

VOLUME 15, NUMBER 3

MARCH 2018

CIRCLE C

Community Newsletter

OFFICIAL NEWSLETTER OF THE CIRCLE C RANCH HOA



**Food Trailer
Nights Return**

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to kickoff the year!

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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 Aventura 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 Due
March 1st

Annual Meeting & Board Election
Wednesday March 7th

First Food Trailer Night of 2018!
Friday March 9th

Board Meeting
Tuesday March 27th

CCHOA Office Closed
Friday March 30th

Neighborhood Garage Sale
Saturday April 14th

(Shred, Recycle & Donate @ CC)

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!

HOA Assessment due March 1st

The 1st half year assessment is due March 1st and will be considered late after March 31st. 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. There are three available options to pay your assessments.

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

If you have a question regarding your assessment, please contact the Financial Office at 512-451-9901.

Electronic Voting

The CCHOA Board is pleased to offer electronic voting again this year!

Those who have provided email addresses should have received an email invitation to vote along with their "**Unique Registration Code**". You can access the voting site directly from the link in your emailed notice or you can visit the CCHOA website, at www.circlecranch.info, and click the "**Voter Registration**" button at the top of any page.

Those who have not provided email addresses can still vote online by visiting the CCHOA website. Click on the "**Voter Registration**" button and follow the prompts. Be sure to have your "**Unique Registration Code**" handy in order to vote. This code can be found on the HOA assessment statement you received in the mail.

If you choose NOT to vote online you have three options to vote. You can return your 2018 Board of Directors Election Ballot and Proxy, which is located on the back of your HOA assessment statement, in the mail along with your payment by **March 1st, 2018**. You can turn your ballot or proxy into the CCHOA office (7817 La Crosse Avenue) by **5:00pm** on **Wednesday March 7th, 2018** or you may attend the annual meeting to be held at **6:30pm** on **Wednesday March 7, 2018** and turn in your vote there.

If you need a replacement absentee ballot and/or proxy OR you need to verify your "Unique Registration Code" please contact 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 eligible votes in favor of the changes. If you are interested in serving on a Committee to change the current CC&R's or have suggestions for changes, please email Karen at info@circlecranch.info. 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

Annual Report to the Membership

The 2017 Annual Report to the membership from the Board of Directors is located in the center pages of this newsletter. A copy will also be posted on our website under the "Resources" tab and available in the HOA office during the month of March 2018.

Circle C's Annual Easter Egg Hunt

Due to playground renovations at the Child Development Center the HOA is looking for alternative locations to host the Annual Easter Egg Hunt. We will keep residents informed about updates regarding this event through our weekly email announcements and on our website. If you don't receive our emails be sure to sign up! Visit www.circlecranch.info, click the member login button, click register and follow the prompts.



Front Yard Spring Cleaning

Submitted by your Homeowners Association

Spring is here! We are ready to welcome the warmer weather and anticipated spring rains. Spring is also a great time to do some de-cluttering and exterior household cleaning but don't forget about your front landscape! With the freezes we had this past winter, many neighborhood yards have suffered and lost shrubbery and turf.

When built, every home in Circle C had an approved landscape design. Over the years, homeowners replace, update, refine, replant. Front bedding areas are required to have evergreen shrubbery planted no more than 36" off center. Permanent turf is required in front and side yards or a Water Wise Landscape is required with Architectural Control Committee approved plans which have been submitted/reviewed/approved. Two hardwood shade trees are required per front yard.

The average last freeze in Austin is March 3rd. Planting by mid to late March will ensure new vegetation and trees, with ample watering, will be well established before the summer heat! We realize many neighbors have these projects on their spring to-do list.

- Resodding areas of exposed dirt and dead turf
- Treating weedy areas of turf
- Replacing dead or missing trees
- Realigning tree rings and bedding area edging
- Removing and replacing dead plants shrubbery
- Re-landscaping empty or sparse bedding areas
- Mulching bedding areas
- Removing holiday lights or décor that may still be up!

Thank you for doing your part in keeping Circle C a beautiful place to live!



