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Austin's Platinum Top 50 Award Winner 2015 – 2016
AIOREP Top 10 Agent for Client Satisfaction in Texas 2015

*Based on 2012-2016 AROR data.
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 Aña 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 Crose (Streetman) Plateau Property Management ...... Rosalyn Peterson, 512-441-1041
Fairways Estates

CIRCLE C GATED COMMUNITIES
Enclave off Spruce Canyon (KB) Spectrum Management ........................................ 512-834-3900
Enclave off La Crose (Streetman) Plateau Property Management ...... Rosalyn Peterson, 512-441-1041
Fairways Estates

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

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HOA News

ANNOUNCEMENTS | WHAT'S HAPPENING

IMPORTANT UPCOMING DATES
• Monday September 5th – CCHOA Office Closed For Labor Day
• Monday September 5th – City of Austin Bulk Pick Up Begins
• Friday September 9th – Food Trailer Night
• Tuesday September 27th – CCHOA Board Meeting

HOA ASSESSMENT FEES ARE NOW LATE

The second HOA assessment fee of this year was due in August. If you have not yet paid your second yearly assessment fee please do so at your earliest convenience. Remaining current with these dues allows residents access to the neighborhood amenities like the pools and the Community Center.

If you did not receive an HOA assessment in the mail or cannot find your copy please contact the Financial Manager Terri Giles to receive another one.

Terri Giles
Financial Manager
Phone: 512-451-9901
E-Mail: tgiles@mgilescpa.com

You can pay your assessment by one of the following options:
• Mail your check to PO Box 163541, Austin, Texas 78716. Please do NOT postdate your check nor staple your invoice directly to your check but do include it in the envelope.
• Make your payment using Bill Pay through your financial institution
• Use the New “Online Payment” Option through the Circle C HOA website. If you are making your payment through the website please remember to list your property address in the note section.

Please remember the Financial Office is not located at the Circle C HOA office, and the CCHOA office is not bonded to accept payment nor can they provide information about account status. All financial questions should be directed to Terri at the financial office.

CITY OF AUSTIN BULK PICK UP

The City will begin conducting a bulk trash pickup in the neighborhood starting on Monday September 5th.

Bulk Items Include: Doors, carpet, furniture, appliances (remove doors), passenger car tires (remove rims, limit eight tires per household), lawn mowers (remove gas/oil), railroad ties (cut in half), pallets, rolled fencing, nail-free lumber

Bulk Item Collection Crews Cannot Collect: Brush, household trash, cardboard boxes, hazardous materials, mirrors, automotive chassis and bodies, motorcycles, trailers, boats and tires that are still mounted on rim, sheet glass and other construction and remodeling debris

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

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

These piles will be collected by different trucks so please keep in mind they may be collected at different times throughout the week. Visit the City of Austin's website for more information: www.austintexas.gov/department/residential-bulk0collection

CONSTRUCTION IS COMING!

You may have seen some new work beginning our neighborhood. Construction work has begun in zip codes 78739 and 78749. Google Fiber is building a brand-new fiber-optic network. Construction for Google Fiber started in Park Place off of Beckett Lane and is continuing throughout Circle C. All owners affected should have or will receive door hangers at least 48 hours prior to construction. Blast emails from the HOA will be sent out to all residents who have registered for the HOA website at www.circlecranch.info as (Continued on Page 5)
information becomes available. Here are a few helpful resources to keep handy while construction is happening:

– Crews will mark important construction zones with spray paint and flags. Please try not to move these, if at all possible.

– There are a variety of factors that could impact how long the construction process will take, from weather to permitting to the location of existing utilities.

– If you run into any issues during construction, Google Fiber wants to hear from you. You can give them a call at 866-777-7550 (24 hours a day, 7 days a week). This line has been specifically set-up to answer residents’ questions about construction

– To learn more please visit https://fiber.google.com/cities/austin/support/

Are you looking for more information about Google Fiber and would like to talk to the Google reps face to face? The Google reps will be at the September 9th Food Trailer event to talk with residents. Watch your email for additional information as it becomes available.

If a construction issue arises that you aren’t able to resolve, please call the HOA office and we will make sure to pass on the information.

MAILBOX REPLACEMENT PROJECT

The Circle C HOA board has approved to complete the remaining phases of the mailbox replacement project in 2016. The locations that will be receiving new mailboxes are Circle C North (East side), South Bay and the Main Mail Center at the Swim Center Plaza.

The mailboxes have been ordered and the installation will take place in October. The USPS will be putting notices in every resident’s box that will be affected with the exact date. Circle C North (East side) and South Bay replacements will only require the mail delivery service to be interrupted for 3 days. The Main Mail center mail delivery will be interrupted for approximately a week due to new concrete having to be poured for a more secure installation. During these interruptions the affected resident’s mail will be held at the Oak Hill Post Office (6104 Old Fredericksburg Road).

