

Proven Systems, Record Breaking Results

Top 3 Agent In Austin For The Fourth Year In A Row*







Here are just a few of the tools Ashley uses to sell more homes above list price in less than half the time of other agents.**

+Custom Marketing Plan Targeting Your Home's Ideal Buyer + Top Level Presence on Leading Realty Websites

- + Next Generation Marketing Materials (Text Brochures, Mobile App)
- + Expert Designed Website for your Home w/ Dedicated Ad Budget
- + Experienced Home Staging by an HGTV Veteran & Award-Winning Photographer



ASHLEY AUSTIN

HOMES

ASHLEY STUCKI BROKER, REALTOR, CHLMS, CIPS, CRS
C 512.217.6103 | O 512.856.5663 | ashley@ashleyaustinhomes.com |

Austin's Platinum Top 50 Award Winner 2015 – 2017
Texas Monthly Five Star Agent 2013 – 2016
AIOREP Top 10 Agent for Client Satisfaction in Texas 2015 – 2016
Austin Business Journal Top 3 Producing Agent 2014 – 2016

WWW.ASHLEYAUSTINHOMES.COM

*Austin Business Journal

**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 CDC.......512-288-9792 Circle C Swim Center 512-288-6057 Circle C Community Center Pool......512-301-8259 Grey Rock Golf Course (City Owned/Operated).....512-288-4297 CIRCLE C GATED COMMUNITIES Enclave off Spruce Canyon (KB) 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 Řamirez-Boldo, 866-476-2573 Avana Estates Real Manage...... Mary Arnold, 866-476-2573

BOARD OF DIRECTORS

Natalie Placer McClure – President Dan Vavasour – Vice President Russ Hodes – Treasurer James Moseley – Secretary

Jason Bram, Kim Ackermann & Steve Urban – Board Members Contact the Board at......directors@circlecranch.info

IMPORTANT NUMBERS

City of Austin Solid Waste	512-974-1945
Dead Animal Collection	
Abandoned Vehicle	
Pothole Complaints	
Stop Signs	
Street Light Maintenance	
Schools	
Clayton Elementary	512-841-9200
Kiker Elementary	
Mills Elementary	512-841-2400
Cowan Elementary	512-841-2700
Bailey Middle	
Gorzycki Middle School	
Bowie High School	
· ·)12-414-)24/
UTILITY PROVIDERS	
Electric Pedernales Elec.	512-219-2602
City of Austin.	512-494-9400
Gas Texas State Gas	
Water City of Austin	
MidTex Water Company	
Solid Waste City of Austin	
Post Office Oak Hill Station	

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ANNOUNCEMENTS AND WHAT'S HAPPENING



Important Dates

4th of July Neighborhood Parade on the 1st! Saturday July 1st (See flyer)

HOA Office Closed, Pools Open (See special hours)
Tuesday July 4th

Food Trailer Night - Friday July 14th

City of Austin Large Brush Collection – Monday July 17th

Dive In Movie (Lilo & Stitch) - Saturday July 22nd

CCHOA Board Meeting - Tuesday July 25th

HOA Dues Mailed in July

The second half of your annual dues assessment will be mailed the first week of July; they will be due August 1st! You can now pay your dues online through the association's official website, www.circlecranch.info; make your payment through Bill Pay through your financial institution or mail your payment to P.O. BOX 163541, Austin TX, 78716. Please do NOT postdate your check or staple your invoice to your check but do include it in the envelope. Payments will NOT be accepted at the Circle C HOA Office. Please call our Financial Office at 512-451-9901 if you have any questions or do not receive a statement by mid-July. Thank you for your cooperation!

Parking at the Swim Center & Mail Center

Our neighborhood pools have a very limited amount of parking spots as many of you may know. We greatly encourage our already very active neighborhood to take advantage of the sunny days and walk or bike to the pool to avoid the everlasting wait for a parking spot. The spaces in front and surrounding the Child Development Center building are designated for the CDC during hours of operation. Outside of the CDC's operating hours residents are welcome to park in these spaces. There are also spaces in front of the mailboxes at the Swim Center designated for mail pick up only. Please refrain from parking in the 4 designated mail center parking

spaces for any use other than mail pick-up. This mail center is the largest of all the mail centers in Circle C and services over 900 residents so please keep your neighbors in mind.

