

VOLUME 13, NUMBER 10

OCTOBER 2016

CIRCLE C

Community Newsletter

OFFICIAL NEWSLETTER OF THE CIRCLE C RANCH HOA



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*Based on 2015 ABOR data

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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
Goodwin Management..... Marilyn Childress 512-502-7509
Muirfield
Real Manage..... Tom Ellis, 866-473-2573

BOARD OF DIRECTORS

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Jason Bram, Steve Urban, & Russ Hodes – Board Members
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 | WHAT'S HAPPENING

IMPORTANT UPCOMING DATES

- Thursday October 6th – Happy Hour w/ Google Fiber
- Friday October 14th – Food Trailer Night
- Tuesday October 25th – CCHOA Board Meeting
- Monday October 31st – Halloween

SAVE THE DATE!

- Saturday December 3rd – Children's Holiday Party (10am-1pm)
- Friday December 9th – Adult Holiday Party & Casino Night (7pm-10pm)



FALL IS UPON US!

There are sure to be a few who have noticed and enjoyed the slightly cooler air and crisp but brief, breezes. With the season changing, the sun setting sooner, and kiddos back at school there are a few things changing around the community!

- The Swim Center is now operating on fall but will switch over to winter hours mid-month. See Aquatics News on page 8 for detailed hours. The Avaña and Community Center pools are closed for the season.
- Food Trailer Night in September was delicious and fun as always! The event also ended at 8:00pm instead of 8:30pm to adjust with the sun setting sooner. The Food Trailer events moving forward will reflect this schedule until further notice. Please remember that glass is not permitted at this event! Also, a reminder that bikes, scooters, skateboards must be walked, not ridden, in the parking lot!
- Halloween is on Monday the 31st! We want to wish all our neighbors a fun, sweet, and safe Halloween this year.
- Daylight Savings Time ends on Sunday November 6th and we will "fall back" an hour at 2:00 a.m. that morning.
- Reminder! December holiday lights and décor should not be displayed before the week of Thanksgiving, Thursday November 24th.



GOOGLE FIBER CONSTRUCTION IS HERE!

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 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/>

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

(Continued on Page 5)

(Continued from Page 4)

October. The USPS will be putting notices in every affected resident's mailbox that will state when the installation is to begin. Circle C North (East side) and South Bay replacements will only require mail delivery to be interrupted for 3 days. The Main Mail center mail delivery will be interrupted for approximately one week due to new concrete having to be poured for a more secure installation. During these interruptions the affected resident's mail will be available for pick-up at the Oak Hill Post Office (6104 Old Fredericksburg Road).

Information will be forthcoming regarding new mailbox keys which will be issued at the Oak Hill Post Office; all affected residents will be required to pick up their keys from this post office. The notice you receive prior to installation should include a pick up date for your section.

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.

TREE STAKES

The HOA has noticed many properties with tree stakes still installed when they are no longer necessary, especially in the newly constructed subdivisions. All tree stakes and supporting wires and cables should be removed 6-12 months, or one growing season, after trees are planted. Left in place any longer, these can damage the tree trunk and limbs, weaken the establishment of the root system, and are unattractive in the appearance of your home.



SATELLITE DISHES

The HOA has seen many satellite dish installations that do not adhere to the Architectural Control Committee guidelines. Satellite dish installations are required to go through the ACC review process. Guidelines and the review form can be found on our website, www.circlecranch.info. Dishes should be located to the rear of the residence without precluding reception. If that is not possible, correspondence should be submitted from the provider stating the need for alternate location.

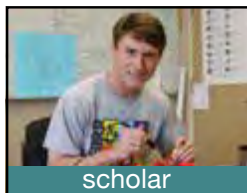
STEVE'S PLUMBING REPAIR

Master License: M-39722

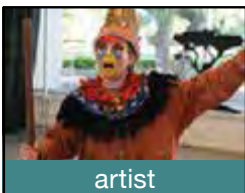
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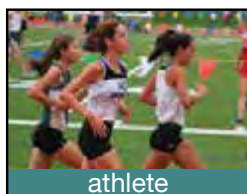
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ST. ANDREW'S
EPISCOPAL SCHOOL K-12

Fall Fertilization & Trimming Tips

Submitted by Circle C Landscape

This summer was quite unusual for Central Texas! August saw record breaking rainfall and became the fifth wettest August on record for the Austin area. September brought back a warm & dry spell for several weeks and we are now shifting into our fall weather pattern as temps begin cooling back down. Here are a few yard care tips as we transition seasons once again.