Information will be forthcoming regarding new keys which will be distributed from the Oak Hill Post Office. All residents will be required to visit the Oak Hill Post Office to receive their new keys; the date that you can pick up your new keys will be included in the notice you should receive from the USPS.

The CCHOA will also send out this information via blast emails and will post signs at these locations. If you have any questions, please contact the HOA office at 512-288-8663 or via email at info@circlecranch.info.

Scoop the Poop!

We have received recent reports of residents that are not picking up after their dogs. Please do your part as a responsible pet owner and also as a Circle C resident by picking up after your dog. It is not only the responsible thing to do but also the sanitary thing to do.

Join us for open house and small group tours!

For more information visit www.sasaustin.org or call 512.299.9802 for grades K–8 or 512.299.9720 for grades 9–12.
Lower/Middle School: 1112 W. 31st St.
Upper School: 5901 Southwest Pkwy.
Facebook: facebook/sasaustin.org

St. Andrew’s Episcopal School K-12
If you are thinking about re-sodding your yard this fall, the King Ranch Turfgrass website is a great resource to use. They have a comprehensive “how-to” guide that we have included below along with a great section of FAQ's to get you started with your project. There may be other turf installation companies that provide detailed information as well.

In general, the best types of grasses for our Central Texas are Buffalo, Zoysia (which is found in many of the commons areas throughout Circle C), Bermuda and St. Augustine. There is a handy turfgrass selector available online to help you narrow down the best choice specific to your yard. You can find all of this information by visiting: http://www.kingranchturfgrass.com/.

**KING RANCH TURFGRASS SOD INSTALLATION GUIDE**

**Preparation - Prepare the area**

If at all possible, install a permanent underground irrigation system and check the water application is uniform. Most sod failures are due to improper coverage of irrigation. Eliminate draining problems by having soil slope away from foundation, etc. Rake and smooth the soil and remove rocks and roots prior to laying sod.

Water the prepared area and provide a moist base for the sod.

**Turf Installation - Laying the Sod**

Install your sod immediately upon delivery. Sod should be laid within 24 hours of delivery. Begin watering the sod within 30 minutes of installation. Don't wait to water the sod until you are finished with the entire project. Sod requires contact with the soil and moisture to survive.

- Handle sod carefully to avoid breakage.
- Fit sod pieces together snugly, with ends touching.
- When needed, trim sod with a sharp knife.
- Water as you go. Thoroughly water the sod.
- An application of fertilizer 6 weeks after laying sod is recommended. Sod comes fully fertilized. New roots need to grow into soil. Fertilizer can burn the new roots and prevent the sod from rooting in.
- Begin mowing sod when roots are established. Root establishment takes approximately 2 weeks. Stay off of your sod for at least 14 days. Control pets. Urine spots and foot printing on new sod can cause permanent damage.

**Watering - How much, how often?**

Proper watering is essential to the establishment of your new sod.

- Check your local requirements regarding watering regulations.
- During the first week, keep the sod and soil beneath thoroughly moist.
- Frequency and length of waterings will depend on how warm, how windy and how rapidly the lawn dries out following each watering. The goal during the first week is to keep the sod and soil beneath moist all the time. A general guide, water twice a day during the first week.
- Watering times should be 15 to 20 minutes (3/4”-1”) per watering. These numbers may need to be increased during very hot weather.
- If water starts to collect, or if local weather conditions provide rain, cut back a bit on the watering time.
- Reduce watering during the second week, gradually allowing the soil to firm up.
- After 3 weeks, your sod should be established.
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Enter to Win 4 tickets to Schlitterbahn Water Park!

Simply call our office, give the names of the nearest cross streets where our office is located, and you will be entered into the drawing!

Deadline for ENTRY: September 20th
Summer is Over!

The summer is over! A big thanks to all the Aquatic staff for keeping everyone safe this year and a big thanks to all the residents who came and swam with us at the pool! With the cooler weather rolling in we wanted to remind everyone that we still have some programs available at the pool. The Masters Program practices 5 times a week, private lessons are still available and the select swim team is diving into the 2016-2017 year! Please contact Amanda at coordinator@ccswim.net for more information.

Find Us ONLINE!

Learn more about Circle C Aquatics and their available programs at our website www.circlecranch.info or follow Circle C Aquatics on Facebook!

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We look forward to helping you create your perfect home!

