

VOLUME 14, NUMBER 2

FEBRUARY 2017

CIRCLE C

Community Newsletter

OFFICIAL NEWSLETTER OF THE CIRCLE C RANCH HOA



DON'T MISS OUT! THERE'S STILL TIME TO BEAT THE RUSH – SELL NOW!

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Texas Monthly Five Star Agent 2013 – 2016

Austin Business Journal Top 3 Producing Agent 2014 – 2015

AIOREP Top 10 Agent for Client Satisfaction in Texas 2015

CIRCLE C HOMES SOLD

ASHLEY AUSTIN HOMES



AVERAGE AGENT IN CIRCLE C



ASHLEY AUSTIN
HOMES

**Based on 2016 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

Kim Ackermann – President
Natalie Placer McClure – Vice President
Russ Hodes – Treasurer
James Moseley – Secretary
Jason Bram, Steve Urban, & Dan Vavasour – Board Members
 Contact the Board atdirectors@circlecranch.info

IMPORTANT NUMBERS

City of Austin Solid Waste512-974-1945
 Dead Animal Collection.....512-974-2000
 Abandoned Vehicle.....512-974-8119
 Pothole Complaints.....512-974-8750
 Stop Signs512-457-4885
 Street Light Maintenance 311
 Schools
 Clayton Elementary512-841-9200
 Kiker Elementary512-414-2584
 Mills Elementary512-841-2400
 Cowan Elementary.....512-841-2700
 Bailey Middle.....512-414-4990
 Gorzycki Middle School.....512-841-8600
 Bowie High School512-414-5247

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 DATES

First ½ Annual Assessment Invoiced – February 1st
Candidate Forum – Wednesday February 8th
First ½ Annual Assessment Due – March 1st
Annual Meeting – Wednesday March 8th

1ST HOA ASSESSMENT MAILING FEBRUARY 1ST

The 1st half year assessments will be mailed February 1st and are due March 1st. There are three available options to pay your assessments.

- Mail your check to PO Box 163541, Austin, Texas 78716
 - Make your payment using Bill Pay through your financial institution
 - Use the “On-line Payment” Option through the Circle C HOA website.
- (There is a 2% convenience fee for this option).

Payments will NOT be accepted at the HOA Office or in the drop box outside the office. Please do not staple your check to your invoice. Please do not postdate your check. If you have a question regarding your assessment, please contact the accounting office at 512-451-9901.

BOARD NOMINEE CANDIDATE FORUM

The Nominating Committee will host a Candidate Forum on **Wednesday February 8th, 2017 at 6:30pm** at the Community Center. We have 3 owners who have submitted their Candidate Questionnaire for the two open Board seats: Russ Hodes, Jason Bram, Jerry Chapman & Tim Ribelin. If you would like to review the individual Candidate Questionnaires, please visit the News & Announcements page under the Stay Connected tab on our website: www.circlecranch.info.

ANNUAL MEETING

The Circle C Homeowners Association will hold its Annual Meeting on **Wednesday, March 8th at 6:30pm** at the Circle C Community Center, 7817 La Crosse Ave. Please arrive at 6:00pm to allow time for check-in.

In order to call the meeting to order and conduct business, we need a 10% quorum. The Circle C Ranch Board is pleased to offer electronic voting this year. Those who have provided email addresses will receive an email invitation to vote; those who did not provide email addresses please visit the Circle C Ranch website and click on the “Vote Here” button. You will enter your registration code which is located on your Semi-Annual Billing Statement. If you choose not

to vote on line you will still be able to return your 2017 Board of Directors Election Absentee Ballot and Proxy, which is located on the back of your Semi-Annual Statement, along with your semi-annual assessment by March 1, 2017.

We encourage you to attend the annual meeting on **Wednesday, March 8, 2017** and vote at the meeting, or turn your absentee ballot or proxy into the CCHOA office (7817 La Crosse Avenue) by 5:00pm on March 6, 2017. Replacement absentee ballots and/or proxies are available by calling the CCHOA office at 512-288-8663.

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

- Meet board members and HOA staff.
- Get an update on all current and future scheduled projects.
- Review the approved budget, and hear the association treasurer explain how your assessments are being used and reserves are being invested.

Be an active community resident and attend the annual meeting. Come introduce yourself to the board, the manager and your neighbors and find a wealth of information about your community!

ANNUAL REPORT TO THE MEMBERSHIP

The 2016 Annual Report to the membership from the Board of Directors will be printed in the March 2017 newsletter. A copy will also be posted on our website and available in the HOA office during the month of March 2017.

