

VOLUME 14, NUMBER 10

OCTOBER 2017

# CIRCLE C

## *Community Newsletter*

OFFICIAL NEWSLETTER OF THE CIRCLE C RANCH HOA







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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 Añña 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 Golf Course (*City Owned/Operated*)..... 512-288-4297  
 Grey Rock Tennis Club ..... 512-301-8685  
 Circle C Grey Rock Pool ..... 512-291-8398

### 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 Ramirez-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..... 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 AND WHAT'S HAPPENING



### Important Dates

**Friday October 6th**

AISD Bond Proposal Meeting

**Saturday October 7th**

Circle C Community Wide Garage Sale  
(Recycle/Shred/Donate at Community Center)

**Friday October 13th**

Food Trailer Night/Circle C National Night Out

**Monday October 16th**

Winter Pool Hours Begin (See Page 6 for more)

**Tuesday October 31st**

October Board Meeting

**Tuesday October 31st – Halloween**

### Save The Dates!

**Saturday November 18th**

Holiday Times Market (11am-5pm)

**Thursday November 23rd**

Turkey Trot (8:30am)

**Saturday December 3rd**

Children's Holiday Party (10am-1pm)

**Friday December 9th**

Adult Holiday Party & Casino Night (7pm-10pm)

### AISD Bond Proposal Meeting

AISD representatives will be here at the Circle C Community Center (7817 La Crosse Avenue) on Friday October 6th at 6pm to hold a Town Hall style meeting to discuss the 2017 Bond Proposal. This AISD Bond Package is included in the Tuesday November 7th, 2017 General Election; the deadline to register to vote is October 10th.

For more information about the 2017 Bond please visit <https://www.austinsisd.org/bond>.

### Circle C Community Wide Garage Sale

**(RECYCLE/SHRED/DONATE AT  
COMMUNITY CENTER)**

The CCHOA will host a second Neighborhood Wide Garage Sale this year on Saturday October 7th. Homeowners are encouraged to host their individual garage sales on this date. We will be advertising the event (in print and on the internet) from 8am-5pm. You can also go to <http://gsalt.com/n/circle-c-hoa-austin-tx> to add your address to the garage sale map.

In addition to the garage sale there will be electronics collection provided by R2 Resource Recycling, paper shredding by Intel Armor and the Salvation Army will be available to take donations. All of these services will be available at the Community Center from 10:00am-2:00pm.

Please visit our website at [www.circlecranch.info](http://www.circlecranch.info) for details about what items will be accepted during this event.

### Food Trailer Night & National Night Out



Join us Friday October 13th from 5-8pm at the Community Center for our famous Food Trailer Night! This Food Trailer Night will also feature National Night Out. National Night Out is a great opportunity for neighbors to partner up with law enforcement against crime. During National Night Out residents in neighborhoods throughout

Austin and across the nation are asked to turn on their porch lights, lock their doors and spend the evening outside with their neighbors, police officers, firefighters and EMS paramedics. Events such as cookouts, block parties and neighborhood walks will all occur simultaneously throughout the city and nationwide; which is where Food Trailer Night comes in! We hope you can join us!

For information about the official National Night Out event please visit <http://www.austintexas.gov/nno>.



# RE-SODDING YOUR YARD

*Submitted by Circle C Landscape*

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 watering 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.



## NEW LOCATION

**Accepting New Patients in Cedar Valley!**

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## Pool Hours

**Present - October 15th**

### 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 16th, 2017 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  
4:00pm-7:30pm

#### Saturday

8:00am-11:00am

#### Sunday

Closed

**FOR MORE INFORMATION ABOUT PROGRAMS  
OFFERED WITH CIRCLE C AQUATICS, EMAIL  
AMANDA AT COORDINATOR@CCSWIM.NET.**

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# Around Circle C

## Cover Photo Credit

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

This photo features the amazing Firefighters at Circle C's neighborhood Station 43, from left to right: Firefighter Scott Eberle, Lt. Tice Porterfield, Firefighter Angela Martin, Firefighter Eddie Perez and Captain Josh Anderson.



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## Kiker Elementary Love Your School, Love Your Community



Each fall the Kiker PTA runs its Love Your School, hassle-free fundraising campaign. Through this effort the Kiker PTA raises more than 50 percent of the PTA funds used to support the children and teachers of

Kiker Elementary School and to provide social and educational programming that builds community in support of our most precious resource – our children. This is only possible because of the generosity of the Kiker community. The Kiker community is not only the family members of our school children; it is also the members of the Circle C community.