Fall Fertilization

- Fall turf fertilization is recommended near the end of the growing season (as we finally cool down and head toward winter). This allows the turf to have some early food for Spring to get good growth going.
- Use organic fertilizers which are naturally slow release and low in phosphorous.
- Don't over-do it! Measure lawn size vs property size when calculating how much fertilizer to use. Also look at whether you are fertilizing high or low traffic areas to choose the best application rate.
- Avoid use of herbicides to kill weeds, especially when fertilizing. The best method here is to pull by hand!
- Sweep any fertilizer off of hard surfaces, walkways or roads back onto your lawn to avoid runoff. Water it in gently & never fertilize just before a rain!

Trimming

- October & November is a good time to trim trees & shrubs, once they are done flowering for the season but before the leaves begin to fall. Prune out any dead areas to make room for spring growth.
- Apply a fresh layer of mulch to bare areas of soil
- Fall is a good time to plant perennials, shrubs or other ground cover before the weather gets too cool.
- Now is also the time to plant your wildflower seeds for next spring!

We are heading into fall in really great shape overall when it comes to our lawns & gardens this year. A quick drive through Circle C will tell you that everything is really thriving and with just a little maintenance, we should have a smooth transition into winter and be in a great position for a beautiful springtime!

Resources:

<http://www.austintexas.gov/departments/grow-green>

<http://www.naturalgardeneraustin.com/this-month-s-to-do-lists/>

<http://agriflifeextension.tamu.edu/>



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on balances up to \$15,000 when qualifications are met
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*Annual Percentage Yield (APY) accurate as of May 19, 2016. A minimum deposit of \$50.00 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 0.06% APY will be earned on all balances if qualifications are not met. All balances will earn 0.76% APY to 2.30% 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 19, 2016. A minimum of \$50.00 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 0.06% APY will be earned on balances if qualifications are not met. All balances will earn 0.32% 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.

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Pool Hours

Present - October 16th

Swim Center

5919 La Crosse Avenue

Monday-Friday

6:00am-10:00am (Lap Swim Only)
3:30pm-8:00pm

Saturday

7:00am-10:00am (Lap Swim Only)
10:00am-6:00pm

Sunday

10:00am-6:00pm

**VISIT THE CIRCLE C AQUATICS HOMEPAGE AT
WWW.CCSWIM.NET
FOR MORE INFORMATION**

Attention Residents!

On Monday October 17th, 2016 the Swim Center Pool will begin operating on its Winter Schedule. This means that the pool will only be open for lap swimming; recreational areas will not be accessible.

Monday-Friday

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

Saturday

8:00am-11:00am

Sunday

Closed

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- C.L., Austin, TX

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SWIM LESSONS

Circle C Aquatics offers private and semi-private swim lessons year round. We have basic instructors and a premium instructor available during the week and on weekends! Please email Amanda at coordinator@ccswim.net for more information.

CIRCLE C SELECT SWIM TEAM

The Circle C Select Swim Team is almost at capacity! We still have some spots open so schedule a try out today and come join our team before we fill up! Schedule a tryout with the front desk by calling 512-288-6057 or emailing customerservice@ccswim.net.



Let Circle C Aquatics Help You Get in Shape!

Do you need a better alternative for exercising this fall? Circle C Aquatics can help! We offer many aquatic programs that can help you get in shape, from the Master's adult program to one on one private lessons for everyone in the family. Did you know that an hour of vigorous swimming will burn up to 650 calories? It burns off more calories than walking or biking!

Come meet Coach Erin and swim in a Master's swimming practice for FREE! Masters meets Mon/Wed/Fri 6-7am and Tues/Thurs 7:30-8:30am.

Private lessons are offered in the mornings and afternoons. Contact Amanda at coordinator@ccswim.net for more information.