Firework Reminder

The City of Austin does not allow individuals without a permit to use fireworks within the City limits. Those found in violation could be fined up to \$568.00. If your fireworks cause bodily harm or property damage, you can be charged with assault and/or arson, both felony crimes. Aside from the legal aspect, please be respectful of your neighbors. Fireworks are disruptive to the lives of and can be outright terrifying to young children, babies, some war veterans, and pets. Please enjoy the professional displays on the 4th of July and keep Circle C quiet and safe during this holiday!



Lending Libraries

Check out the new lending libraries! Bring a book, borrow a book! A special thanks to Betsy Shaver, Karen Collier and Rana Ansari for getting this project off the ground. These libraries are stationed at the Swim Center Pool Plaza (5919 La Crosse Avenue), at the Community Center building (7817 La Crosse Avenue) and at the Avaña Pool (6610 Trissino).

Watering Restrictions

Please visit your Water Provider's website to view current watering restrictions:

City of Austin: http://www.austintexas.gov/department/watering-restrictions

Midtex (SouthWest Water Company): https://www.swwc.com/texas/drought/

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When & Where: Saturday July 1st, 2017 at the Swim Center Plaza (Corner of La Crosse & Escarpment)

Streamers and flags will be available for decorating bikes and scooters at 8:30AM for those who haven't pre-decorated at home!

9:00 AM Parade start time, led by Austin Fire Engine #43
Join us after for face painting, balloon twisting, snow cones
and other festivities! See you there!

Pool Hours June 5th - August 21st

SWIM CENTER

5919 La Crosse Avenue • 512-288-6057

Tuesday-Friday (Closed on Mondays) 6:00am-10:00am (Lap Swim Only) 10:00am-8:00pm

Saturday

7:00am-10:00am (Lap Swim Only) 10:00am-8:00pm

Sunday

10:00am-8:00pm

COMMUNITY CENTER

7817 La Crosse Avenue 512-301-8259

Wednesday-Monday (Closed on Tuesdays) 11:00am-7:00pm

AVAÑA

6610 Trissino Drive 512-292-1518

Friday-Wednesday (Closed on Thursdays) 11:00am-7:00pm

GREYROCK

12500 Archeletta Boulevard

Thursday-Tuesday (Closed on Wednesdays) 11:00am-7:00pm

4th of July Holiday Hours

SWIM CENTER

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

COMMUNITY CENTER. **AVANA & GREYROCK POOLS**

12:00pm-6:00pm

Circle C is Hot!

I work here, I live here, I am your Circle C neighbor



- Custom marketing plans
- Professional HDR photography
- Staging and house preparation assistance
- Open House program
- · Heavy advertising online, direct mail, print and social media campaigns.

"We have bought and sold many homes over the years and I have to say that Chris Poynor is by far the best realtor we have ever encountered. I highly recommend Chris"



- Carol Mclain

DIVE-IN MOVIE

Aloha! Join us at the Swim Center on Saturday July 22nd at dusk to watch Lilo and Stitch! The recreational area in the pool will be open for families to swim while watching the movie; the lap lanes and baby pool will not be open. Guests subject to guest policies and fees. Please no glass or alcohol. Coolers will be checked upon entry.

The next Dive in Movie will feature Finding Dory on Saturday August 12th.





Arms-Reach Reminder

The summer isn't over yet! Even though your little frogs have taken swim lessons and had a confidence boost with their water skills, it is still important to keep them within arms-reach! All weak and non-swimmers, including those in a lifejacket and at the wade pool need to be within an arms-reach of an adult at all times.

For more information about employment and programs offered please visit our website at: www.circlecranch.info and click on the Aquatics tab



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IN THE YARD JULY 2017

Submitted by Jackie Rollins

Park West resident Maggie Meyer enjoys the options of entertaining or relaxing in her beautiful and spacious backyard. When is the next barbeque?













