

VOLUME 15, NUMBER 1

JANUARY 2018

# CIRCLE C

## *Community Newsletter*

OFFICIAL NEWSLETTER OF THE CIRCLE C RANCH HOA





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## HOA NEWS

- 4 Announcements

## AQUATICS NEWS

- 7 Pool Hours  
7 Circle C Aquatics Programs

## AROUND CIRCLE C

- 8 Cover Photo  
9 Turkey Trot Recap  
14 Circle C Santa Pictures Are Here!  
14 Important Circle C Seals Swim Team News!  
15 What's In Season At The Wildflower Center  
16 Introducing - Get To Know Your Neighbors  
16 Circle C Metro Park Proclamation  
16 Slaughter Creek Watershed – Circle C Pond Rehabilitation  
17 MoPac Intersections  
17 Hope 4 Minds Austin Marathon

## IN EVERY ISSUE

- 13 Classifieds





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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 Añaña 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

#### HOA Office Closed

Monday January 1st & Tuesday January 2nd

#### Swim Center Pool Closed

Monday January 1st – Wednesday January 3rd

#### Be Happy Be Healthy Fest w/ HelloNabr

Saturday January 6th 2-5pm @ Community Center

#### January Board Meeting

Tuesday January 30th

### Children's Holiday Party Recap

We were SO happy to have been able to enjoy the beautiful weather this year for Children's Holiday Party on Saturday December 2nd; as you may remember last year the weather did not want to cooperate with our plans for outdoor activities. Thank you to everyone who joined us and brought toy donations for Partnerships for Children's Holiday Wishes program! We are always grateful for the community efforts to be part of such a wonderful cause.

A special shout out to Sarah Jordan from Miles of Smiles Photography for capturing magic with the kiddos and Santa! Be sure to download your free Santa photos from [www.milesofsmilesphotography.com](http://www.milesofsmilesphotography.com); they will be available until **Wednesday January 31st!** (See page 14) Thank you so much to Carmen and the amazing teachers from the Circle C Child Development Center who generously donated their time and hard work!

### Annual Meeting and Board Election

The Nominating Committee is accepting nominations for the two open board seats through **Friday January 12th, 2018**. You can download a Candidate Questionnaire from the News & Announcements page on our website at [www.circlecranch.info](http://www.circlecranch.info), under the Stay Connected tab. The nominating Committee will host a Candidate Forum in February; the date will be posted on the website and in the February Newsletter.

The Annual Meeting and Election will be held on **Wednesday March 7th, 2018** at the Circle C Community Center (7817 La Crosse Avenue). Your ballot and proxy will be printed on the back side of the first 2018 CCHOA dues assessment invoice (which will be mailed Feb. 1st and due Mar. 1st).

### A Great Time at the Adult Holiday & Casino Party!

The Adult Holiday & Casino Party on Friday December 8th was fantastic! From the delicious food provided by Circle C Catering to the casino tables, photo booth and great music, it is safe to say the night was enjoyed by all. Thank you for joining us!

We also wanted to give a HUGE shout out to all the local businesses that donated awesome door prizes and helped make this event such a success! Thank you to:

Alamo Drafthouse Cinema  
Camp Bow Wow Austin Southwest  
Camp Gladiator  
Clavier-Werke School of Music South  
Inspire Redesign  
Last Stand Brewing Company  
Massage Envy  
North by Northwest  
Orange Theory Circle C  
Precision of Austin Plastic Surgery  
Pro Nails  
Randolph Brooks Federal Credit Union  
Samuels Diamonds  
Satellite Bistro  
The Steam Team  
Westgate Lanes Bowling  
Wildflower Center & Wildflower Center Café

### Annual Report to the Membership

The 2017 Annual Report to the membership from the Board of Directors will be printed in the March 2018 newsletter. A copy will also be posted on our website and available in the HOA office during the month of March 2018.