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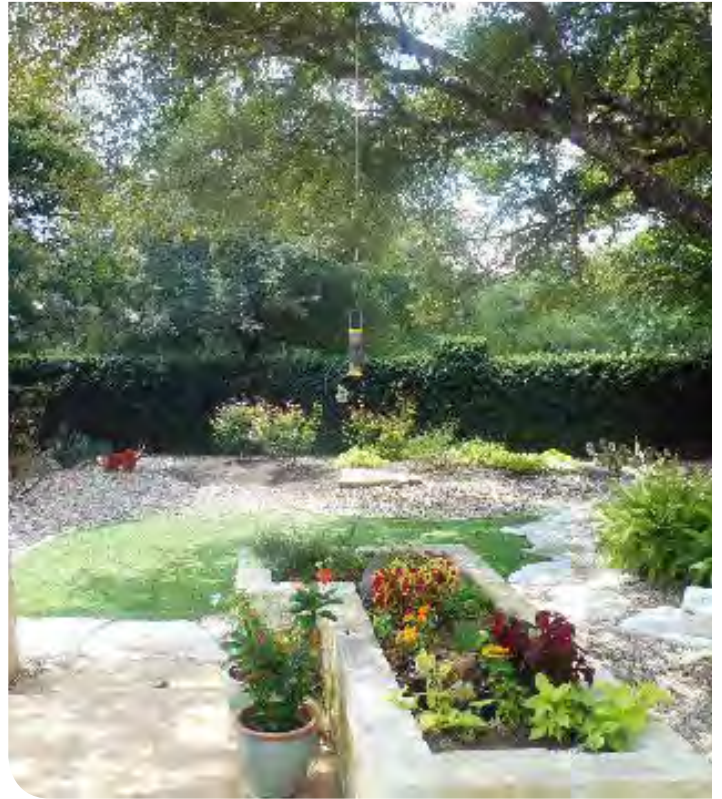
Around Circle C

IN THE YARD

OCTOBER 2016

Submitted by Jackie Rollins

Park West resident Sharon Lindemann enjoys relaxing in her low maintenance and beautiful back yard.



Cover Photo

This month's cover photo
was taken by resident Jill
Hartfiel Guihurt.



"The #1 Circle C Ranch virtual tour real estate website originally designed in 1997 and still serving our Circle C residents today.

SquiresTeam.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!



Hey fellow Circle C Ranch residents! It's that time of year again when the summer selling season is winding down and it is time for the smaller families to come out to purchase their homes. DINKS (Double-income-no-kids) make up the majority of the home buyers, as they can shop for homes now without the competition of the larger families. The buyers we see coming through our multiple open houses each weekend may have 1 small child or they're pregnant and wish to close by the holidays. We also see some retirement-aged folks that visit our listings, as they are in town for the holidays. As we experienced last year, we are seeing a shift in the market where homes are coming down in price/value by 2, 3, 4% in some cases. It's just the normal market shift we generally see every year. This does not apply to all homes, as many homes still sell in less than a week and some still get multiple offers. Everything matters when selling in Circle C from the location, greenbelt, lot, floor plan, builder, age, school, masonry, upgrades, updates, etc., etc. and the buyers perceive the value of each property individually based on it's own merits. Again, there are some homes out there the market downturn does not have much of an affect on, such as 7200 Lapin Cove. It is one of my recent listings I placed under contract in 3 days. It is the Mercedes model home plan, highly upgraded, on a deep cul-de-sac, with an in-ground, 10 feet deep diving pool, on almost a 1/3rd acre backing to a permanent greenbelt. That is such a rare combination for Circle C, it sold very well. You will see it in the newsletter on the next pages. After this back-to-school lull, it should pick back up as it usually does and have a strong 4th quarter ending. Many people are holding tight to see what the elections may bring. After the dust settles, I'm sure everyone will adjust to the political climate like we have had to do in the past. You may call me at any time with any questions about the market. Thank you! John Squires

Call John Squires' "Sell" phone at (512) 970-1970.

#1 Agent in Circle C Ranch history with 497+/- homes **"SOLD!"** in Circle C Ranch alone and over 987 total home sales in the greater Austin area.

Austin Business Journal **"TOP 50"** agent 8 times. #10 agent in 2014. #19 in 2015.

FLEXIBLE COMMISSIONS!!

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 is relo-certified with all relocation firms and he is the #1 listings and buyers expert in Circle C Ranch. John Squires will professionally consult, stage, renovate, update, upgrade and landscape your home (if needed) to sell for the maximum price the market will bear at no additional fee ever! Call John Squires directly any time to speak with him or set an appointment. John works 7 days per week for your convenience and he answers his phone.

