

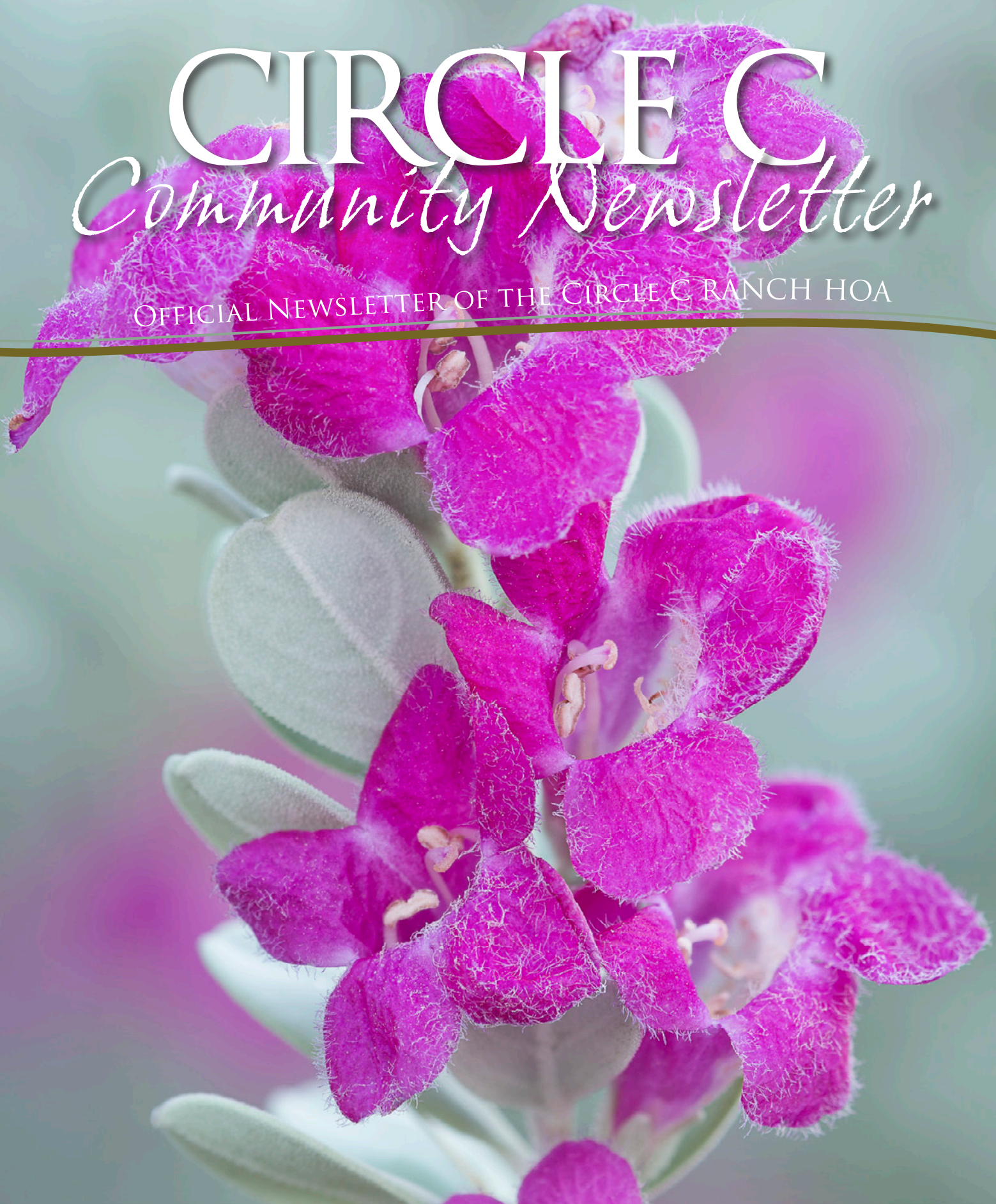
VOLUME 15, NUMBER 2

FEBRUARY 2018

# CIRCLE C

## *Community Newsletter*

OFFICIAL NEWSLETTER OF THE CIRCLE C RANCH HOA





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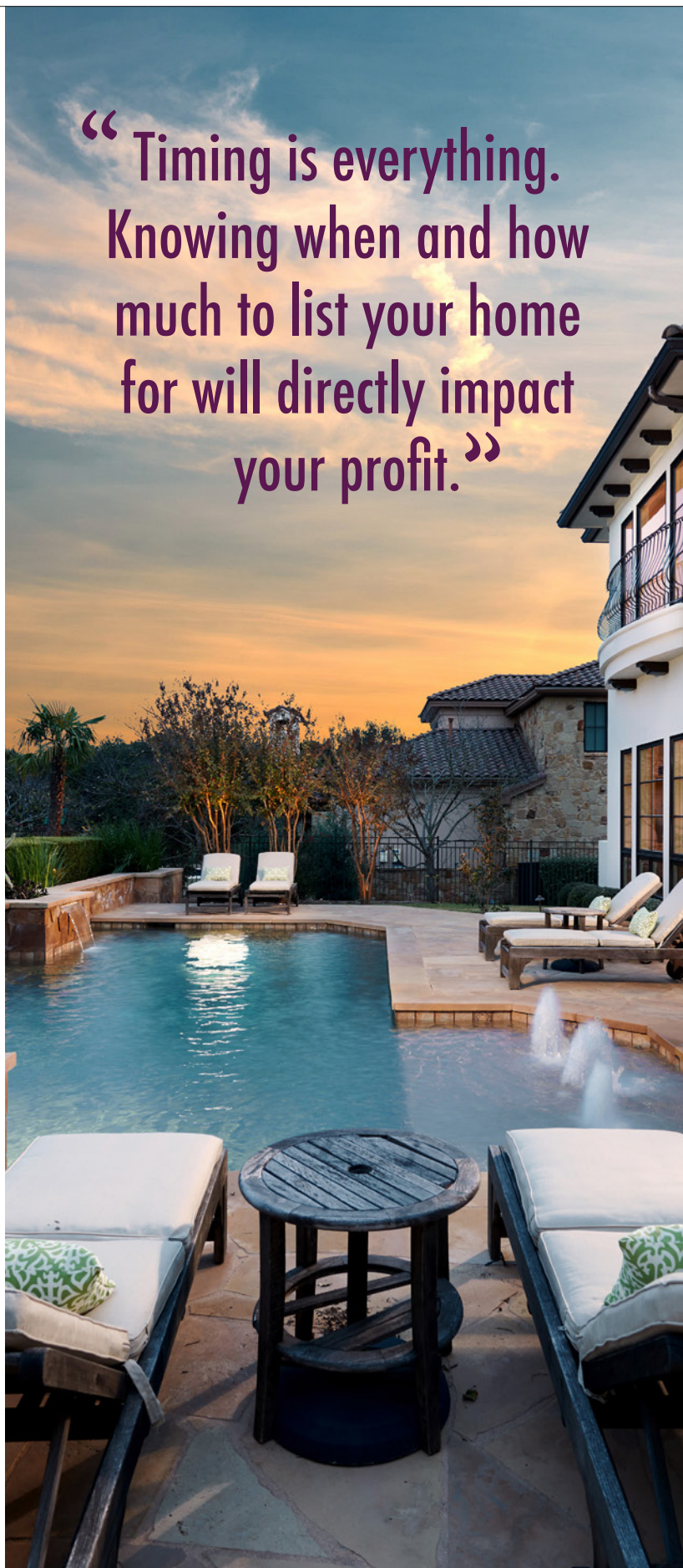
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for will directly impact  
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## CCHOA NUMBERS

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

#### First ½ Annual Assessment Invoiced

February 1st

#### Candidate Forum

Tuesday February 6th

#### Board Meeting

Tuesday February 27th

#### First ½ Annual Assessment Due

March 1st

#### Annual Meeting

Wednesday March 7th

#### First Food Trailer Night of 2018

Friday March 9th

#### Good Friday HOA Office Closed

Friday March 30th

### 1st HOA Assessment Mailing February 1st

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

- Mail your check to PO Box 163541, Austin, Texas 78716
- Make your payment using Bill Pay through your financial institution
- Use the "Online 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 financial office at 512-451-9901.

### Board Nominee Candidate Forum

The Nominating Committee will host a Candidate Forum on **Tuesday February 6th, 2018 at 6:30pm** at the Community Center. We have 4 homeowners who have submitted their Candidate Questionnaire for the two open Board seats: Kim Ackermann, Jimmy Brown, Steve Urban and Matt Carver. 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](http://www.circlecranch.info).

