexas.com • www.dimitexas.com

Diversified Insurance/Matt Van Bergen • 3100 W. Slaughter Ln #A104 • Austin, TX 78748

News You Can Use

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.

Do's and Don'ts for Residents Where Urbanized Coyotes Live

- Do not feed coyotes or other wildlife.
- Eliminate sources of water.
- Position bird feeders so that coyotes can't get the feed.
- Do not discard edible garbage where coyotes can get to it.
- Secure garbage containers and eliminate garbage odors.
- Feed pets indoors whenever possible. Pick up any leftovers if feeding outdoors. Store pet food where it is inaccessible to wildlife.
- Trim and clean, near ground level, any shrubbery that provides hiding cover for coyotes or prey.
- Don't leave children unattended.
- Don't allow pets to run free. Keep them safely confined and provide secure nighttime housing for them. Domesticated cats should be kept inside at all times. Walk your dog on a leash and accompany your pet outside, especially at night.
- Don't be polite! If you start seeing coyotes around your home or property, let them know they're not welcome by hazing and harassing. Chase them away by shouting, making loud noises, moving your arms and legs or throwing rocks.

**REPORT ANY COYOTE SIGHTINGS BY
CALLING 3-1-1**

MAKE A COLORFUL SPLASH!



**CALL TODAY TO RESERVE YOUR
COLOR AD SPACE!**

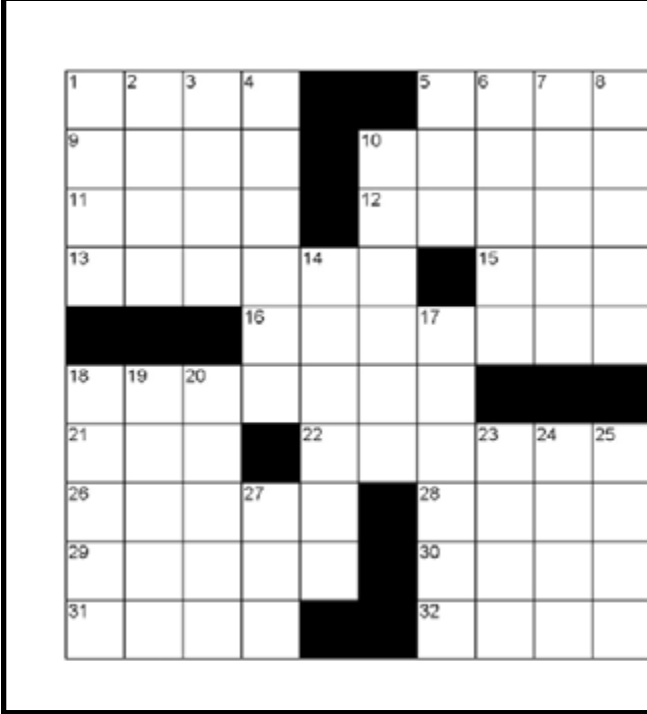


PEEL, INC.
community newsletters

512.263.9181

WWW.PEELINC.COM

CROSSWORD PUZZLE



1. Catch in

1. Catch in nylons
5. Speed
9. Station
10. Scoop out
11. Healing plant
12. Colder
13. Geneve
15. Consume
16. Collective Israeli farm
18. Chewbacca's partner (2 wds.)
21. Card game
22. Legume
26. Coding system
28. Portend
29. Induct
30. Look
31. Loch __ monster
32. Opp. of yeses

1. Male

1. Male deer
2. Large African river
3. Long time
4. Mediterranean island dwellers
5. IBM Competitor
6. Adios
7. Sports shoe projection
8. Hz
10. Apt
14. Purplish color
17. Candy
18. Woman
19. Negative battery terminal
20. Averages
23. African nation
24. Bored
25. Dregs
27. Bro.'s sibling

View answers online at www.peelinc.com

© 2006, *Feature Exchange*

Quality

PRINT

Call today for more info
512.263.9181

QualityPrintingOfAustin.com

Quality

Q A

TENNIS TIPS

By USPTA/PTR Master Professional Fernando Velasco
Owner, Manager and Director of Tennis
Grey Rock Tennis Club, Austin, TX



HOW TO EXECUTE THE FOREHAND VOLLEY

In previous newsletters, I offered tips on how to hit a forehand groundstroke, a two-handed backhand and a one-handed backhand. In this issue, I will give you instructions on how to execute a forehand volley for a right hander. This stroke is used whenever the player is forced to hit a ball in the air. In these pictures Grey Rock Tennis Club player, Camille Palafox, demonstrates the proper form and technique. Photos by her husband Charlie Palafox.