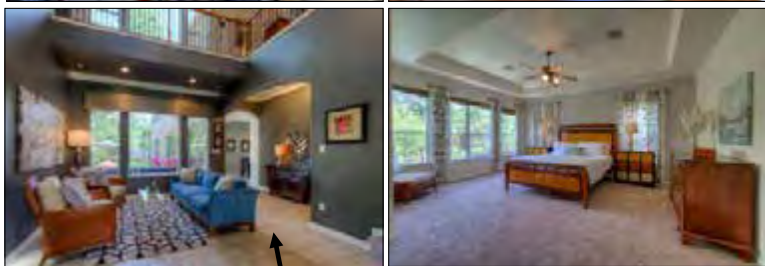
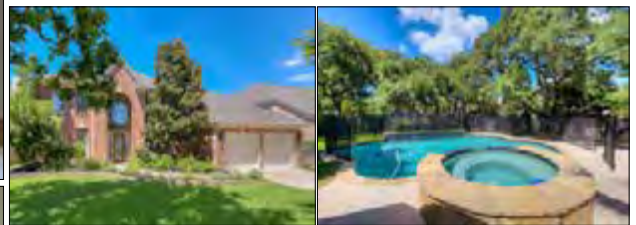


SquiresTeam.com

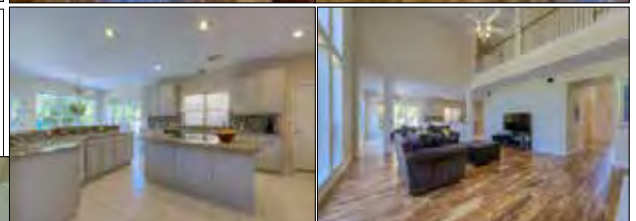
Below are homes John Squires is bringing to market or has put under contract in the last 3 weeks. Call him for any info on homes coming to market!



Call me directly at **(512) 970-1970** on my **"sell phone"** 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



7200 Lapin Cove-John's new listing "CONTRACT PENDING!" in 3 days Unbelievable resort-style diving pool, Mercedes model home floorplan, all backing to greenbelt on 1/3rd acre +/- deep cul de sac lot! Approx. 3,950 sq. ft. **\$599,900**. Yes, a 10' deep diving pool!



5209 Austral Loop "On the Park" John's new listing "JUST LISTED!" Stunning Executive Series home with over \$100,000. in recent renovations. New roof, granite counters in the kitchen and all bathrooms! Carrera marble in master bath with frameless shower and lighted tub! Pool has been re-done and new electronics installed. Acacia hardwood floors, new appliances, paint throughout, hardware, tile flooring, Italian glass backsplash. New fireplace surround, 2 hot water heaters, sprinklers. Completely re-landscaped with palm trees, magnolias, new grass, xeriscaping. Too much to list. **\$565,000**.

11012 Maelin John's new listing "CONTRACT PENDING!" 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**. Under contract with 2 offers in 1 week!



SquiresTeam.com



Call John Squires' "Sell" phone at (512) 970-1970.



11117 Bexley Lane **John's new listing "JUST LISTED!"** Jaw-dropper Highland home Iris floorplan with Brazilian cherry hardwood floors, custom cherry wood cabinetry kitchen with level 4 granite, over-sized island, stainless, commercial vent and Dacor range. All baths have been remodeled with new cabinets, hardware and granite. Fam. rm. has high ceilings, recessed lighting, surround sound and more! Relax on your Ipe' wood deck. The office features built-in Honduran mahogany cabinetry. BRAND NEW ROOF also! **\$475,000.**



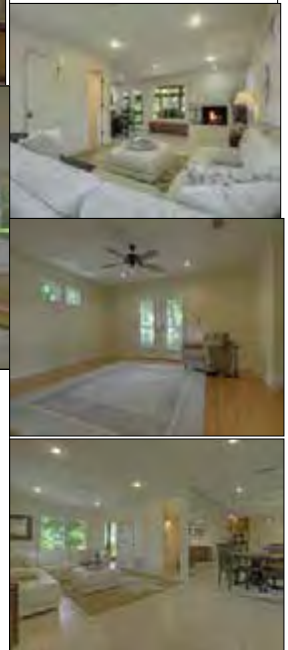
9600 Prescott **John's new listing "JUST LISTED!"** Gleaming hard wood floors in this Vintage Place classic. 4 or 5 bedrooms and 3 full baths. MASSIVE game room could be 5th bedroom. Stainless and granite kitchen with double ovens look over family room with big fireplace. The covered patio is perfect to look over the huge back yard. Quick walk to shopping and restaurants! **\$479,000.**