This year the Kiker PTA Love Your School fundraising campaign runs from October 16th through October 27th, 2017. You can learn more at [www.kikerelementary.org/love-your-school-fundraiser](http://www.kikerelementary.org/love-your-school-fundraiser). Great communities create and sustain great schools, and we are an exceptional community. Please help the Kiker PTA support its organizational mission to “make every child’s potential a reality”.



## Afternoon Substitute Teachers Wanted

Must have a love for children, a sense of humor, and be ready to play!

Circle C Child Development Center is looking for fun and energetic substitute teachers to work at our quality, non-profit preschool and/or our after-school programs for elementary-aged children.

Morning hours are available, but significant afternoon availability is preferred.

To apply: Please email your resume to [jcdebaca@circleccdc.org](mailto:jcdebaca@circleccdc.org). We look forward to hearing from you!

# What's Blooming at the Wildflower Center

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.

## **GULF MUHLY (*MUHLENBERGIA CAPILLARIS*)**

If Dr. Seuss had conjured up a grass, gulf muhly would fit the bill. It's fuzzy and feathery, and its roundish shape makes it easy to imagine each bunch as a different character with wild, purple-pink hair. That's right; this grass dons a purple crown in the fall, and its colorful spikelets positively glow when backlit. Habitat-wise, *Muhlenbergia capillaris* hangs tough on exposed ledges as well as in meadows and planned gardens. But the real question is, how well does it work in a rhyme? Let's try it: Hello, my name is Muhly / My strands can be unruly / But I'm pretty in purplish pink / And I flourish on the brink / Of steep ravines / And in sandy scenes / Among rocks and clay / I grow all the way / From here to Guatemala ... where I hear coyotes holla. Well, there was only one Dr. Seuss!

## **MAXIMILIAN SUNFLOWER (*HELIANTHUS MAXIMILIANI*)**

These sunflowers might take their name from a notable naturalist — Prince Maximilian of Germany — but they're keeping the moniker real by taking their resilience and generosity to the max. This prairie perennial can handle full sun, not much water and many types of soil (moist, clay-like soil is its fave, but it'll take what it can get). And boy is this plant a giver. Max sunflowers provide food (in the forms of nectar, seeds and leaves) for deer, birds, bees, butterflies and even livestock. Think of *Helianthus maximiliani* as the Shaggy of plants: on the spindly side, hairy and a little wavy around the edges, and usually carrying something to eat—only this flower's munchies go way beyond Scooby Doo!

Find these plants at the Wildflower Center and learn more about them at: [wildflower.org/plants-main](http://wildflower.org/plants-main)



## **THE BEST TIME TO PLANT**

Lots of folks associate springtime with gardening, but, in Texas, fall is the best time to plant. Get seeds and seedlings, shrubs and more at our Fall Native Plant Sale. Members get in free and have the first sale day entirely to themselves. Members-only Friday, October 20; open to the public Saturday, October 21; 9 a.m. - 5 p.m. both days

*Submitted by Amy McCullough, Lady Bird Johnson Wildflower Center. Photography by James Garland Holmes (gulf muhly) and Wildflower Center (Maximilian sunflower)*



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HAPPY HALLOWEEN

CircleCRealtour.com



John Squires' 'sell' phone is **(512) 970-1970**. Call at any time for a free, **no obligation** market analysis on listing your valuable Circle C property for sale.

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 a completely different buyer to start looking for homes. Every year this time we see younger families initiate their home searches, sparking a "second summer" selling season with usually very strong sales through the holidays. We also see some retirement-aged folks that visit our listings, as they are in town for the holidays visiting family. As we experienced last year, we are seeing a shift in the market where home prices are softening 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. After this brief back-to-school lull, it should pick back up as it usually does and have a busy 4th quarter. Many buyers are still looking right now, as interest rates are still holding pretty steady around 4%+/-, which means it is definitely time to list your home for sale. You may call me at any time with any questions about listing your home or ideas on the current market! Thank you so much.

Below are 1-story and 2-story home sold statistics for the Circle C Ranch neighborhood for 2017 so far. These also include all the new homes that were on the MLS, so the price per foot may not be relevant to all homes represented in this study. An accurate market study would have to be done on individual properties to find the true market value range for a specific property. This is general data.

1-story **"Active"** homes on market averages. Low price \$415,000. High price \$716,700. **12** total homes on market now. Average price per foot \$218.65. Average days on market 59.