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**KIDS COLORING CONTEST, WIN A \$50 GIFT CARD TO TARGET!**



1. Have your child submit their best artwork by 2/1/18!

PARENTS NAME \_\_\_\_\_

2. Fill out the information to the right.

CHILDS NAME \_\_\_\_\_

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Austin, TX 78746.**

CHILDS AGE \_\_\_\_\_

ADDRESS \_\_\_\_\_

STATE & ZIP CODE \_\_\_\_\_

4. Winner will be anounced on our Facebook page on 2/9/18!

PARENTS EMAIL \_\_\_\_\_

**WWW.ASHLEYHOMEVALUATION.COM**

## Electronic Voting

The Circle C Ranch HOA Board is pleased to offer electronic voting again this year. Those who have provided email addresses will receive an email invitation to vote; for those who have not provided email addresses, please visit the Circle C Ranch website and click on the "Vote Here" button. You will enter your "unique registration code" which is located on your Semi-Annual Billing Statement.

You will still be able to return your 2018 Board of Directors Election Ballot and Proxy which is located on the back of your Semi-Annual Statement that you may return with your semi-annual assessment by **March 1, 2018**. Otherwise you may attend the annual meeting on **Wednesday, March 7, 2018** and vote at the meeting, or turn your ballot or proxy into the CCHOA office (7817 La Crosse Avenue) by 5:00pm on **March 7, 2018**. Replacement absentee ballots and/or proxies are available by calling the CCHOA office at 512-288-8663.



## CC&R Proposed Future Vote

The Circle C Board of Directors has been working on a proposal to update the Circle C Covenants, Conditions and Restrictions (CC&R's). In order to make any changes to the CC&R's, we will need 66 2/3 of all votes in favor of the changes. A few of the changes the board has been working on are:

1. Article III, Section 2 – one vote per home
2. Article III, Section 3 – one assessment rate
3. Article V, Section 3, k – amending to trash pickup one day a week
4. Article V, Section 3, m – allowing permanent basketball goals with approval
5. Article V, Section 5 – changing Christmas lights to holiday lights to be all inclusive for all holidays.
6. Propose to add 152 Lots to CCHOA

## Holiday Lights and Décor

This is a friendly reminder that holiday lights and décor must be removed no later than **January 15th**.

If you have decorated trees along MoPac, SH45 or any Circle C common areas and have not yet removed the decorations, please do so as soon as possible.

## Wastewater Averaging Has Begun

The wastewater averaging period spans three consecutive billing periods beginning in Mid-November and ending in mid-March. The water used during the averaging period will determine wastewater charges for most customers for the 2017-2018 service year.

## Lower Your Wastewater Costs

You can lower your wastewater costs for the next year by conserving water during these billing periods. To help you conserve water in the winter months and lower your wastewater average, follow these basic water-saving tips:

- Check your irrigation system for leaks and turn them off during the fall/winter months.
- Fix all leaky faucets and toilets;
- Sign up for the free Dropcountr app and get home water use reports;
- Run your dishwasher and washing machine only with a full load'
- Take shorter showers – place timer in your bathroom
- When buying new water-using appliances look for the WaterSense label;
- Visit [WaterWiseAustin.org](http://WaterWiseAustin.org) for water conservation tips and to find out about rebate programs.



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## Swim Center Pool Hours

**JANUARY 4TH – MARCH 10TH, 2018**

The Swim Center is currently open for lap swimming only; the recreational areas of the pool area not accessible. The Community Center, Avaña, and GreyRock pools are closed for the season.

**Monday – Friday**  
6:00am-10:00am  
4:00pm-7:30pm

**Saturday**  
8:00am-11:00am

**Sunday**  
Closed

## Circle C Aquatics Programs

Come swim as the sun comes up with the Masters participants! We offer a 6:00am class on Mondays, Wednesdays and Fridays; on Tuesdays and Thursdays there is an 8:00am class. Coach Erin will get your heart pumping and energized for the day. Stop by for 2 free practices before you join!

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

For more information about our Aquatics Programs visit [www.circlecranch.info](http://www.circlecranch.info) and click on the Aquatics tab.