HOMEOWNERS 2017 DUES INCREASE

Submitted by Kim Ackermann, CCHOA Board President

Like most things, costs continue to increase and this year your board had to make the difficult decision to raise dues. This decision is never taken lightly, but it is in the best interest of Circle C to increase the biannual payment by \$14.00 to keep up with rising costs. The increase will be used to cover rising landscape costs, continued work on capital projects and operating costs. Our neighborhood is aging and investments must be made in our infrastructure to continue to uphold the high standard we all enjoy in Circle C.

I hope all residents of Circle C know that your Board works diligently to spend our resources to achieve the best possible outcome for all of us. Raising dues is never taken lightly and I am hopeful residents can rest assured that the resources of Circle C are allocated in a way that serve all residents in the best possible way.



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At DellChildrensER.com, you can now hold your place in line. Meaning, you'll be seen within 15 minutes of your scheduled time. Remember, DellChildrensER.com is for mini emergencies only. If your child is experiencing a major emergency, get to the ER ASAP or dial 9-1-1.



2017 Circle C HOA

2017 NabrHood Calendar of Featured Events

Feb. 10th	6p – 8p	Happy Hour	Community Center - Inside
Mar. 3rd	5p – 8p	Food Trailer Night	Community Center
Apr. 7th	5p – 8p	Food Trailer Night	Community Center
May 12th	5p – 8p	Food Trailer Night	Community Center
June 9th	5p – 8p	Pool Parties/Cool Downs	At the 3 NabrHood Pools
July 14th	5p – 8p	Pool Parties/Cool Downs	At the 3 NabrHood Pools
August 11th	5p – 8p	Pool Parties/Cool Downs	At the 3 NabrHood Pools
Sept. 8th	5p – 8p	Food Trailer Night	Community Center
Oct. 13th	5p – 8p	Food Trailer Night	Community Center
Nov. 10th	6p – 8p	Happy Hour	Community Center - Inside

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Top 50 Worldwide by Wall Street Journal
Ranked #1 Agent Worldwide by KW Realty



6500 Scenic Cove



6604 Oasis Drive



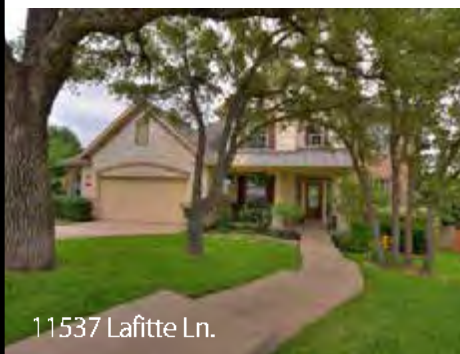
6360 Tasajillo Trail



6608 Hillside Terrace Dr.



10605 California Cove



11537 Lafitte Ln.

CIRCLE C HOMES

There were 45 homes sold in the Circle C neighborhoods during the month of October 2016. Average days on market was approximately 22 days. Let us get you sold in less!

Pool Hours

Swim Center

5919 La Crosse Avenue

January 3rd – March 10th, 2017

The Swim Center is open for lap swimming only; the recreational areas will not be accessible. The Avana and Community Center pools are closed for the season.

Monday – Friday

6:00am-10:00am & 4:00pm-7:30pm

Saturday

8:00am-11:00am

Sunday

CLOSED

NOW HIRING!

The Circle C Swim Center is now hiring all positions for the 2017 Spring and Summer seasons. Red Cross Lifeguarding Certifications are required for Lifeguard positions; however, we do offer Lifeguard courses on a monthly basis at a discounted rate (contingent upon employment with us). You must be 15 years or older to take the course, but 16 or older for employment. Visit our website and submit an application online now! Contact Gabby Haynes at lifeguard@ccswim.net with any questions.

MASTERS SWIM, WHAT A WORKOUT!

If the Master's swimmers can brave the cold, so can you! Come swim with us in the heated pool and let Coach Erin get you into the best swim shape you've ever been in. Her workouts are full of endurance building sets that get your heart pumping and build those muscles so you can be the healthiest you that you can be! Come and try 2 free practices!

CONTACT US

For more information about Circle C Aquatics programs, email Amanda at coordinator@ccswim.net.

PRIVATE SWIM LESSONS

Private lessons, in the winter? Yes! Circle C offers private lessons year round for all swimming abilities. We have morning and afternoon slots available. Have a swimmer who needs to work on dives or do you need some help with some stroke technique? Sign up for private lessons today!