1-story **"Contract Pending"** homes on market averages. Low price is \$409,000. High price is \$474,500. **8** total homes under contract right now. Average price per foot \$216.94. DOM is 54.

1-story **"Sold"** homes on market averages. Low price \$400,000. High price \$775,000. **62** total homes sold so far in 2017. Average price per foot \$193.46. Average days on market 34.

In honor and in support of our military and service personnel that protect our freedoms, the Squires Team donates to the "100 Club" of Central Texas and to the Wounded Warrior Project. If this is something that you feel you want to participate in, you may go to SquiresTeam.com and click on the link to donate. Thank you

2-story **"Active"** homes on market averages. Low price is \$419,000. High price is \$769,500. **37** total homes on market now. Average price per foot \$169.89. Average days on market 76.

2-story **"Contract Pending"** homes on market averages. Low price \$405,000. High price \$679,900. **19** total homes under contract right now. Avg. price per foot \$165.96. Days on market is 35.

2-story **"Sold"** homes on market averages. Low price \$402,500. High price \$741,500. **152** total homes sold so far in 2017. Average price per foot \$166.81. Days on market 44.





## SquiresTeam.com



9301 Bavaria Lane— John's listing is **"Just Sold!"** in 3 days. 3010 square feet. Listed at **\$450,000.** in Park Place.



"I had my house listed on the market for 50 days with another real estate company with no luck. I hired John Squires and he raised the price and sold my house to a very good buyer in 3 days. If you need your house sold in Circle C, John can do it." Roger Poulain-Chef to the Stars 9301 Bavaria Lane

6501 Needham Lane— John's listing is **"Contract Pending"** in 3 weeks. Beautiful Newmark plan on quiet, tree-lined street is listed at **\$420,000.**



Dr. Bryan and Patty Koopman have been long-time residents of Circle C Ranch, raising their two children here since 1997. They have a wonderful dental practice and have been caring for Circle C patients for over 20 years! Dr. Koopman is an incredible dentist as I can attest from my and my family's personal experiences. He's also great with kids and teens. Give them a call for an easy appt.

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**kW** KELLER WILLIAMS  
REALTY

Call John at **(512) 970-1970** for any information regarding listing your home for sale, investment properties buying a home or any questions on the Austin, Texas real estate market. The Squires Team also offers flexible commissions and "move-on" plans for growing families or retirees looking for larger or smaller homes. You will never be handed off to an assistant during your entire transaction and will communicate only with John on his personal 'sell' phone. Call him any time.

**(512) 970-1970 =**



John Squires initiated an idea 17 years ago, show-casing businesses owned by Circle C residents and named it "Professional Profiles In Circle C Ranch". It is a free service where non-real estate industry businesses owned by Circle C residents are promoted free of expense. Just call or email John and he'll get it in as soon as he can. It's a good way to meet your neighbors and support all the diverse, locally owned businesses. Call or email him at [John@SquiresTeam.com](mailto:John@SquiresTeam.com)



# Around Circle C

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## Neighborhood Photos

*These photos were taken around Circle C by resident Neelu Amar.*





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# Clavier-Werke School of Music Presents Music Pups!



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## CIRCLE C HOLIDAY TIMES MARKET

Circle C Community Center  
(7817 La Crosse Avenue)

Saturday November 18th, 2017  
from 11:00am – 5:00pm

Over 20 vendors presented for a special  
shopping experience featuring unique gifts  
in a quaint and neighborly setting



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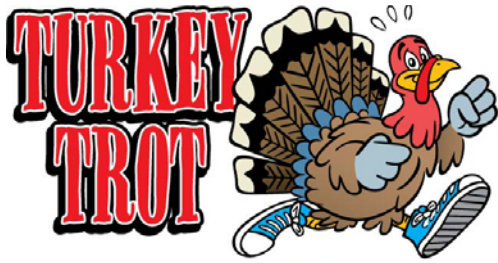


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Prices, terms, specifications, and availability are subject to change without notice. \*See Sales Associate for details, some restrictions apply.



# Around Circle C



## Dear Circle C Neighbors

The Annual Circle C Turkey Trot Walk/Run is Official! Meet us Thanksgiving morning, Thursday November 23rd, at 8:30am at the Circle C Community Center (7817 La Crosse Avenue) for a 3-mile run/walk or a 10k. No need to sign up, just show up! Please park at the Community Center or Clayton Elementary. Please AVOID parking on Spruce Canyon or La Crosse Avenue. We were able to get approval from the City of Austin as this is a local event for neighbors and we are doing this as a way to strengthen our community and not for profit. Bring your family, strollers, bikes; this is a local event but you are welcome to bring friends as well. Let's make this a tradition, our 5th year in a row!