Pool Hours

Swim Center

5919 La Crosse Avenue

Spring Break Hours March 10th – 18th, 2018

Monday – Friday

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

Saturday

7:00am-10:00am (Lap Swim Only)
10:00am-6:00pm

Sunday

10:00am-6:00pm

Spring Hours

March 19th – June 3rd, 2018

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

The Community Center, Avaña and Greyrock pools will open May 5th

**The Swim Center will be closed on Sunday April 1st, 2018 for the Easter holiday.
We will reopen for regular Spring Hours on Monday April 2nd.**

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 courses on a monthly basis at a discounted rate (contingent upon employment with us). You must schedule an interview before registering for a lifeguard class

and must be 15 years or older to take the course and be eligible for employment. For more information contact Amanda at coordinator@cswim.net.

Swim Center Park Access

Last month the CCHOA Board of Directors decided to make a change regarding access to the park at the Swim Center pool. Now when the pool is open for lap swimming only, the park will not become part of the Aquatics Facility as it has in the past. This means when the pool is open for lap swim, the park will only be accessible from the parking lot gate. The gate between the pool and the park will remain locked. The park will only become part of the Aquatics Facility when we are open for recreational swimming during which time residents will need to check in at the office to access the park.

We hope this change will give residents more opportunity to access the park and it's features such as the basketball and volleyball courts.

Contact Us

For more information on all programs offered at Circle C Aquatics, email Amanda at: coordinator@cswim.net.

Private Swim Lessons

Summer will be here before you know it so make sure your kids are ready for the water! Maybe you have an eager swimmer who wants to join one of the swim teams? We can help them warm up those muscles and get technique ready for tryouts. We have weekday and weekend availability but spots are limited so don't wait! Sign up for Private or Semi-Private lessons today so your kids can swim with confidence!



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Around Circle C

Become A Host Family

Looking for host families for 2018-2019 school year! Opening your heart and home to an exchange student is an incredible cultural experience you will never forget!

Please contact Candice Rudolph 512-743-0224 for more information.

Join us for the Circle C Resident-Owned Business Fair!

WHEN:

SUNDAY APRIL 8TH, 2018 FROM 1:00-4:00PM

WHERE:

**CIRCLE C COMMUNITY CENTER
(7817 LA CROSSE AVENUE)**

45 businesses of all different kinds and all owned by your Circle C neighbors will be on hand with product samples, giveaways, information, plus exclusive discounts and freebies just for business-fair attendees! This event, which will include businesses from home decor to photography to real estate to fitness and nutrition plus much more, will give you the opportunity to support neighbors and learn about local businesses represented by neighbors. Visit the CCHOA website for the full flyer; <https://circlecranch.info/circle-c-2nd-annual-resident-owned-business-fair/>

Team Luke Hope for Minds 8th Annual Golf Tournament



**TEAM
LUK3
HOPE FOR MINDS**

The Team Luke Hope for Minds (formerly known as Hope4Minds) 8th Annual Golf Tournament will be on Monday, 4/23/2018, at Grey Rock Golf Club. This is a historically sold-out tournament so register soon! We have added some great enhancements to make

this year's tournament more memorable including having two flight times to accommodate more golfers and speed up play and the addition of an Electronic VPAR scoring system. Sponsorships are available. The proceeds from the tournament will enrich the lives of children with a brain injury and give hope to their families through support and education.

**GO TO WWW.TEAMLUKEHOPE4MINDS.ORG
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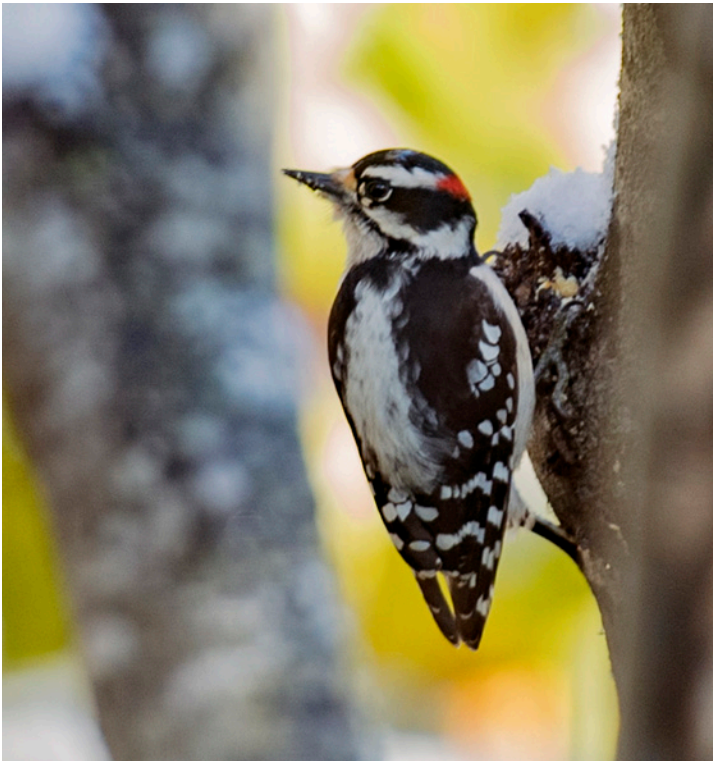
Around Circle C