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

At the Southwest YMCA, you, your friends and 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!
Hey Circle C! What a difference 2 months makes. In March, April and May we were seeing record sales, few days on market and high price’s per foot. Today, there are still a lot of buyers out there, but they have become a little more wary of paying tip-top dollar unless the home is absolutely perfect for them. Much of the inventory is priced so high that it is starting to sit for awhile. We now have 56 active homes on the Circle C market as opposed to 40 last year at this time. Typically, the market picks up during the fall and we are strong through the Christmas holidays as homes sell year-round in Circle C. Seeing homes go up in value/price 1%+/- per month since last year has made some buyers wary as to when it will stop appreciating. No one wants to buy super-high and then be without a seat when the market declines. Buyers are doing their homework a little more thoroughly now and are not afraid to walk away from homes if there is anything not right with the property or if the seller pushes back on repairs. The next 2 months are critical to see how the fall and winter will shape up. On the next page is a snapshot of the current activity of John Squires and the Squires Team. You may call me anytime, 7 days per week or text for an immediate response at (512) 970-1970. This is my personal sell phone and the only number you will ever have to call for all of your real estate needs. You will never be handed off to an assistant as many real estate teams practice. Each and every client is handled with direct communication with me during the entire listing or home sale (buyer) transaction. My clients may call and/or text me 7 days/nights per week until 11:00 p.m. Yes, you can call me later if you really, really want to.
Below are homes John Squires is bringing to market or has sold in the last week. Call him for any info on homes coming to market.

**7200 Lapin Cove**  
John’s listing “Coming Soon!”  
Unbelievable resort-style diving pool, Mercedes model home floorplan, all backing to greenbelt on 1/3rd acre +/- cul de sac lot! Low $600,000’s

**11012 Maclin**  
John’s listing “Coming Soon!”  
Stunning Augusta plan w/4 beds, 3.5 baths, game room and gorgeous upgrades. Private back yard with huge porch + 3 car garage. $525,000.

**6504 Magenta Lane**  
John’s listing “Just Sold!!”  
Stunning Plantation home on secluded cul de sac backing to permanent greenbelt! $529,000.

**9600 Prescott**  
John’s listing “Coming Soon!”  
Gleaming hard wood floors in this Vintage Place classic. Huge back yard and quick walk to shopping and restaurants. $489,000.

**5504 Van Winkle**  
John’s listing “Just Sold!!”  
Gorgeous John Lloyd custom home “On The Park” with inground pool, barrel tile roof, 1/3rd acre +/- yard and the end of a secluded cul-de-sac. Hard wood floors throughout and 17 foot ceilings with recessed lighting. Listed at $599,000.

**11223 Tracton Lane**  
John’s listing “Coming Soon!”  
David Weekley 5 BIG bedrooms, 4 FULL baths on a quiet secluded street in CC West. Totally renovated with new paint, carpet, lights, hardware and more. Incredible floor plan with 2 beds and baths downstairs. $475,000.

**1117 Bexley Lane**  
John’s listing “Coming Soon!”  
Jaw-dropper Highland home Iris floorplan with Brazilian cherry hardwood floors, custom kitchen with level 4 granite, remodeled baths, High ceilings, surround sound and more! Relax on your Ipe’ wood deck. Luxury home at $475,000. Hurry!

**5310 Austral Loop**  
John’s listing “Just Sold!”  
Big Pulte home on approx. 1/2 acre lot with in-ground pool. 2 hot tubs, a Tiki bar and HUGE hard wood trees. Sold with multiple offers over the $529,000 list.

Call me directly at (512) 970-1970 for an easy, no obligation appointment to list your house for sale or be professionally represented in the purchase of any real estate in Texas. Thanks!

John Squires

Visit Marcia at her open houses every weekend or call to see any home at (512) 970-0830.
SEPTEMBER 10TH-24TH, NATIVE PLANT
GARDENING CERTIFICATE SERIES (ADULT CLASS)
Looking for a new approach to gardening in these times of
drought? The Native Plant Gardening certificate series is your
one-stop shop for planning and installing a beautiful landscape
that makes native plants work for you. Learn from the experts how
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yard, plan for successful installation of both plant and hard-scape
materials, properly maintain your landscape, and how to deal with
unwanted pests through integrated pest management methods.
This series of six classes takes you through all the steps needed to
create a native and hardy landscape that is easier to maintain and
gorgeous at the same time. The Lady Bird Johnson Wildflower
Center gardens will inspire new ideas and appreciation for native
plants. For more information and registration, visit: https://shop.
extendedcampus.utexas.edu/search/publicCourseSearchDetails.
do?method=load&courseld=191507

SEPTEMBER 18TH,
AUSTIN MUSEUM DAY (ALL AGES)
Join us for activities all over the Center, from family fun in the
Luci and Ian Family Garden to a fall-blooming flowers garden tour.
Meet featured artist Laurel Daniel and view her nature paintings.
Enjoy story time and a book signing in the Store and story time in
the outdoor classroom. We'll have seed-planting demonstrations and
tours throughout the day, and indoor presentations, including how
to coexist with coyotes! Sunday September 18th, 9:00 a.m. – 5:00
p.m. Free admission.
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- Enroll and receive free paperless eStatements.