SquiresTeam.com



Call John Squires on his "sell" phone at **512 970-1970.**



4914 Timberline John's Move-Up Buyer "UNDER CONTRACT!"
 John got his client's Circle C Ranch home under contract with his move-up plan to allow them to purchase a home in Rollingwood that was not on the market yet. It is a stunning soft contemporary with a \$500,000 renovation, Ipe' deck, in-ground pool, hardwood floors, downtown and greenbelt views! Eanes schools for the kids. Knockout at **\$1,310,000.**



5714 Trelawney Lane John's New Listing "COMING SOON!" Stunning Newmark on private street close to Kiker and pool! Beautiful upgrades throughout. **\$439,900.!**



11223 Tracton Lane John's New Listing "COMING SOON!" 5 bedroom 4 full bath David Weekley on secluded cul-de-sac. 2 bedrooms and 2 baths down! **\$474,900.!**



Homecoming is October 21, 2016

Pre-order now thru October 14, 2016

Online orders @ www.silverstars.org

Pre-orders available for pick up: Oct 18-20

Refer questions to: silverstars_mums@yahoo.com

love 2016-2017
YOUR SCHOOL
 Oct. 17 - 28



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Tactical Fitness Austin FREE Self Defense Class

Circle C Resident Ron Grobman, of Tactical Fitness Austin, is offering a FREE Self Defense Class for kids and adults in November on Saturday the 5th. There will be 3 sessions; age groups will be divided.

10:00 AM to 10:30 AM

Children ages 4-6

10:45 AM to 11:30 AM

Children ages 7-11

11:45 AM to 12:45 PM

Adults (12 and up)

Visit <http://www.tacticalfitnessaustin.com/> to register.

Bethany Marketplace Craft Fair

Saturday, November 12

9am to 4pm

Fundraiser for Mission Grants

Free admission and parking

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How to Register?

Visit **hope4minds.org** and go to **Events** to participate in the opportunity of a *lifetime* and make a difference in a *life* just by running.

News You Can Use

FINDING BALANCE ONE ROOM AT A TIME

Taking a Systematic Approach To De-Cluttering & Organizing Your Home This Fall

Now that the kids are back in school and the hotter days of summer are over, it is a good time to focus on your home. While it may seem like a daunting task, an easy place to start is fall cleaning, the counterpart to spring cleaning. This includes both de-cluttering & organizing.

De-cluttering-Before you begin, have the right mindset and tools in place. I always find it helpful to have 5 labeled containers ready to go. The labels should read 1) Use 2) Store 3) Donate 4) Sell and 5) Trash. As you move from room to room or closet to closet think about the cooler temperatures and pull out those items that will come in handy like winter clothing and bed linens. Also, you might want to take out spring and summer colors in your décor and place those things in your “store” bin. The benefit to taking this systematic approach is that it can be much easier to make decisions on items when you only have the 5 choices right in front of you as well as a place to put items rather than on the floor in several piles. Using the right types of containers is also helpful-plastic bins for use and

store, cardboard boxes for donate and sell and trash bags for trash. That way, no more thought goes into how it gets to the right place, it's all ready to go.

Organizing-After cleaning out unnecessary items, it's time to organize the things you want to keep. I love to containerize my things. What containers you use depend on what it is for; jewelry, make-up, seasonal clothes, purses, books, magazines, toys, etc. All types are available at a variety of stores. The key is to determine what you want to place in bins and make a list of what size, shape and material you need before you head out to shop for the containers. A place for everything and everything in its place is a smart motto.

From here, you will have a clean slate and can create a warm and inviting home this fall for you to enjoy with family and friends and be ready for all of the upcoming holidays.

Article by Rita Lopez, business owner and creative designer. If you would like more home organization and/or design tips, please contact rita@tarragonadesigns.com

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Directions to Rocky Creek:
West on Hwy. 71, left on Hamilton Pool Rd
Drees model located at 17005 Rush Pea Circle

In Every Issue

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6604 Oasis Drive



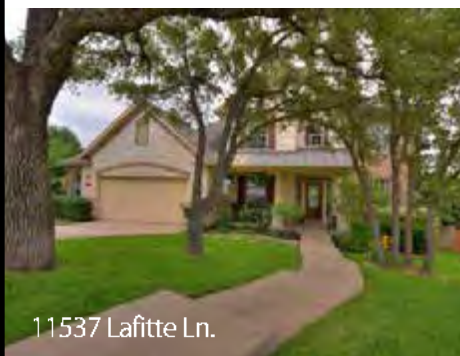
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