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**Circle C Ranch Newsletter - July 2017 9

Hey Circle C neighbors! The market is in full swing and John Squires with Keller Williams Realty and the Squires Team are at it again, selling their client's homes for *maximum* market-value throughout Circle C Ranch and Austin. Below are 17 homes in Circle C that John has "SOLD!" in the first 20 weeks of the year, with more new listings coming up soon. If you are planning to market your home this summer *or* fall, John would love to apply for the job of being your fiduciary listing agent to get absolute \$top-dollar\$ for your home. Give him a call for a no-obligation, accurate market analysis of your valuable Circle C Ranch property. Thanks! Call John's "sell" phone at (512) 970-1970 and he'll personally answer your phone call.

Go to Squires Team.com for more information on any listing in Austin or to see any home for sale.



6601 Hansa Drive John's listing <u>"SOLD!"</u> Listed at \$529,000.



10416 Foxglove Ct. John's listing "SOLD!" Listed at \$459,000.



11223 Tracton Ln. John's listing "SOLD!"
Listed at \$459,000.



11516 Via Grande John's listing <u>"SOLD!"</u> Listed at \$549,000.



10014 Estancia Lane John's listing <u>"SOLD!"</u> Listed at \$549,000.



11209 Bastogne Loop John's listing <u>"SOLD!"</u> Listed at \$459,900.



7124 Tanaqua Lane John's listing <u>"SOLD!"</u> Listed at \$489,000.



10821 Canfield John's buyer <u>"SOLD!"</u> Listed at \$719,000.



5024 Tiger Lily John's listing <u>"SOLD!"</u> Listed at \$389,000.



11013 Capstone John's listing <u>"SOLD!"</u> Listed at \$479,000.



5212 Corrientes Cove John's listing <u>"SOLD!"</u> Listed at \$544,500.



7213 Moon Rock John's listing <u>"SOLD!"</u> Listed at \$429,900.



11428 Mordred Lane John's listing <u>"SOLD!"</u> Listed at \$459,000.



6605 Toolwrich Lane John's buyer <u>"SOLD!"</u> Listed at \$535,000.



11100 Pairnoy Lane John's listing <u>"SOLD!"</u> Listed at \$583,500.



7108 Doswell Lane John's listing <u>"SOLD!"</u> Listed at \$629,000.

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

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Squires Team.com



11200 Cusseta Lane #17 John's listing "SOLD!" Listed at \$549,000.



John Squires is the #1 real estate agent in Circle C Ranch home sales.

(512) 970-1970 sell phone. John@SquiresTeam.com

40 Years Of Experience = Results.

#1 Agent in Circle C Ranch history with over 516+ homes "SOLD" in Circle C alone. Over 1020+ homes sold in the greater Austin area. Keller Williams doubleplatinum, mega-agent. "TOP 50" agent in Austin 8 times. #19 in 2016. A.B.J.



10204 Rhett Butler-John's Listing- "LISTED!" Grand, Fedrick Harris Estate home on one of the most sought-after streets "On The Park" and in Circle C Ranch. Over 3900 sq. ft. per tax record on a 1/3rd acre + lot with massive oak trees. 3-car detached garage with portecochere and huge driveway. Ready for a big family and is just a quick walk to Kiker Elementary. Listed at \$625,000.

Here are a few reasons to allow John Squires to apply for the job of being your listing agent for your valuable Circle C Ranch property:

- 1) An honest and accurate "maximum net" pricing strategy for your home.
- 2) Extensive, professional staging consultation on your home for you at no cost.
- 3) Professional handyman services from minor repairs to entire home renovations.
- 4) Professional landscape services from curb appeal to entire yard transformations.
- 5) Custom photo shoot by appointment with the top real estate photographer in Austin and John pays for it.
- 6) More internet exposure than any other real estate company with placement on all top real estate websites!
- 7) Generous move-up and move-down plans to fit every families needs.
- 8) John Squires directly with any and all questions at (512) 970-1970.
- 9) Insure a smooth, successful transaction start to finish.
- 10) Negotiate moving schedules/timing/leasebacks to insure no hassles or disrupted moving transitions.
- 11) FLEXIBLE COMMISSION programs to fit all situations.
- 12) Widely advertised High Impact open houses and broker previews.
- 13) Last but not least—FREE use of my 17' enclosed trailer for all local moves.