FirstStar Rewards Checking

2.50% APY*

on balances up to $15,000 when qualifications are met

Plus ATM fee refunds nationwide.**

*Annual Percentage Yield (APY) accurate as of May 10, 2016. A minimum deposit of $25.00 to open account. Rate tiers are as follows: Reward Rates 2.50% APY applies to balances of $0.01 - $15,000 and 0.50% APY paid on balances over $15,000 as long as qualifications are met each monthly qualification cycle. Base Rate 0.50% APY will be earned on all balances if qualifications are not met. All balances will earn 0.50% APY to 2.50% APY as long as qualifications are met. Rates may change after the account is opened. Fees may reduce earnings.

**ATM fee refunds are awarded on next statement cycle after qualifications are met.

FirstStar Rewards Savings

1.05% APY*

on balances up to $50,000 when qualifications are met

*Annual Percentage Yield (APY) accurate as of May 10, 2016. A minimum of $25.00 to open account. Rate tiers are as follows: Reward Rates 1.05% APY applies to balances of $0.01-$50,000 and 0.50% APY will be paid on balances over $50,000 as long as qualifications are met each monthly qualification cycle. Base Rate 0.50% APY will be earned on balances if qualifications are not met. All Balances will earn 0.50% APY to 1.05% 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.

Austin Banking Center
319 West Slaughter Lane
Austin, TX 78748
www.firstlockhart.com

Member FDIC
Around Circle C

IN THE YARD

Submitted by Jackie Rollins
September 2016

Picture Park West residents Pam and Wayne Gonzalez enjoying their lushly landscaped courtyard and stepping stone pathway leading to a plant-filled backyard with birds and scenic views of the greenbelt. Wouldn’t you?

Cover Photo

This month’s cover photo was submitted by Jill Guihurt.

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UNDER CONTRACT IN 7 DAYS!

6608 Hillside Terrace Dr. located in Circle C Ranch, Beautifully remodeled kitchen, Open/flowing floor plan, Skylight in the formal dining, Built in 1999, boasting 2,130 square feet, 4 beds, 42 baths, 1 living and 2 dining offered at $375,000.
On Saturday August 13th, 2016 the Circle C Metro Park entrance drive was named to honor fallen police officer Donald E. Carpenter. In an article published in the Austin American Statesman, “About 70 people, including current and retired police officers and Carpenter’s friends and family, attended the event hosted by Council Member Ellen Troxclair, the Austin Police Department and the Austin Parks and Recreation Department.” Thanks to the efforts of Circle C neighbor Jimmy Brown, the sacrifices of Officer Donald E. Carpenter will not be forgotten.

The full article can be found at: www.statesman.com/news/austin-road-named-after-police-officer-killed-in-1/nsFf7/
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Business classifieds

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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.

VIOLIN LESSONS FOR ALL AGES!: From Twinkle Twinkle to Bach and Beethoven. Lessons are personal, professional, and organized with effective practice techniques, goal setting and positive encouragement. Visit www.blacknerviolin.com or call Rebekah Blackner at (801)641-3851.

PERSONAL-ADMINISTRATIVE-DOMESTIC ASSISTANT: Resident in Circle C. Experienced homemaker, light cleaning & housekeeping, office procedures, organizing, shopping, coordinating services. Prefer MWF (10 - 20 hrs/week) For Menu of Services, Profile, Resume & References contact: assist.services@yahoo.com or lv. message at (970) 231-4443.

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.
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**How does it work?**

Let's say you have a design you would like for a one-off custom shirt. We take your idea and design it for you. Once you approve the design we make it available in our store for you to purchase.

**Who do we work with?**

We work with individuals as well as partner with organizations and businesses. Some of our partners are CrossFit boxes. We relieve the box owners of the hassle of mass shirt orders by creating their very own store within W4 Apparel. This allows their members to visit our site and order their shirts directly. We create custom designs at their request and even toss in a few of our own. We offer the same service for non-profits, businesses, and organizations of all kinds.

Visit us online and view our Partners to see who we are currently working with.

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Quiet Cul-de-sac
6303 Ames Court PENDING

Walk to Kiker
10928 Bexley Lane PENDING

Single Story!
6608 Hillside Terrace PENDING

Walk to Clayton

Gated Community
6311 Tasajillo Trail JUST SOLD

Salt Water Pool
7209 Magenta Lane JUST SOLD

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