Birds of Circle C

Submitted & Photographed by resident Rob Santos

The diversity of birds that reside in and travel through our Circle C neighborhood is striking. The pictures here represent a small fraction of the wild birds in our area. I live in Park West Community and have a bird feeder attached to my backyard deck. All photographs were taken from my dining room and kitchen windows between July 2017 and January 2018 using a Nikon D500 and 70-22mm f2.8 lens.

If you wish to partake of the visual riches of wild birding in Circle C, just set up a birdfeeder in your back yard and enjoy the show! Here is a small sampling of birds that have visited Park West in Circle C since July 2017. Check out the April issue of this newsletter for more!



Downy Woodpeckers are the smallest of the woodpeckers in the Central Texas area. They seem to be present all year. Although they typically feed on insects, this one -- and its cousin the Red Bellied Woodpecker (not shown) -- favors peanuts from the feeder.



Blue Jays are our most noisy neighbor and quite colorful sight in Circle C. They love peanuts and will pack several in their gullet before flying off to consume their meal. This one is part of a small flock of five and like all the other birdies, they visit the feeder multiple times a day. The only difference is that they always noisily announce their approach about a minute or two before quietly hitting the feeder.



Cedar Waxwings are one of my favorites. These spectacularly masked, colorful nomads visit Circle C in the winter on their way from up north to wintering grounds in Mexico. They travel in large flocks and seem to constantly be in search of native Central Texas berries like the Youpon. As you can see, they love their berries!

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To receive offer, must purchase by March 31, 2018

Around Circle C

Carmelitas

INGREDIENTS

32 caramel squares, unwrapped
½ cup heavy cream
¾ cup butter, melted
¾ cup brown sugar, packed
1 cup flour
1 cup rolled oats
6 ounces semisweet chocolate chips
1 teaspoon baking soda

DIRECTIONS

Combine caramels and cream in a small saucepan over low heat. Stir until completely smooth; set aside. In a separate bowl combine melted butter, brown sugar, flour, oats, and baking soda. Pat half of the oatmeal mixture into the bottom of an 8 x 8 inch pan. Bake at 350 degrees for ten minutes. Remove pan from oven and sprinkle chocolate chips over crust.



Pour caramel mixture over chocolate chips. Crumble remaining oatmeal mixture over caramel. Return to oven and bake an additional 15 – 20 minutes, until the edges are lightly browned. Remove from oven and cool completely before cutting

Serve and store at room temperature.



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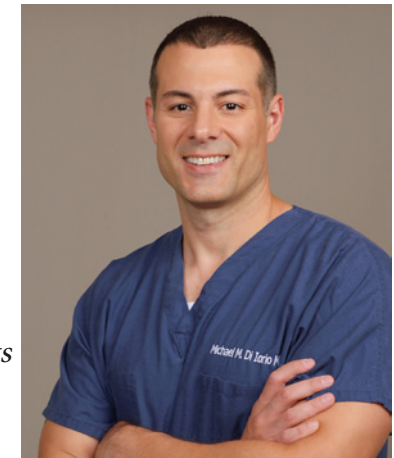