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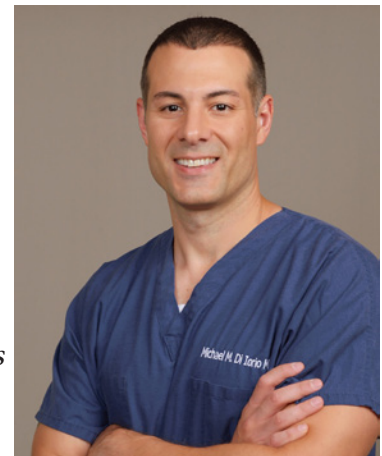
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# Around Circle C



## Cover Photo

This month's cover photo of a snow-covered Mexican buckeye tree was submitted by the Lady Bird Johnson Wildflower Center.



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# TURKEY TROT RECAP

The 5th Annual Circle C Turkey Trot was, as always, a big hit! Thank you to all the residents who came out on Thanksgiving and a HUGE thank you to the sponsors who helped make this event possible.

These photos capture a little of the magic from that day! Thank you Austin SportsXpress for documenting this great event and sharing with us!

*(Photos Continued on Page 12)*



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No one works harder or smarter than John Squires to help you list and sell your valuable Circle C Ranch or Austin real estate. What we do for you:

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- 6) Provide a list of different strategies/facets to advertise your home for maximum marketing exposure to the internet as quickly and effectively as possible.
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Call John Squires with Keller Williams Realty at **(512) 970-1970** for a free, no-obligation, listing market analysis on your valuable Circle C Ranch property. Thank you!

**#1** selling agent in Circle C Ranch with over **527** homes sold to date in Circle C Ranch alone. Over **1030** homes sold in the greater Austin area. **#1** listing agent in Circle C Ranch.

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**"CONTRACT PENDING!"** John's listing at **8214 Isaac Pryor**. Gorgeous David Weekley 1-story home with wood floors, granite counters, high ceilings and a magical back yard. Listed at **\$369,000**. Call John for more information.

**Happy  
New Year!**

**SquiresTeam.com**

**KW** KELLER WILLIAMS  
REALTY

**"JUST LISTED!" 11200 Cowher Court** John just listed this stunning 5-6 large bedroom, 5.5 bath home, custom built with master suites on the first floor *and* second floor! The gorgeous granite and stainless kitchen looks over the big family room with gas fireplace and surround wiring for family movie night. All of the bedrooms are over-sized and there is tons of extra storage space. The entire back patio is covered and the 5th full bath (pool bath) is already installed. This yard is over 1/3rd acre and you can build your resort-style, dream pool and still have plenty of room for soccer. On a deep cul-de-sac also with North/South ~ orientation. Home is over 4000 sq. ft. Travis Central Appraisal District. Offered at **\$749,000**. Call John to see it.



Call John Squires directly on his 'sell' phone at **(512) 970-1970** for a free, no obligation appointment to find the value of your home or be professionally represented in the purchase of any real estate in Texas. Go to **SquiresTeam.com** to view how John illustrates his previous and current listings.

**"JUST LISTED!" 8415 Kali Cove** John's rare listing in LMR. Need a little more elbow room, yet still be close into town? This beautiful Peerman, Tuscan mini-estate in Lewis Mountain Ranch is quickly coming to market. This home comes with 4 large bedrooms, 3 and 1/2 baths, 3 living areas and is loaded with upgraded features and designs. It also features a barrel tile roof, a 5 car garage for the car enthusiast and a stunning resort-style pool with waterfalls, beach and jumping rocks. Have your outdoor bbq's on the huge limestone patio with fireplace. This amazing home is on approximately 1.25 acres and is on one of the most secluded and private cul-de-sacs in Lewis Mountain. The tax rate is 2.00%, yet you have city water and Pedernales Electricity! Where is Lewis Mountain Ranch you ask? It's *right* behind Circle C on the other side of 1826. All of the homes are on varying acreages and the schools are Baldwin, Gorzycki and Bowie. Offered at **\$729,000**. Call John to see this property or to find out about any other homes like this coming on the market soon!