### Annual Meeting & Board Election



The Circle C Homeowners Association will hold its Annual Meeting and Board Election on **Wednesday March 7th, 2018 at 6:30pm** at the Circle C Community Center (7817 La Crosse Ave.) We strongly encourage you to attend the annual meeting. We need a 10% quorum in order to call the meeting to order and conduct business. Please arrive at 6:00pm to allow time for check-in.

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!





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.

## 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.

## 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 eligible 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

## Wastewater Averaging Continues

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

**WINTER HOURS**  
**JANUARY 4TH – MARCH 9TH, 2018**

The Swim Center is currently open for lap swimming only; the recreational areas of the pool are 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

### Attention Residents!

Due to scheduled equipment maintenance, the Swim Center will be closed **Friday February 9th** and **Saturday February 10th**. We will reopen for regular business hours on **Monday February 12th**. We apologize for the inconvenience and appreciate your understanding.

## Now Hiring!



Circle C Aquatics is now hiring all positions for the 2018 Spring and Summer seasons. Red Cross Lifeguarding Certifications are required for Lifeguard positions; we offer Lifeguard courses on a monthly basis at a discounted rate (contingent upon employment with us). You must have an interview before registering for a lifeguard class. You must be 15 years or older to take the course and employment. Contact Amanda at [coordinator@cswim.net](mailto:coordinator@cswim.net) to set up an interview.

## 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, we'll see you tomorrow!

## Contact Us

For more information on all programs offered at Circle C Aquatics, email Amanda at [coordinator@ccswim.net](mailto:coordinator@ccswim.net).

# PRIVATE SWIM LESSONS

Private lessons, in the winter? Yes! Circle C Aquatics offers private lessons year-round for all swimming abilities. We have morning and afternoon slots open. 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!







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Prices, terms, specifications, and availability are subject to change without notice. \*See Sales Associate for details, some restrictions apply.  
To receive offer, must purchase by March 31, 2018



# Around Circle C



## Cover Photo

This month's cover features *Leucophyllum frutescens*, commonly known as cenizo or Texas barometer bush, in bloom at the Lady Bird Johnson Wildflower Center. Photo credit: Wildflower Center



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## 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 the second of two information meetings at the **Circle C Community Center (7817 La Crosse Ave.) Saturday February 17th from 1:30pm-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 have attended 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!







## *Make This Your Best Year!*

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### **Kiker's 15<sup>th</sup> Annual Dinner, Dance & Auction Fundraiser needs your help!**

We are in need of various items to help make this year's event spectacular!

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#### **Live Auction Items**

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Creekside Pavilion  
April 29, 2018

**Contact Andrea Bredl at  
[andrea.bredl@austinisd.org](mailto:andrea.bredl@austinisd.org)**





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Sami Froncek, piano, MM, Baylor University  
Felicia Kim, DMA, University of Maryland  
Russell Reed, piano & composition, DMA, UT Austin  
Andres Vargas, piano, MM, Baylor University  
Dominik Wachtel, piano, MM, University of North Texas  
Bridget Perez, voice, BM, Texas State University  
Rachel Garner, cello, BM, Texas State University  
Karli Leal, violin & viola, MM, University of Cincinnati  
Justin Scheibel, violin and viola, BM, University of Cincinnati  
Jon Chaney, guitar, BM, Berklee Music College  
Scott Simon, guitar, PhD, University of North Texas  
Tate Hearn, theory, BM, Texas State University

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## Hope4Minds and Team Luke Merge to Expand Resources for Families of Children with Brain Injury

Austin-based nonprofit Hope4Minds and Lubbock-based foundation Team Luke will merge to become Team Luke Hope for Minds, allowing the two complementary organizations to work together and provide expanded services and resources to families of children with brain injuries.

“For the past six years, Hope4Minds has worked hard to establish programs that fulfill the unmet needs of these families,” Ronda Johnson, director of family services, said. “Team Luke has done a great job raising resources and awareness, so we are excited to be able to have a higher impact together.”

According to the Texas Brain Injury Alliance, an infant, child, teenager, or adult in the U.S. sustains a traumatic brain injury every 21 seconds. There is a void, however, in access to services for children who have brain injuries. And that’s where Team Luke Hope for

Minds steps in.