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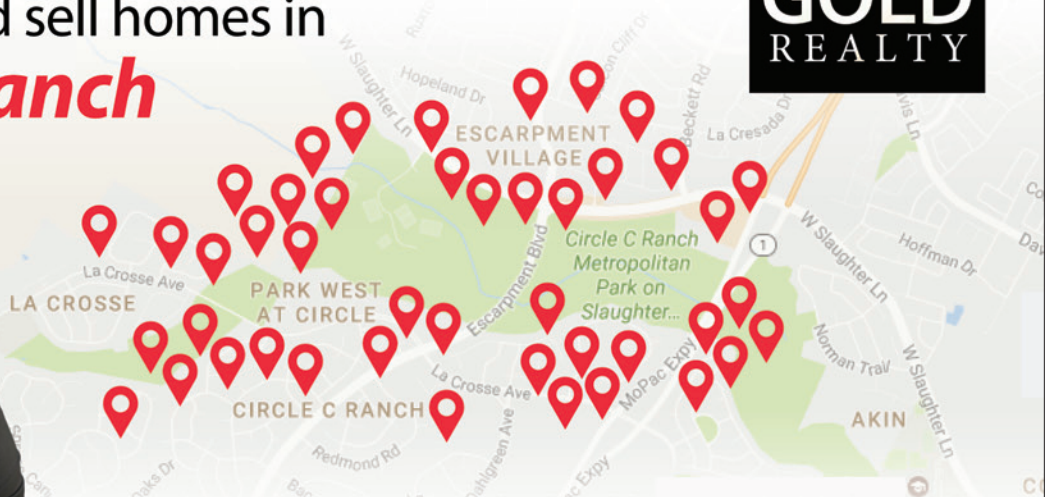
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JENNY Cureton
HOMES





An Official Publication of the Circle C Homeowners Association

INTRODUCTION FROM THE PRESIDENT

.....NATALIE PLACER-MCCLURE.....

2017 has been a great year for Circle C HOA. At the Swim Center, the basketball goals were replaced at the playground and rock steps were added to the terraces for easier access to all levels. The Community Center splash pad was refinished and the fencing surrounding the splash pad was replaced using recycled plastic posts and rope netting. The Grey Rock pool opened this summer bringing the total number of pools in Circle C to four. Three of the pools are seasonal and the Swim Center is open year-round. Pool safety is still a high priority for the Board and staff. Increasing the number of lifeguards at the pool and implementation of new policies have helped to keep all residents safe.

The HOA continues to work on the irrigation infrastructure, upgrading bedding areas and adding river or flat rock where needed. The last sections of Circle C are being developed. Avaña, GreyRock, Avaña Estates, Hillside Estates continue to be developed and built out. There is a new gated community that will have 25 single family homes that is currently being developed next to St. Augustine. The Community Center continues to be a success and has been heavily used. It is a great place for our residents to gather for neighborhood functions, personal gatherings, kids summer camps and a variety of fitness programs. Food Trailer Nights have continued to be a huge success and will continue through 2018 and hopefully many years to come.

As we approach our annual meeting in March, I ask that you take the time to fill out your absentee ballot, name a proxy or cast your vote online through the website. The absentee ballot and proxy can be found on the back of this year's first assessment which was mailed to you at the beginning of February. We need to have ten percent of members voting to have a quorum or we cannot conduct business at the annual meeting. The Board introduced Online Voting this past year with great success which helped us reach quorum prior to the meeting with a record 24.8% quorum. This Board has worked hard this year and the best way to thank them is to participate in the Annual Meeting and vote. Candidate biographies are available on the website, so please take the time to research the candidates.

The current Board of Directors would like to thank you for the opportunity to serve the community. It has been an honor and we will continue to strive to keep Circle C the best and most sought-after neighborhood in Austin.

.....
This is the Annual Report of the Board of Directors of the Circle C Homeowners Association. In this report we provide an overview of the activities and achievements of 2017 for the Association as well as an outline of our proposed activities and goals for 2018. We believe that 2017 was a year of significant progress for the Association, and we are committed to continuing that progress in 2018. Our primary goal remains preserving and improving the Circle C Ranch subdivision.

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CIRCLE C RANCH ANNUAL REPORT

COMMUNITY INFORMATION

COMPLETED PROJECTS DURING 2017

- Added the ability for Online voting which was done for the 2017 Annual Meeting
- Irrigation infrastructure improvements
- Bed upgrades throughout the community
- Rock work throughout Circle C
- Tree work throughout Circle C
- Replaced Basketball goals at the Swim Center Playground
- Resurfaced the splash pad at the Community Center pool
- Replaced the fence around the splash pad at the Community Center pool
- Rock steps added to the Swim Center Terraces

GROWTH OF CIRCLE C RANCH

Year	Lots in the Association	Lots paying full assessment
2017	5435	5076
2018	5550	5201

CIRCLE C GOVERNING DOCUMENTS

All of the Circle C HOA's defining documents can be found on the HOA website at www.circlecranch.info under the 'Resource' tab. Residents must register for the website in order to access the documents.