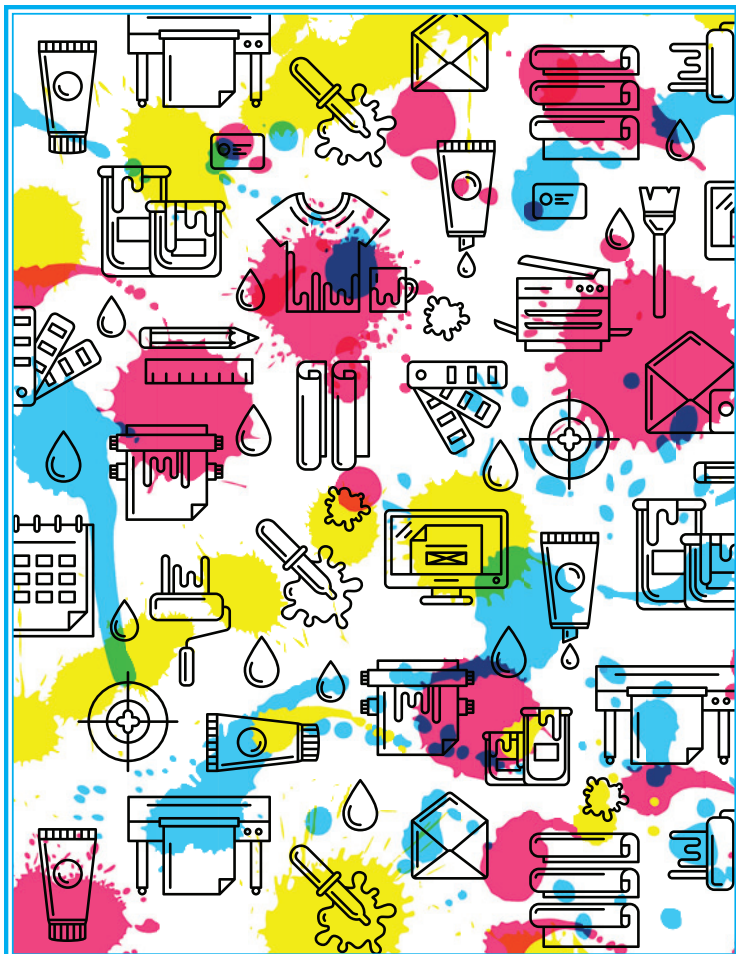


The Squires Team donates to the "100 Club" of Central Texas to support the families of fallen public servants. Go to **SquiresTeam.com** and click on the link to donate. Thank you



# Around Circle C





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# Around Circle C

## Circle C Santa Pictures Are Here

*Submitted by Sarah Jordan of  
Miles of Smiles Photography*

Did you take pictures with Santa at the Circle C Children's Holiday Party? FREE downloads are available through Wednesday January 31st, 2018 from Miles of Smiles Photography. Visit the link below to find your images and step-by-step downloading instructions. Please be sure to download images before 1/31/18 as they will be removed after that date.

Visit this link and look toward the bottom for the "Circle C Families – Santa Photos" section: <http://www.milesofsmilesphotography.com>

Enjoy!



## Important Circle C Seals Swim Team News!

*Submitted by Jeff Grosso (Circle C Seals Head Parent/President)*

The Circle C Seals are a non-profit, volunteer operated, summer league swim team here in the neighborhood. Despite the team's 25% growth in the past few years, continued growth and the traditional new swimmer addition process, there have been challenges to keep up with the community's explosive growth/demand. **In response to feedback, the team is changing its process for adding new families/swimmers to the team from a wait-in-line process to a lottery approach.** The team's board will be exploring all options this year to expand the size of the team in the long term to serve a greater portion of Circle C; however, today we are constrained by sharing finite pool space/time with the greater community.