Join us for the 7th Annual **HOPE4MINDS** Golf Tournament

Monday, April 24, 2017
Grey Rock Golf Club
7401 Hwy. 45
Austin, Texas 78749

Registration - 11:30 am
Shotgun Start - 12:45 pm
\$175/golfer

TOURNAMENT INCLUDES

- SACK LUNCH & DINNER
- GOLF SHIRT
- GOLFER'S GIFT BAGS
- CONTESTS & GAMES
- PRIZES FOR TOP 3 TEAMS

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Questions?
Email Ronda@hope4minds.org

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Around Circle C

DEMENTIA CARE GIVER SUPPORT



Caring for a loved one living with dementia brings many challenges for both individuals. Hopes and fears, physical demands and changes and many other factors impact people living with memory loss and those involved in caring for them. We recognize that each person living with dementia and their care giver has unique

and personal situations.

We invite you to join us for opportunities to:

- Have fellowship with fellow caregivers.
- Learn evidence-based tips and strategies.
- Share your concerns, your strategies and your needs.

YOU, the care giver are our focus. Our vision is to be a haven, a resource for new information, options, and appropriate humor to renew hope and energy as you join others on this journey.

Please note these important schedule changes. In accordance with very helpful feedback from attendees, each month we will meet **the first Tuesday at 7 p.m. and the third Tuesday at 2 p.m.**

(February 7th and 21st) All Saints Presbyterian Church, 7808 Rialto Blvd, Austin, 78735.

We are making these date and time changes to avoid conflicting with church services on Wednesday nights, and to provide a daytime opportunity for individuals who are unable to attend a night time meeting.

Please share our invitation with friends who may be interested. If you would like more information, please contact your fellow Circle C resident, Lise Rollert, 214.679.6939, or architectrdw@gmail.com



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2017 SAT TEST DATES

- Jan. 21, 2017
- May 6, 2017
- Mar. 11, 2017
- June 3, 2017

SquiresTeam.com

Happy New Year Circle C Ranch! What a crazy year we've had, as Circle C continues to be one of the most valued neighborhoods in all of Austin and the country. John Squires would like to thank all his clients past and present for allowing him serve their best interests in their real estate transactions. This year has been a banner year, as John Squires with Keller Williams Realty has once again sold more Circle C Ranch homes than any other agent or company. Out of the total of **53 homes** he's sold city-wide in **2016** for **\$27,500,000**. in sales, **37** of his home sales were in Circle C Ranch. John's clients enjoy working with him because they only need to call one number throughout the entire listing or buying transaction. His clients are *never* handed off to an assistant and may call or text John at any time, day or night on his personal cell number. You only have one number to call for everything. Call John to list your home today and beat the spring rush. Fewer listings means higher sales prices for the early birds. Thanks! **(512) 970-1970**

The Squires Team offers:

- 1) Specialized systems in place to provide a stress-free, efficient and successful transaction. John will get you top dollar for the market.
- 2) Constant communication directly with John Squires on his "sell" phone any time at (512) 970-1970.
- 3) The most experienced listing and selling agent in negotiating Circle C Ranch home sales in the history of the neighborhood.
- 4) Brilliant marketing, including hand-crafted brochures using pictures from the "Top 2" real estate photographers in Austin.
- 5) Unrivaled internet exposure, providing extensive marketing of your property through hundreds of major websites.
- 6) FREE home staging (paid for by John) to have your home show it's absolute best!
- 7) **COMPETITIVE COMMISSION** structures and **SALES EXPERIENCE** in Circle C Ranch means more money in less time than anyone selling in Circle C Ranch today. **MOVE-UP** and **MOVE-DOWN** plans also are also implemented with multiple transactions.



kW KELLER WILLIAMS.
REALTY

#1 Agent in Circle C Ranch history with over **500** homes **"SOLD!"** to date in Circle C Ranch alone.

Over **1000+** homes sold in the greater Austin area.

#1 Keller Williams agent sellers and buyers served in Circle C.

#19 agent out of Austin's "Top 50" agents in 2016 city-wide.

"Top 50" agent in central Texas **7** times according to the Austin Business Journal. Austin resident since 1963. Circle C Ranch home owner.

John's **"sell"** phone is **(512) 970-1970** and he answers his phone! Call today for a free, no-obligation market analysis on your valuable Circle C property.



SquiresTeam.com

Below and on the next pages are John Squires' 37 Circle C Ranch **"SOLD!"** listings and buyers for 2016. He can help you sell, buy or both! Call John for pricing and sold information on any listing.

KW KELLER WILLIAMS
REALTY



6713 Walebridge-John's listing



5748 Gorham Glen-John's listing



11508 Via Grande-John's listing



Call John Squires directly on his "sell" phone at **(512) 970-1970** for an easy appointment!