What's Blooming at the Wildflower Center?

Submitted by Amy McCullough, Lady Bird Johnson Wildflower Center Photography by Joseph A. Marcus (common sunflower) and Wildflower Center (rock rose)

Here's what's likely to be blooming, fruiting or setting seed in Central Texas this time of year. Look for these native plants around town, at the Wildflower Center and perhaps in your own backyard!



COMMON SUNFLOWER (HELIANTHUS ANNUUS)

If George Harrison had been in Texas in July, perhaps he would have written "Here Come the Sunflowers" instead. Much like rays of figurative light after hard times, these actual ray flowers in cheerful yellow inspire an optimistic outlook. While the leaves and buds of Helianthus annuus do exhibit some phototrophism (or lighttrending behavior), the flower heads don't follow the sun each day (a common myth). They do bring joyous color to dry landscapes throughout summer and provide tasty seeds to both humans and birds — plenty to sing about! It's all right, indeed.

ROCK ROSE (PAVONIA LASIOPETALA)

Butterflies, moths, hummingbirds and humans alike are drawn to the velvety leaves and stunning pink petals of rock rose. But this member of the mallow family doesn't just offer eye candy; it serves up actual sweets in the form of valuable nectar to all types of flying fauna. The highly drought-tolerant Pavonia lasiopetala is also a superstar in gardens: An easy-to-grow perennial, it adds striking color to what can otherwise be challenging landscapes. You rock, rose.

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



BE LIKE LADY BIRD

On July 23, the Center honors its founder, Lady Bird Johnson, and recognizes the environmental legacy and legislation that she inspired. With her influence, President Johnson's administration enacted more than 200 environmental laws with lasting national and local impact, including the Highway Beautification Act. Enjoy exhibits, children's activities and more on this day of FREE ADMISSION. Need a break from the heat? Cool off and learn all about Mrs. Johnson in our brand new Legacy Theater, featuring a mini museum and an inspiring short film on our Environmental First Lady. Visit wildflower.org/event/ladybird-day for information.

Learn a New Skill at the AGE Computer Lab!

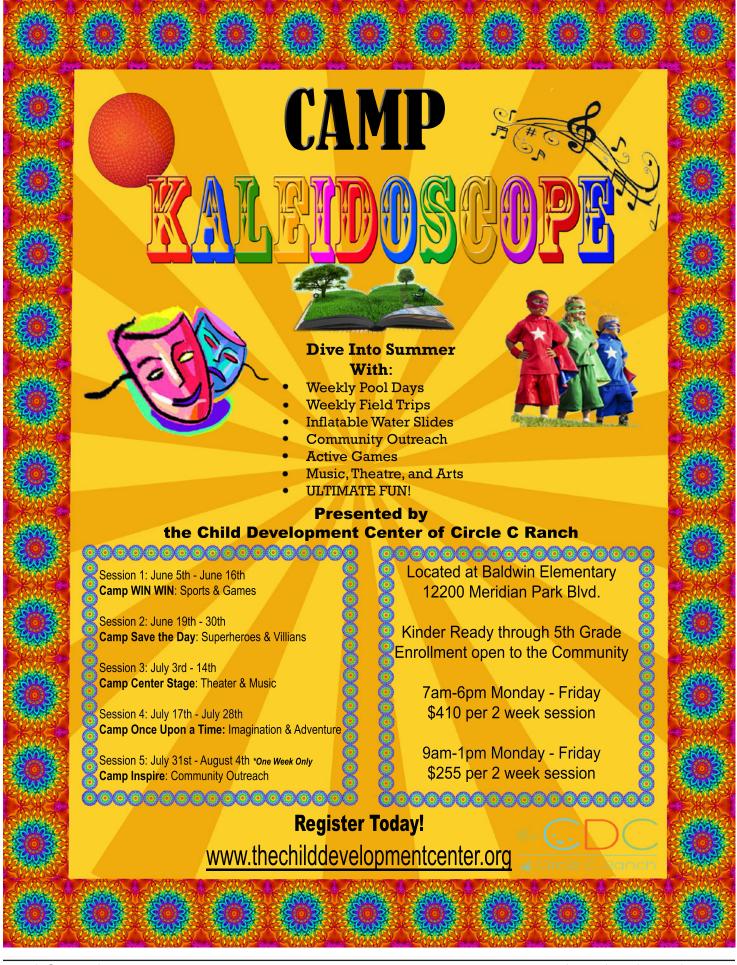
Low-Cost Computer Classes for Senior Adults - Taught by Senior Adults