The Seals will be holding 2 information meetings at the Community Center (7817 La Crosse Avenue) on **Sunday January 14th** (2:30-3:30pm) and **Saturday February 17th** (1:30-2:30pm) to share all the ins and outs of Seals' membership with residents interested in having their children (5-18 yrs old) join the team for the May/June season – ie volunteer/attendance requirements for new Seals/Families; coaching staff/philosophies, fees; season timeframe; the fun; etc. We will also cover exactly how the lottery will work, but in short – names will be pulled from a swim cap in order to fill available spots. **Families MUST attend either of the 2 meetings and align to Seals' membership requirements to be offered entry into the lottery that will be publicly held via Facebook Live in early March.** A single 'tryout' will occur thereafter on Sunday April 8th to ensure the prospective new Seal can traverse the 25-yard length of the pool un-assisted/safely. We will work our way down the lottery list until all slots are filled.

More details about the team can be found at [www.ccrseals.swimtopia.com](http://www.ccrseals.swimtopia.com). Check out 'Recent News' on the site and the Circle C Residents FaceBook Page to see more about the process change and lottery process and ask questions. Thanks!



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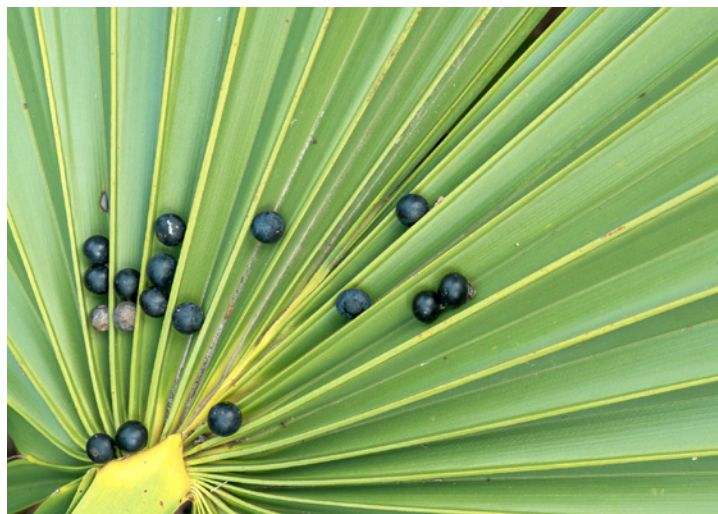
# WHAT'S IN SEASON AT THE WILDFLOWER CENTER?

*Submitted by Amy McCullough, Lady Bird Johnson Wildflower Center  
Photography by Joseph A. Marcus (bushy bluestem) and Lee Clippard (Texas persimmon)*

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!

## DWARF PALMETTO (SABAL MINOR)

It's not often that nature works in straight lines, but it sure is easy to imagine the sleek fronds of dwarf palmetto coming right off an architect's drafting table, fashioned from ruler and pen with a careful eye for angles and rays, light and shadow. One of only four native Texas palms, *Sabal minor* tolerates poor-draining soil, is hardy in cold weather (for a *Sabal*), and adds striking variety to a garden's damp, shady areas — its broad, stemless leaves waving hello from ground level. Once established, this fan-shaped palm is surprisingly drought tolerant, and its spherical blue-black fruit contrasts beautifully with those parallel lines. Not sure how to wear stripes and dots together? Ask a dwarf palmetto!



## EVERGREEN SUMAC (RHUS VIRENS)

This evergreen is more of a "very-briefly-not-green," considering that *Rhus virens* goes about a week between dropping winter leaves and sporting a coat of fresh growth. But we'll take it! When many branches in the landscape are bare, this sumac offers glossy green foliage and — even better — fuzzy red fruit. That festive fruit (which is said to make a tart, refreshing tea) appears in late fall and can persist through winter, brightening up landscapes like handfuls of candy suspended in midair. What's more, this shrub is fast growing, drought tolerant and generally easygoing, meaning it isn't bothered by many pests or diseases. Good looks, tough attitude and zest, to boot. What more could you ask for?