“This is a big step forward to filling that void,” Johnson said. “Together, we can do more to provide support groups, financial assistance, and educate communities about prevention. Our scope of services has been the state of Texas, and it had to be a brain injury that occurred as a result of an accident, so we’re expanding on that and will be able to help children in other states and with injuries from other causes, like a stroke or an aneurism.”

Hope4Minds was formed in December 2011 as a community effort organized after an 11-year-old boy named JD suffered an anoxic brain injury due to a nonfatal drowning in his family’s hot tub. The family struggled with the lack of information, guidance and expenses. They received significant financial support from their community and a decision was made to form Hope4Minds to help families experiencing the same struggles.

Tim Siegel, former Texas Tech men’s tennis coach and father of Luke Siegel, who suffered an anoxic brain injury due to a golf cart accident in July 2015, formed the Team Luke Foundation in January 2017. Luke’s story gained a powerful following on social media, and resulted in support from some of Luke’s favorite athletes like New Orleans Saints quarterback Drew Brees, Wimbledon champion Maria Sharapova, Texas Rangers short stop Elvis Andrus, and many more.

Team Luke Hope for Minds will operate under its united mission: To enrich the lives of children with a brain injury and give hope to their families through support and education. “For me, it’s not just personal because of what happened to my son,” Siegel said. “It is also personal because helping other families has kept me going and made me want to make a difference in other people’s lives because of what I’ve gone through. By merging, we have an opportunity to reach more people and to utilize our strengths to help families in need.”

To learn more about Team Luke Hope for Minds or to donate, visit their website at [www.teamlukehopeforminds.org](http://www.teamlukehopeforminds.org). If you or a loved one has a child with a brain injury, please contact Ronda Johnson, director of family services, at [ronda@teamlukehopeforminds.org](mailto:ronda@teamlukehopeforminds.org).

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# WHAT'S IN SEASON AT THE WILDFLOWER CENTER?

*Submitted by Amy McCullough, Lady Bird Johnson Wildflower Center  
Photography by 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!

## **CAROLINA JESSAMINE** (**GELSEMIUM SEMPERVIRENS**)

This flowering vine's name might nod to the Carolinas, but it's truly an equal-opportunity Southern belle, occurring from Virginia over to Texas and in every state between. Its lemon yellow, trumpet-shaped flowers and glossy evergreen leaves make *Gelsemium sempervirens* a garden favorite. But watch out: It's as tenacious as it is handsome and will climb without abandon if allowed to grow unchecked. And, though its flowers attract native bees, hummingbirds and spicebush swallowtail butterflies, its leaves, roots and seemingly innocent flowers are all toxic to livestock and humans — its nectar has even been known to poison gluttonous honeybees. Plant one in moist, well-draining soil to add a touch of sunshine to your garden, but remember this is one native plant that gives new meaning to the phrase “for your eyes only.”



## **CORAL HONEYSUCKLE** (**LONICERA SEMPERVIRENS**)

Looking for a native plant sweetheart this February? If the heat is on, weather-wise, you'll start to see one of our garden's most prized partners, the coral honeysuckle, in bloom. Hummingbirds frequently pair up with it — just look at the shape of those flowers; they're a natural match! Bees and butterflies are similarly drawn to its sweet nectar and bold color; birds from robins to quail feed on its fruit; and humans have been known to use *Lonicera sempervirens* leaves (in various medical concoctions) to treat asthma, bee stings and sore throats. Unlike many vines, this one isn't too aggressive, and its bright red-and-yellow firecracker flowers are so pretty, we'd be in love even without all the perks. So, go ahead: Put a valentine in its mailbox, but yours won't be the only one!



**FIND THESE PLANTS AT THE WILDFLOWER CENTER AND LEARN MORE  
ABOUT THEM AT: [WILDFLOWER.ORG/PLANTS-MAIN](http://WILDFLOWER.ORG/PLANTS-MAIN)**

## **GROWING MINDS**

Keep your mind growing through every season with Wildflower Center classes, workshops and walks covering native plant gardening, nature art and photography, wildlife of Texas, and more. We always have programs for adults, kids and families — and even weekly drop-in garden tours that are free with admission. Visit [wildflower.org/learn](http://wildflower.org/learn) to explore your options.