Step 1: Ready Position: The body is facing the net. The right hand is holding the end of the racket in a forehand grip position and the left hand is next to the right hand. The left hand is holding the racket slightly tighter than the right hand. Feet are a shoulder width apart and the body is in equal balance. For beginners it is okay to use the forehand and backhand grips for the forehand and backhand volleys. As the player gets stronger and the balls come at a faster speed, it will be best to use the continental grip for both volleys.

Step 2: Back Swing: Since the volley is usually executed when a player

is close to the net and there is very little time to react to the incoming ball, the back swing is very short. The right arm should take a short turn and the head of the racket should align to the flight of the ball. The right wrist should be “cocked” back slightly and the head of the racket should be above the wrist. Eyes are still focused on the incoming ball. Here I am helping Camille to feel the hand on the racket to tilt back and still keep the head of the racket above her wrist.

Step 3: Point of Contact: The right foot is now taking a step forward and the racket is making contact with the ball. It is important to keep the left shoulder closed and not rotate the right hip too early. Flexing the right knee will allow more flexibility to find the proper point of contact and give power to the ball.

Step 4: Follow Through: Once the racket has made contact with the ball, the follow through is very short to allow the player to immediately get back to the ready position. The left arm should be close to the body.

Look for in the next Newsletter: The Two-Handed Backhand Volley

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

ADVERTISE
Your Business Here
Call 512.263.9181
for details

www.peelinc.com

Kids' Club

Attention KIDS: Send Us Your Masterpiece!

Color the drawing below and mail the

finished artwork to us at:

Peel, Inc. - Kids Club

308 Meadowlark St

Lakeway, TX 78734-4717

We will select the top few and post their artwork
on our Facebook Page - [Facebook.com/PeelInc](https://www.facebook.com/PeelInc).

DUE: December 31st

Be sure to include the following
so we can let you know!

Name: _____

(first name, last initial)

Age: _____



CC

NOT AVAILABLE ONLINE

BUSINESS CLASSIFIED

ADVANCED BODYWORK FOR PEAK PERFORMANCE Specializing in sports, rehabilitative, Thai, pregnancy, geriatric and deeply-restorative massage modalities. 20 yrs of experience brought to your home, office, school or event venue. Tamara Kruse, MS, LMT (480) 650-0853

MARIANNE'S CLEANING SERVICE: Serving S.W. Austin for over 20 years. Bi-weekly, monthly, one time, move in/move out cleans welcome. Honest, dependable with excellent references. Isn't it nice to come home to a clean house? Call 512-653-5955 or email at maryspicandspan@yahoo.com. Free estimates.

PERSONAL OR SMALL GROUPS – FITNESS PILATES INSTRUCTOR Circle C resident with home studio. Experienced, certified fitness instructor: Pilates, Yoga/ Pilates Fusion Programs. Take charge of your body/mind to feel & look healthy, energized & beautiful. Contact: mariamatpilates@yahoo.com, call (408)888-6661, visit <http://mariamatpilates.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

No one does more to get you TOP DOLLAR for your home

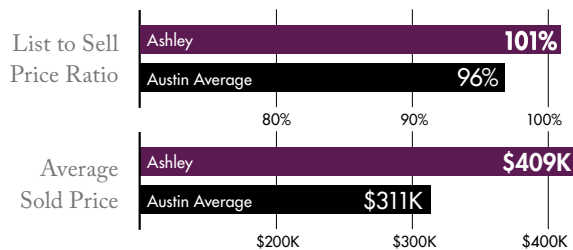
Ashley is a **PROVEN CIRCLE C RANCH SPECIALIST** with a **POWERFUL STRATEGY**

Ashley Stucki puts each client at the center of their transaction. She has the systems and specialized support in place to ensure an efficient, successful, and stress-free transaction:

- + Constant communication directly with Ashley
- + Complimentary home staging, HDR images and 360° virtual tour
- + Flexible commissions
- + Extensive experience and record results
- + Customized and proven seller and buyer plans to provide a seamless transaction
- + Brilliant marketing materials showcasing your property
- + Exceptional negotiation skills for defending your equity
- + Unrivaled internet marketing providing extensive exposure for your property
- + Honest, trustworthy, with a keen awareness of your needs and goals
- + Customized, out-of-the box marketing
- + Ashley knows the market and how to get you the highest price and best terms
- + Fifteen times more productive than the average agent
- + A promise to always put your needs first

HOW ASHLEY COMPARES TO THE COMPETITION*

Ashley's listings sell 5 weeks faster and her clients average 5% more on their home sale.



*Based on 2014 residential home sales through Austin Board of REALTORS®.

ASHLEY'S HOMES SELL FASTER

Ashley does more to get you top dollar for your house. Don't settle for less.

6
Days

Average Days on Market

Ashley

45
Days

Austin Average



HOW MUCH IS YOUR HOME WORTH?

Get an instant estimate of your home's value based on current listings in your neighborhood.

① VISIT ASHLEYHOMEVALUATION.COM

② FILL OUT THE FORM

③ SEE YOUR ESTIMATED HOME VALUE INSTANTLY



ASHLEY STUCKI REALTOR®, CHLMS, CIPS, CRS
ashley@ashleystucki.com www.ashleystucki.com
C 512.217.6103 F 512.637.0996

Austin Business Journal Top 3 Producing Agent 2014 – 2015
Texas Monthly Five Star Agent 2013 – 2015
Austin's Platinum Top 50 Award Winner 2015
AIOPREP Top 10 Agent for Client Satisfaction in Texas 2015





PEEL, INC.

308 Meadowlark St. South
Lakeway, TX 78734

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

CC



BBB® serving Central, Coastal, Southwest Texas and the Permian Basin



2015 BBB Torch Award

Trust • Performance • Integrity

Winner

Bob & Melinda McKenna

AustinRealEstatePartners.com | 512.288.8088

TRUSTED. LOCAL.

Circle C Ranch by Neighborhood	6 Months Sold History (05/2015 - 10/2015)						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	39	2,844	\$ 147	\$ 419	1994	24	7	13
North	14	1,980	\$ 176	\$ 348	1996	21	4	1
On The Park	6	3,337	\$ 152	\$ 508	1996	58	1	0
Wildflower	17	2,151	\$ 166	\$ 357	2000	26	1	4
Park West	5	2,371	\$ 169	\$ 401	2002	55	2	0
Vintage Place	5	3,338	\$ 143	\$ 477	2000	21	1	2
Hielscher	19	2,972	\$ 162	\$ 481	2003	21	2	2
West	20	3,430	\$ 146	\$ 501	2005	45	1	1
Park Place	9	2,457	\$ 169	\$ 416	2005	12	0	0
Muirfield	5	4,001	\$ 160	\$ 640	2006	69	3	1
Enclave 1&2	3	2,588	\$ 164	\$ 425	2007	30	0	1
Lacrosse	7	2,849	\$ 152	\$ 433	2007	40	0	0
Alta Mira	17	3,093	\$ 150	\$ 464	2008	22	0	2
Fairway Estates	4	4,304	\$ 160	\$ 688	2010	140	2	0
Enclave Estates	1	3,397	\$ 156	\$ 530	2010	12	1	0
Avana & Cornerstone	32	2,820	\$ 177	\$ 498	2014	135	17	17
Barstow Village & Court	n/a	n/a	n/a	n/a	n/a	n/a	0	1
Greyrock Ridge	11	2,609	\$ 165	\$ 430	2015	110	14	2
Grand Total	214	2,854	\$ 160	\$ 456	2004	51	56	47
% Change Mo / Mo	0%	0%	0%	-1%	0%	4%	-8%	-15%
% Change Yr / Yr	18%	-4%	5%	0%	0%	68%	-11%	104%

Market Report data was obtained from the Austin-Multiple Listing Service (MLS) on 11/03/2015. 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.

We've got a new look
and a new location
but the same
**Award
Winning
Representation!**

**901 S Mo Pac
Plaza 1
Suite 300
Austin, TX
78746**