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



---

## DOCENTS WANTED!

What's a docent, you ask? Docents are volunteer superstars who represent the Wildflower Center and serve the public by answering questions, giving tours, working with children's groups and serving as ambassadors to visitors from all over the world. They learn about native plants, Center history, gardening and more during training that combines classroom and field studies with self-scheduled experiential learning. Being a Wildflower Center docent is a truly rewarding experience! Our next docent training begins in February 6, 2018. Learn more at [wildflower.org/volunteer/docent-opportunities](http://wildflower.org/volunteer/docent-opportunities)

# Around Circle C

## Introducing "Get To Know Your Neighbors"

We are all very fortunate to call Circle C Ranch our home. But, Circle C is more than just a place to live; it is a vibrant community brimming with over 5,400 families, full of fascinating and talented people. The uniqueness of our residents is what makes us extraordinary. However, sometimes, we get so busy, we lose sight of just how interesting and diverse we've become!

We believe that getting to know the people who live around you will help us create a sense of belonging and shared identity. Therefore, we are creating a new column entitled, "Get to Know Your Neighbors" which we hope will strengthen connections, build trust in our greater community, and contribute to a happier neighborhood for everyone.

If you know of a person or a family that you believe is making Circle C Ranch a better place to live, please let us know. We would like to introduce them to your neighbors! Email [sarah@circlecranch.info](mailto:sarah@circlecranch.info) for more information.



## Circle C Metro Park Proclamation



I, Council Member Ellen Troxclair, on behalf of Mayor Steve Adler: Hereby proclaim that the City of Austin recognizes the devotion and efforts of each of our first responders, by dedicating the Circle C Metropolitan Park to Austin's First Responders for this day, December 14, 2017.

## Slaughter Creek Watershed Circle C Pond Rehabilitation

CIP #10856.004

### NOTIFICATION OF MAINTENANCE PROJECT

The City of Austin Watershed Protection Department will rehabilitate the stormwater quality ponds serving the Circle C Ranch, Phase C, Section 9 neighborhood. Major maintenance and needed improvements will be done to the two retention/irrigation ponds located along Slaughter Lane near Beckett Road. The primary goal of the project is to repair the existing pond liner systems which currently leak.

Construction is proposed to start Spring 2018. Disturbances to the neighborhood will be minimal, except that construction crews will access Pond #2 via York Bridge Circle to move equipment in and out. The noise from construction equipment may be audible during business hours.

Refer to the website for more information: <https://austintexas.gov/senderacircleponds>

Questions? Contact:

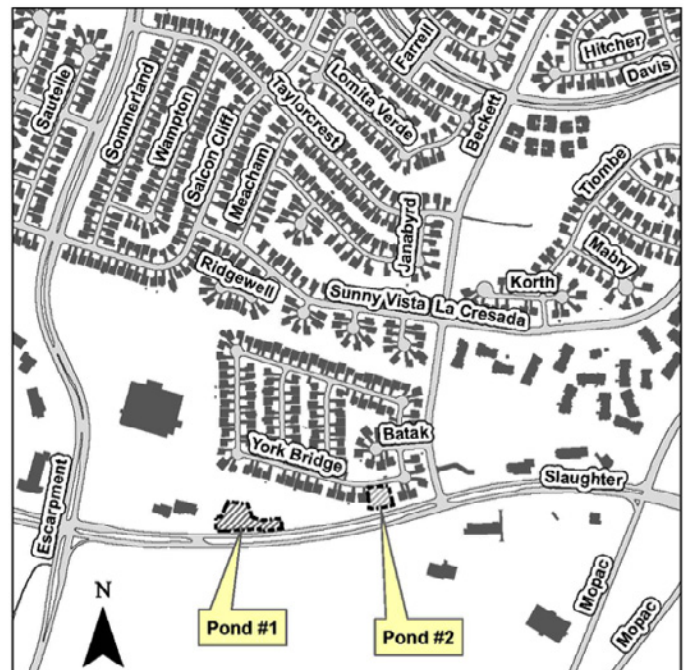
Project Manager:

[Robyn.Smith@austintexas.gov](mailto:Robyn.Smith@austintexas.gov), (512) 974-2624

WPD Engineer:

[Clayton.Ernst@austintexas.gov](mailto:Clayton.Ernst@austintexas.gov), (512) 974-9792

### Project Location Map



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# MoPac Intersections

CIP #10856.004

## NOTIFICATION OF MAINTENANCE PROJECT

Improvements are on the way for Loop 1 (MoPac) at the intersections of Slaughter Lane and La Crosse Avenue! Congestion and traffic volumes have grown at accelerating rates, causing difficulty for drivers who pass through and use these intersections.