BOARD OF DIRECTORS

The members of the CCHOA elect a volunteer Board of Directors (BOD) to run the Association. The Board consists of seven people, all of whom must be property owners. Directors are elected for three-year terms. We have two director seats that expire in 2018 (Kim Ackermann and Steve Urban). Natalie Placer-McClure, Dan Vavasour and James Moseley's terms expire in 2019. Jason Bram and Russ Hodes terms expire in 2020.

As of this writing, the CCHOA BOD has four officers: President (Natalie Placer-McClure), Vice President (Dan Vavasour), Treasurer (Russ Hodes) and Secretary (James Moseley). Jason Bram, Steve Urban and Kim Ackermann also serve on the Board. You can email the Board at directors@circlecranch.info

OPERATIONS STAFF

- Operations Manager: Karen Hibpshman
- Operations Asst. Manager: Gale Foster
- Community Center Coordinator: Sarah Humphrey
- Facility Maintenance Coordinator: Robert Bardeleben
- Aquatics Director: Brody McKinley
- Financial Manager: Terri Giles, Giles & Shea

PUBLIC BOARD MEETINGS

The CCHOA BOD holds monthly Board meetings that are open to residents, currently scheduled at 6:30PM on the last Tuesday of each month at the Circle C Community Center. We allot time at the beginning of each meeting for a Homeowners Forum that allows residents to address the Board.

ARCHITECTURAL CONTROL COMMITTEE

Committee Members:

A.E. Martin, Former CCHOA Board Member, Retired Engineer
Trent Rush, Principal, TBG Partners, Registered Landscape Architect
Laura Sherman, AIA Registered Architect (Jan-Nov 2017)
Randall Owen – appointed Nov 14, 2017

New Home Reviews:

145 New Homes were reviewed and approved

Remodels/Residential Reviews:

238 Residential Projects were reviewed

Common Areas:

A final review of the GreyRock Amenity Center building, pool and landscaping was conducted after repairs were completed and was accepted. Common areas located behind the Grey Rock pool and the Barstow parkland were reviewed and accepted.

RESIDENTIAL DEVELOPMENT UPDATE:

CalAtlantic Builders continues to offer new homes for sale in Avaña, GreyRock, Avaña Estates, Barstow Trails, and Hillside Estates. Avaña and GreyRock are being developed in phases, and Avaña Estates, Barstow Trails, and Hillside Estates have all developed lots and are in the sales phase.

ANNUAL MEETING FOR MEMBERS

The CCHOA holds its Annual Meeting in March. The Annual Meeting agenda includes election of directors, a financial review, and an operational report to members. The 2018 Annual Meeting will be held on Wednesday, March 7th at 6:30pm at the Circle C Community Center. Please be on the look-out for the February assessment with ballot and proxy on the back. We encourage everyone to attend the Annual Meeting as well as vote in the 2018 Board of Directors election.

COMMUNICATIONS

There are several ways to contact the Association. You can submit a concern, report a deed violation or ask a question via the HOA website at www.circlecranch.info. You can email or call our manager, Karen Hibpshman. Her phone number is 512-288-8663, and her email address is info@circlecranch.info. You can speak to the Board at the monthly Board meeting or send them an email at directors@circlecranch.info.

We have several methods for neighborhood communication. Our web page is at <http://www.circlecranch.info> (please register if you haven't already) which we utilize a Community Email database for Circle C HOA announcements. We publish a newsletter monthly, sent to your home by first class mail and maintain ten marquees around the neighborhood for announcements.

CIRCLE C RANCH ANNUAL REPORT

AQUATICS REPORT

Circle C Aquatics operates one full time facility, the Circle C Aquatics Swim Center (SC). Additionally, we operate three seasonal facilities, the Community Center Aquatics Facility (CC), the Avaña Aquatics Facility (AV) and, our newest addition, the Greyrock Aquatics Facility (GR).

We offer programming, lessons, lap swimming, and a competitive swim team, year-round, at the SC location and maintain our aquatics staff throughout the entire year.

Our Aquatics staff successfully completed the American Red Cross Aquatic Examiner Service during the summer of 2017. Our Lifeguard Program has been recognized by the American Red Cross as one of the top three programs in Texas and recognized for our commitment to safety, training, and drowning prevention.