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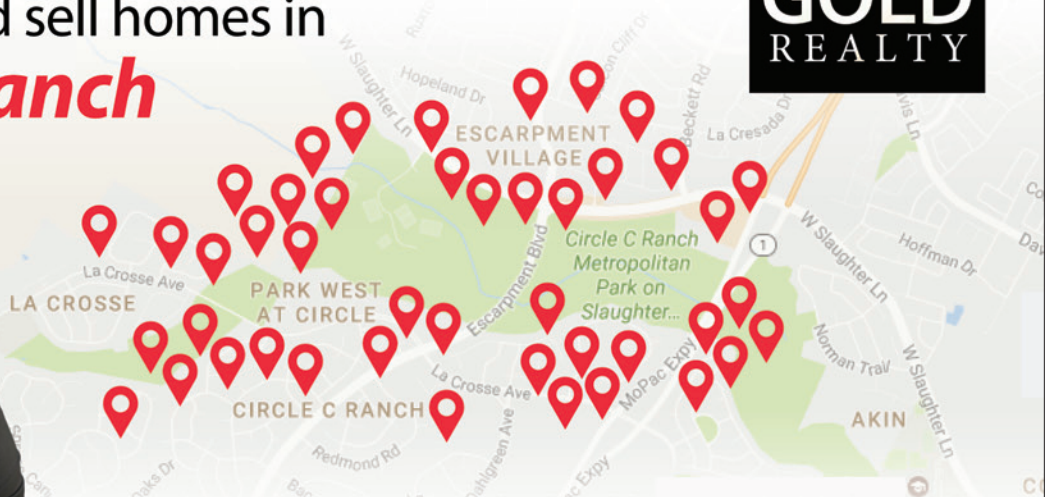




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**JENNY** Cureton  
HOMES





"The #1 Circle C Ranch virtual tour real estate website, originally designed in 1999 and still serving our Circle C residents today.

# SquiresTeam.com

**KW** KELLER WILLIAMS  
REALTY

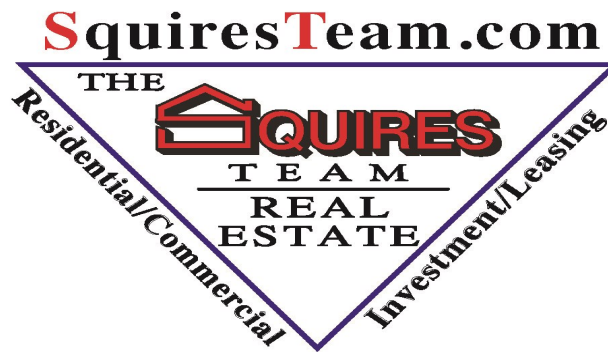
John Squires and the Squires' Team with **Keller Williams Realty**, your neighbors and Realtors for life.



Kevin has worked with John for over 20 years in real estate. He is an investment expert, commercial broker and buyer specialist. Let's start your portfolio today!



Call Kevin Scragg at **(512) 529-8763** for all leases or to see any homes for sale.



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

Hello Circle C Ranch! John Squires with Keller Williams Realty and the Squires Team would like to thank you for another great year in real estate. Whether you own a Scott Felder, Newmark, David Weekley, Plantation, Mercedes, Streetman, KB, Highland, John Lloyd, Village Home, etc., etc., John knows your home's value. There are actually 20 different builders in Circle C Ranch that have come and gone since 1988. The current market is picking up quickly, as we have had a rapid increase in calls and visitors to our open houses on weekends. People have filed their taxes and are realizing their financial gains for the year and assessing the possibilities of moving or perhaps picking up lease properties as investments in the area. I always encourage my clients to hold on to their previous homes and lease them out if at all possible when moving to their next home. Interest rates have bumped up a little for owner-occupancy and investor loans. About 4.25% to 4.375% owner and 4.5%~ investor. All rates are credit driven and percentage of down payment. Still GREAT rates! The Squires Team takes their fiduciary responsibility to their clients very seriously and strives to ensure your home is marketed and sold for the highest value the market will bear. Give us a shout for a no-obligation market analysis on your valuable Circle C Ranch property or to show you any homes. **(512) 970-1970** Thank you!

**"Top 50"** agent in central Texas **8** times -Austin Business Journal awards. Only **1** number to call for all your real estate needs. John takes all his own calls and you will never be handed off to an assistant. You will have direct access to John throughout your entire home selling or home purchasing process from **7:30 a.m to 10:30 p.m.** 365 days a year and he answers his phone.