6716 Vitruvius-John's buyer



11100 Blissfield Cove-John's listing



5916 Gorham Glen-John's listing



10512 Redmond-John's listing



5306 Austral Loop-John's buyer



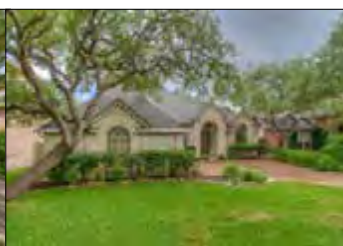
11024 Pairnoy Lane-John's listing



5714 Van Winkle-John's listing



11211 Readville-John's listing



5915 Mordred Ln.-John's listing



11117 Maelin-John's listing



6423 Mirarosa-John's buyer



10905 Cusseta Ln-John's listing



7420 Doswell Lane-John's listing



9512 Colebrook-John's buyer

SquiresTeam.com



6418 Old Harbor-John's buyer



10713 Maelin-John's buyer



6714 Walebridge-John's listing



(512) 970-1970 sell phone



10520 Hansa Loop-John's listing



12205 Standing Cypress-John's Buyer



6709 Vitruvius-John's buyer



5310 Austral Loop-John's listing



11024 South Bay-John's listing



6504 Magenta-John's buyer



5504 Van Winkle-John's listing



7200 Lapin Cove-John's listing



11012 Maelin Dr.-John's listing



11117 Bexley Ln.-John's listing



5209 Austral Loop-John's listing



9600 Prescott-John's buyer



11132 Marden Ln.-John's listing



11220 South Bay-John's listing



5712 Trelawney-John's listing

John Squires and the Squires' Team with **Keller Williams Realty**, your trusted neighbors and Realtors.

SquiresTeam.com



6501 Goodall Court-John's buyer



Who has a great home stager?

I do! Melissa B. Lim with Bee Impressed Staging! Melissa has been staging with the Squires Team for years now and has truly helped their client's prepare their homes for successful launches into the real estate marketplace. Her approach to staging is a focus on each home's unique character where she always customizes her recommendations to work within the client's individual needs.

Getting your home ready to sell can be a stressful and all-consuming task but Melissa really knows how to help our clients navigate this windy road in a very effective manner.

Her efficient approach in de-cluttering, organizing and enhancing the home has successfully helped clients in staging their homes quickly for selling trends in the marketplace. Melissa has over 10 years of experience in home design with Pottery Barn, is a RESA® member and created her Bee Impressed Staging business 4 years ago. Bee Impressed Staging offers 3 kinds of services:

- Occupied home staging.
- Custom vacant listing staging according to each specific home's needs.
- Redesign and décor services for your current home or recently purchased new home.

She specializes in working through design challenges and offers very affordable solutions for your home. Whether you want to sell your home quickly and effectively; create your dream environment in a new home with exciting style details or implement functional space in which to work and live, Melissa Lim can help make it happen!

Melissa B. Lim

(512) 289 1913

Bee Impressed Staging

Melissa.BeeImpressedStaging@gmail.com

beeimpressedstaging.com

"RESA® members are a global community of professional home stagers, re-designers, decorators and real estate professionals who are committed to advancing professionalism and excellence in real estate staging."



Email John Squires at

John@SquiresTeam.com or call his "sell" phone at any time. **(512) 970-1970**

I will have your home professionally staged, just as I had done on 7420 Doswell Lane for the sellers, at not cost to you. The entire property will show incredibly well and that equals top dollar in every instance. Call me at any time and I'll be happy to meet at your convenience to share my marketing expertise in Austin real estate and what enables my home listings to garner top dollar. Below are some examples of our professional home staging.

Thank you, John Squires



If you see this truck and trailer in Circle C Ranch, it is John Squires and the Squires Team doing at least 1-2-3-4 open houses on their listings every weekend to insure their clients receive the maximum marketing value out of listing with the Squires Team. As always, **"Buy or sell with me, use the truck and trailer for FREE!!"** I'll drive the truck, but feel free to call me for more details!

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WILDFLOWER NOTES

Here's what's blooming, fruiting or setting seed around Central Texas, at the Wildflower Center itself and perhaps in your backyard.

WINDFLOWER (*ANEMONE BERLANDIERI*)

Like many flowers in the genus *Anemone*, this stellar stunner blooms in a variety of colors, from soft violet to crisp white and in pinks from baby to bold. The genus name means "daughter of the wind" in Greek, and windflower relies on spring breezes to carry its seeds. All parts are poisonous (in large quantities), so don't let any of that prettiness blow into your mouth! Windflowers typically begin blooming in February and may continue through April.