- · Small class sizes with hands-on instruction and coaching in a peer environment
- Learn a new hobby: preserving and restoring family photos, writing your memoirs, making a recipe book, geneology, and more
- Convenient Central Austin location, with classes Monday through Friday

AGE of Central Texas | 3710 Cedar Street in Austin | (512) 524-8519 | www.AGEcomputer.org

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BOWIE HIGH SCHOOL



Bulldogs & Hotdogs Festival Invitation

AUGUST 26, 2017 6 — 9PM, BOWIE COURTYARD

BOWIE COMMUNITY & FUTURE BULLDOGS WELCOME!

FAMILY FUN
FOR ALL...
CLUB
ACTIVITIES

There is a place for everyone at Bowie High School! Bowie is made up of over <u>75 clubs and organizations</u> that are supported by staff and parents and are run by students. They allow for the creativity, and versatility that make up our diverse student team. Bulldogs & Hotdogs is the main fundraiser for these clubs.

FOOD & SPIRIT BLING FOR SALE

Festival Entry: FREE

This is the biggest Bowie fundraiser supporting ALL participating booster clubs.



SUPPORTING STUDENT BOOSTER CLUBS

For all details & festival map go to www.bowieptsa.org

Support Bowie and enjoy:

- Food ~ BBQ, baked goods, sausage wraps...
- Bowie Bling from Football to Theater Items
- Pep Rally Entertainment with our Band, Cheerleaders, Football Players, Dance Team and more
- Activities Basketball Toss, Speed Kick, Face Painting...
- Face to Face with Coaches, Students, Parents and Staff

Cash & Checks Accepted

Join us for the HOPE 4 MINDS

supporting kids after brain injury

Topgolf Tournament

Saturday, September 23, 2017
5:30-9:00 pm
Topgolf Austin
2700 Esperanza Crossing



\$600/team of 6 \$125/individual \$40/spectator



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BUSINESS CLASSIFIED

ESSENTIAL OILS 101 FREE CLASS: Learn how Therapeutic Grade IV Essential Oils support sleep, stress, energy, kids, pets & chemical free cleaning. Free Sample Bags! (Lavender included). Trianon Coffee, 3201 Bee Caves Rd. July 15 & 29 10a-12:30p and August 1st and 15th at 5:30-7pm.

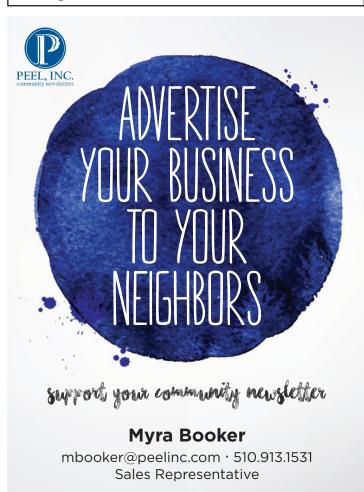
SEWING IMPAIRED? EXPERIENCED SEAMSTRESS & FORMER FABRIC STORE OWNER Located in Circle C offering alterations, hemming, mending, and uniform patches, as well as wardrobe consultations. Providing fitting and consultations on formal wear for all occasions including proms and weddings. Do quilt repair and have associates for home dec projects. Call LIZ: 301-6966.

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.

GUITAR LESSONS IN CIRCLE C: Graduate from Berklee College of Music. Over twenty years teaching experience. All ages and styles of music welcome! Chris 512-992-1384 instagram.com/gtrwizzle

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*.



TEXAS A&M GRILIFE EXTENSION THE YARD



This article covers what to do about ticks in your yard. I didn't want to make it too long, so I decided to just link to sources giving information on how to treat pets or yourself/family.