Improvements will enhance safety for all modes of travel, decrease wait times at the intersections, decrease overall travel time, and improve left-turning movements.

Planned improvements include:

- Constructing two mainlanes in each direction on MoPac underneath Slaughter Lane and La Crosse Avenue to improve traffic flow at the intersections and on MoPac
- Constructing a Diverging Diamond Intersection (DDI) at MoPac and Slaughter Lane to address congestion by allowing vehicles to travel more efficiently through the intersections (check out an example animation by visiting [https://youtu.be/TRs\\_ncEMkCY](https://youtu.be/TRs_ncEMkCY))
- Improving the intersection at MoPac and La Crosse Avenue
- Improving and adding pedestrian and bicycle accommodations

The contractor for the project is Webber, LLC and construction is anticipated to begin in early 2018. Both intersections are expected to be complete within three years, weather permitting. Crews will begin by preparing the right of way and excavating at both intersections. Construction will begin with the MoPac and Slaughter Lane improvements and, once complete, crews will construct improvements at MoPac and La Crosse Avenue.

Working with property owners, business owners, residents, and all other stakeholders is a priority for TxDOT and the project team. We will identify opportunities to reduce impacts and provide updates on construction, as they become available. A webpage is being created with more details and will be available soon. To receive updates on the project, please send an email to [MoPacIntersections@txdot.gov](mailto:MoPacIntersections@txdot.gov) with "Updates" in the subject line.

Contact

MoPac Intersections Project Team

Phone: (512) 693-7425

Email: [MoPacIntersections@txdot.gov](mailto:MoPacIntersections@txdot.gov)



## Austin Marathon (Team Hope 4 Minds) Half Marathon and 5K February 18th, 2018

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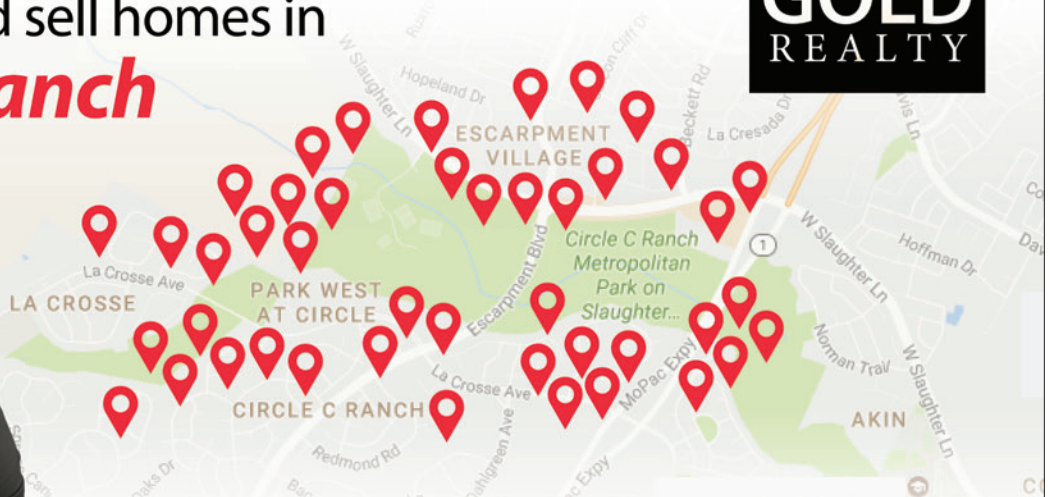
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