AGARITA (*MAHONIA TRIFOLIOLATA*)

Just as every rose has its thorn, every agarita leaf has a sharp bayonet tip! Despite the threat of injury, *Mahonia trifoliolata* has plenty of amiable qualities, from fragrant flowers that herald spring in bright, sunny yellow to berries that can be used to make wine or jelly. Those same berries provide food for birds, and its heavy nectar production helps bees make honey. Talk about sweet rewards!

See these plants at the Wildflower Center and learn more about them at: wildflower.org/plants-main



JOIN THE FUN

February is member appreciation month at the Wildflower Center, which means discounts for members at the Store and Café. Of course, members also get in free. Head on over to see some flowers in the fresh and check wildflower.org for upcoming events.

*Submitted by Amy McCullough, Lady Bird Johnson Wildflower Center
Photography by Joseph A. Marcus, Lady Bird Johnson Wildflower Center*



Need help with middle or high school course planning?

Are you baffled by the college application process?

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512-666-4633**

Head for the Cure: 2017 5k Run/Walk

Defeating Brain Cancer Step-by-Step!

The mission of Head for the Cure is to raise awareness and funding to inspire hope for the community of brain cancer patients, their families, friends, caregivers and other supporters, while celebrating their courage, spirit and energy.

Please help the Leonard Family, from Circle C, in their fight to cure brain cancer! Join our team or donate at: <http://events.headforthecure.org/goto/TeamLeonards>

What: Central Texas 5k

Where: Camp Mabry

When: March 19th, 2017

@ 8:00am



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Scholarship Opportunity

Each year, the Barton Springs/Edwards Aquifer Conservation District, in collaboration with our permittees, offers scholarships for two different age groups:

- Kent Butler Memorial Scholarship (Juniors and Seniors in High School)
- Camp Scholarship (Students age 9-15)

Many thanks to Centex Materials, Creedmoor Water Supply Corporation, Texas Lehigh Cement Company, Goforth Special Utility District, and Oak Forest for donating all or a portion of their Conservation Credits to the scholarship fund. The scholarship program would not be a success without these generous donations!

Applications for both contests must be received by the District by 5:00pm on Wednesday March 22nd, 2017. Winners are typically announced in June.

Find out more: <http://bseacd.org/education/scholarships/>



Common Structural Termites

There are three main types of termites that can cause problems for homeowners in Texas- native subterranean termites, formosan subterranean termites and drywood termites.

Native subterranean termites have nests in the soil and must maintain contact with soil or an above-ground moisture source to survive. If native subterranean termites move to areas above ground they make shelter (mud) tubes of fecal material, saliva and soil to protect themselves.

Formosan termites are a more voracious type of subterranean termite. These termites have been spread throughout Texas through transport of infested material or soil. Formosan termites build carton nests that allow them to survive above ground without contact with the soil. Nests are often located in hollow spaces, such as wall voids.

Formosan termites feed on a wider variety of cellulose than other subterranean termites, including live plants (and can be found living and feeding on trees), consuming both spring and summer growth wood whereas native subterranean termites feed only on spring

(Continued on Page 19)



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

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REGISTRATION
NOW OPEN!**



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

(Continued from Page 18)

growth. Formosan termites have also been known to chew through non-cellulose materials such as soft metals, plaster or plastic.

Drywood termites do not need contact with soil and reside in sound, dry wood. These termites obtain moisture from the wood they digest. Drywood termites create a dry fecal pellet that can be used as an identifying characteristic. They have smaller colonies—around 1,000 termites—than subterranean termites; they also do not build shelter tubes.

If you are concerned that you may have termites, call a pest management professional to inspect your home for termites.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at www.urban-ipm.blogspot.com

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CROCK POT CHICKEN CHILI DIP

INGREDIENTS

3 - 4 Chicken Breasts
1 can Cream of Mushroom soup
1 can Cream of Celery soup
1 can Cream of Chicken soup
1 can of green salsa
1 16-oz can of chili (without beans)
1 small can of green chilies
4-6 nine-inch flour (or corn) tortilla, cut to strips
1 ½ cups grated American, Cheddar, & Gouda cheeses

DIRECTIONS

Boil chicken breasts in boiling water for 25-30 minutes, or until done; let cool. Tear chicken off the bones (unless boneless) into strips, or bite-size pieces. Place into crock pot. Add all other ingredients until blended. Place crock pot on low for 1 hour to heat thoroughly.



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