Ticks are arachnids with two body regions, eight legs (except the first stage out of the egg has

only six legs and is called a seed tick), and no antennae. Ticks come in a variety of sizes depending upon if they are nymphs or adult, male or female, engorged or not. Ticks require a blood meal before molting to the next stage of their development as well as adult females requiring a blood meal before laying eggs.

Since ticks can feed on multiple hosts during their lifetime, including humans and other animals, they are capable of transmitting disease organisms through their bite. For more information on diseases transmitted by ticks see this link:

https://www.cdc.gov/ticks/diseases/index.html

Ticks wait hosts by climbing up vertical surfaces such as vegetation, fences or shrubbery. When a host brushes past, ticks grab on and locate a suitable spot for feeding. To reduce ticks in your yard you can try some or all of the following:

- Keep grass mowed
- Clear brush, weeds, or overgrown areas
- Discourage wildlife
- Remove debris from the yard
- Treat yard with insecticide making sure to go up surfaces as ticks will climb upwards to grab onto a passing host
- Treat pets

For information on how to deal with ticks on your pet(s) see this source: https://www.cdc.gov/ticks/avoid/on_pets.html

For how to avoid getting, properly inspecting for, or removing ticks from yourself or family members see this source:

https://www.cdc.gov/ticks/avoid/on_people.html

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

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 A&M AgriLife Extension Service or the Texas A&M AgriLife Research is implied.

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KIDS HELPING KIDS - HOPE PACK DRIVE



SATURDAY JULY 22ND 9AM - 12PM

The Browning Hangar at Mueller 4550 Mueller Blvd., Austin, 78723

HAVE A BIG HEART AND A LITTLE EXTRA TIME AND MONEY? YOU CAN MAKE A HUGE DIFFERENCE IN A CHILD'S MOMENT OF CRISIS!

WHY:

More than 17,000 children are removed from their homes by CPS in the state of Texas every year. When children are placed in a foster home, they frequently arrive with nothing more than the clothes they are wearing. If they have been allowed to bring any personal belongings, they have been hastily stuffed into a trash bag. Carrying Hope, a 501(c)(3) nonprofit, thinks these kids deserve better.

HOW IT WORKS:

Go to carryinghope.com, click "Make a Hope Pack," select the age and gender of a child you would like to help and go shopping to create a Hope Pack — a backpack stuffed with new items geared to help meet the needs of a foster child during their first 48 hours in a new home. Hope Packs contain everything from essentials (diapers and pajamas) to comfort items (stuffed animals and story books) designed to provide immediate comfort for an overwhelmed, frightened child while allowing foster parents to spend those first crucial hours bonding rather than rushing to the store. Each Hope Pack always belongs to the child, even if he or she is later placed in another home.

WHO CAN HELP:

Everyone — especially kids! Carrying Hope welcomes and encourages kids to be part of the entire volunteer process. After all, no one is a better expert at picking out things for kids than other kids!

ADDITIONAL INFO:

Drop off your completed Hope Pack and stick around as long as you can for some family-friendly fun and to learn about additional ways to help foster children in the area.

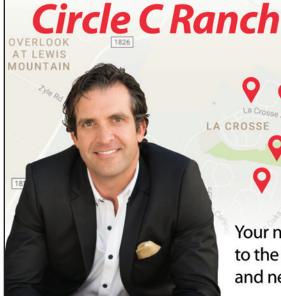
Find out more: www.carryinghope.com

NOT AVAILABLE ONLINE



Looking for an agent who knows your neighborhood? Chad Goldwasser has helped more than 260 clients buy and sell homes in





Your neighborhood Broker, Chad Goldwasser holds himself to the highest level of accountability in order to help his friends and neighbors buy and sell homes in Circle C Ranch.













These Circle C neighbors just **SOLD** their homes quickly and for top dollar using our proven, repeatable process. Looking for an agent with a proven track record? Contact Chad Goldwasser for the best representation in Austin.

Call **Chad** Today for Results!

512-750-8333

СС

























KELLERWILLIAMS.

- 6
- SOLD Walk to Clayton
- **SOLD Gated Community**

- **1** 512-731-9250

③ 512-347-9599 **☑** JAYMES@JWTEAM.COM **②** 1801 S MoPac Expy Suite 100 Austin, TX 78746