Below are 1-story and 2-story home sold statistics for the Circle C Ranch neighborhood for the year 2017. These also include all the new-built 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 your specific property. This is general data.

1-story **"Active"** homes on market averages. Low price \$425,000. High price \$489,900. **11** total homes on market now. Average price per foot \$220.13. Average days on market 122.

1-story **"Contract Pending"** homes on market averages. Low price is \$359,900. High price is \$570,000. **5** total homes under contract right now. Average price per foot \$193.12. DOM is 23.

1-story **"Sold"** homes on market averages. Low price \$306,000. High price \$775,000. **110** total homes sold in 2017. Average price per foot \$195.85. Average days on market 35.

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 \$439,000. High price is \$850,000. **22** total homes on market now. Average price per foot \$183.91 Average days on market 105.

2-story **"Contract Pending"** homes on market averages. Low price \$389,000. High price \$749,900. **15** total homes under contract right now. Avg. price per foot \$167.18. Days on market is 100.

2-story **"Sold"** homes on market averages. Low price \$355,000. High price \$925,000. **212** total homes sold in 2017. Average price per foot \$166.91. Days on market 41.



## When is the perfect time to list my home for sale?

I'm often asked by my Circle C clients which months are the 'best' months to market their homes to get the most showings, offers and money for their properties. Sales are generally strong year-round in Circle C because it is a highly desirable neighborhood with plenty of new and resale homes of all sizes and prices. Generally, the spring and summer are strong months starting in early May and continuing through August. This is the time when large families purchase homes to have their kids in school by September. Young couples with infants or no children usually buy from September through December so there is no competition from the larger families and they can close by the holidays. All that said, the past few years we have seen a trend with buyers coming out early in January, February and March. February has *typically* been the slowest month in real estate so most real estate companies take their conventions during this month. Most cities aren't Austin though and we have seen a huge increase in early buyers wanting to beat the rush and purchase their homes in February, March and April to beat the summer rush. In the 1st quarter of 2017, we had multiple offers on almost all of our listings because there was a big demand and a very limited supply of homes. The only competition were homes left over from 2016 that had been highly over-priced or had some other type of issue and hadn't sold. Last February, March and April was a smoking hot market. When May/June comes around, sellers in the current Circle C price range (typically \$400,000.+/- ~ and UP) take the kids on vacation right after school lets out and you don't see a resurgence of sales until well after the 4th of July. This year, there are only **33 homes** on the market as an average for the past 2 months. (Usually there is an average of 50+ homes on the market during the year over the past few years.) This drives the price up on resale and new homes because of a lack of supply and you have a much better chance of selling your home higher. There are many buyers in the market now because interest rates remain attractive, hovering around the 4.25% level on a 30 year mortgage. The lack of homes and the level of interest rates means one thing to Circle C sellers. **Now is the time to list.** If you have been considering moving up to a larger home, down-sizing to a smaller home or just need to move please allow me to provide you with an accurate, comprehensive and no-obligation market analysis. Thank you! John



I work around your schedule and can meet any time at your convenience. (512) 970-1970

**#1 Agent in Circle C Ranch** with **530+/-** homes "**sold**" to date in Circle C Ranch alone. Over **1030+** homes sold in the Austin area.

**#1 agent** sellers and buyers served in Southwest Austin since 1999.

**Free** staging consultation with professional, luxury home-stager.

**Free** home renovation consultation.

The Squires Team is relocation-certified with all relocation companies and is the preferred relo-realtor in Circle C from Keller Williams Realty. Also, flexible commissions and move-up and move-down plans for growing families or retirees!



8415 Kali Cove— John's Listing is "**Contract Pending**" before coming on the market. Lewis Mountain listed at \$729,000.



11703 KnollPark—John's Listing is "**Contract Pending**" in 3 days with 5 offers. Great investor special at \$269,000.



4804 Norman Trail—John's listing is "**Contract Pending**" in Sendero before market. Perfect for investor remodel! \$319,000.

The Squires Team provides free staging through a professional luxury home-stager and designer so that your property shows *better* than a model home. Staged homes sell for more and in generally less time than homes not staged. Melissa Lim with "Bee Impressed" home staging will go through your entire property with you and it'll look unbelievable when it's done! Melissa is at (512) 289-1913