If you have any questions please contact organizer Ana Bosada on Facebook at Ana Cecilia Alvear Bosada or via email at [anaalvear@yahoo.com](mailto:anaalvear@yahoo.com)

## S.W.I.N.G. NETWORKING GROUP THURSDAY, OCTOBER 19 LONG TERM CARE DISCUSSION

The Southwest Inclusive Networking Group will have a panel discussion addresses three areas of long term care needs. Caregiving, long term care facilities and paying for long term care.

Lynn Greenblatt, founder of the Caregiving Café, Kristina Frost, community outreach director of Legacy Oaks Assisted Living and Memory Care and Peter Berardino from Capital Strategies a member of the Mass Mutual Financial group and long term care specialist will lead the discussions.

We meet at Waterloo Ice House on Escarpment. The meeting is in the backroom, arrive by 8:15 a.m. and it ends at 9:30 a.m. No reservations are needed. There will be no cost to attend. Just come, have breakfast and participate in the discussion.

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

If you want more information, contact Liz Jensen at 512-301-6966 or [lizleej@gmail.com](mailto:lizleej@gmail.com) or Peter Berardino (The King of S.W.I.N.G.) at 512-695-2334 or [peterberardino@gmail.com](mailto:peterberardino@gmail.com).



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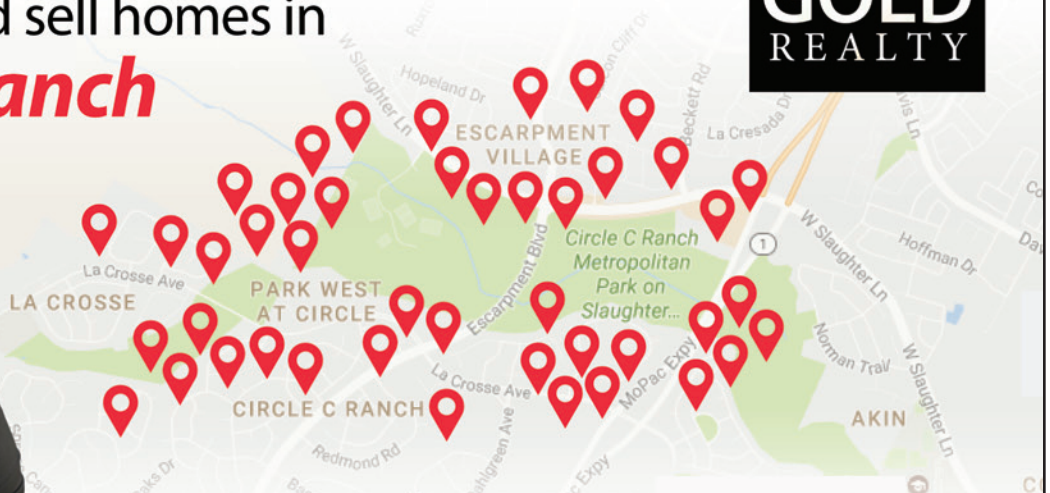
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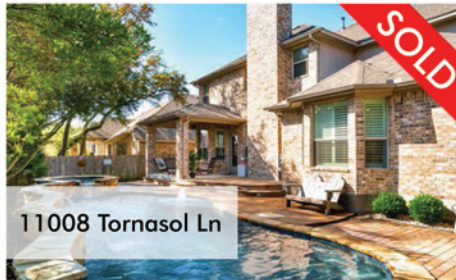
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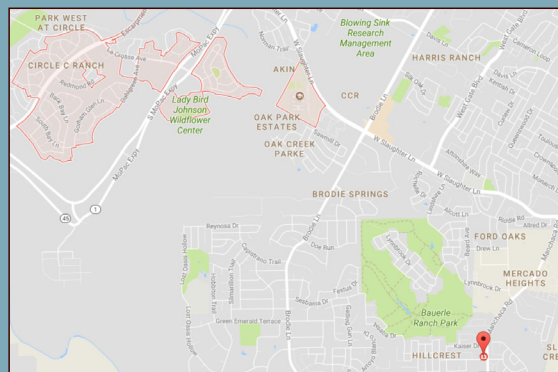
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