AQUATICS LEAD STAFF

Aquatics Director:Brody McKinley, CPO, LGIT, WSIT
Program Coordinator:Amanda Hartman, CPO, LGI, WSI
Administrative Coordinator:..... Mariana Lira, LG, WSI
Select Head Coach:Jennie Lou Leeder, USA Swimming

AQUATICS OPERATIONAL STAFF

Lifeguards114
Front Desk12
Instructors16
Coaches7

TOTAL AQUATICS STAFF - 148

FACILITY USAGE - RESIDENT ENTRIES

SC45,379
CC15,490
AV8,477
GR4,063
Total73,409

FACILITY USAGE - GUEST ENTRIES

SC4,916
CC2,738
AV949
GR225
Total8,858

TOTAL FACILITY ENTRIES - 82,267

AREA RESERVATIONS

SC31
CC50
AV18
GR1
Total100

FACILITY RENTALS

SC5
CC5
AV1
GR1
Total12

2017 SELECT SWIM TEAM

Our Select Swim Team is a year-round, USA Swimming Certified program. Members of our Select Team attended 35 competitive events during 2017, including Sectionals, STAGS, Jr. STAGS, TAGS, and Jr. Nationals.

Head CoachJennie Lou Leeder

2017 TEAM ENROLLMENT

Jan	-	75	Jul	-	48
Feb	-	82	Aug	-	34
Mar	-	84	Sep	-	90
Apr	-	79	Oct	-	94
May	-	73	Nov	-	90
Jun	-	57	Dec	-	64

GROUP SWIM LESSONS

InstructorsCC Aquatics WSI Staff
Registrations:363
Circle C Aquatics is an authorized provider of the American Red Cross Swim Lesson Program. Our 2017 program was recognized by the Red Cross and received the Gold Level Award.

PRIVATE SWIM LESSONS

InstructorsCC Aquatics WSI Staff
Registrations:1,085

WATER AEROBICS

InstructorMarilyn Vaillant
Registrations:81

MASTERS

InstructorErin Gerbrecht
Registrations:115
Our Masters Swimming program is a USA Swimming Certified program.

LIFEGUARD CERTIFICATION COURSE

InstructorsBrody McKinley, Amanda Hartman, Mariana Lira
Registrations:131
We are an authorized provider of the American Red Cross Lifeguard Certification Course. Our lifeguards, head guards, Supervisors, and Lead Staff are all certified in the American Red Cross Program.

(Continued on IV)

CIRCLE C RANCH ANNUAL REPORT

(Aquatics Report Cont. from III)

WATER SAFETY INSTRUCTOR COURSES

InstructorsBrody McKinley, Amanda Hartman
Registrations:6
We are an authorized provider of the American Red Cross Water Safety Instructor Course. Our instructors are all WSI Certified.

SCOUT SWIM TESTING

InstructorsCC Aquatics Head Guard Staff
Registrations:21

2017 SPECIAL EVENTS

- Polar Plunge (January 28)
- Dive-In Movie Nights (June 17, July 22, August 12)
- Community Water Safety Day (May 21)
- World's Largest Swimming Lesson (June 22)
- Austin Pet's Alive! Guard-A-Thon (December 3)

CONTRACTED RENTALS

Bowie High School Swim Team • CDC Summer Camp • Dreams of Hope Ranch Special Olympics • Elli Overton Training Systems
• Kiker Summer Voyager Summer Camp • Seals Swim Team • Veritas Swim Team • Crockett High School Swim Team

INCIDENTS

Water Rescues18
Injuries Treated.....41
Sudden Illnesses Treated1
Patron Behavior Incidents3
Total Incidents.....63

LANDSCAPE SERVICES

Circle C Landscape continued to provide landscape maintenance and irrigation services for 2017. New capital projects were also implemented to bring outdated landscape areas up to current standards. A complete copy of a detailed Annual Report presented to the CCHOA Board of Directors can be found at www.circlecranch.info.

LANDSCAPE MAINTENANCE SERVICES

Landscape Maintenance Services which include all mowing, weeding, pruning, trimming, trash pick-up, irrigation monitoring and repair were performed according to the specifications of the landscape contract. The services occur year-round and Circle C Landscape provides a highly trained and experienced crew six days per week on the property.

TREE CARE SERVICES

Tree Care for the 2700 shade trees on the property is supervised by Circle C Landscape.

LANDSCAPE SERVICES

THE GREEN COMMUNITY MODEL

The Green Community Model for all Circle C landscaping continues to be the standard of operations for the community. This includes focused efforts on water conservation, drought tolerant vegetation, limited turf areas, tree diversification, use of rock work in applicable areas, conversion of standard irrigation to drip irrigation where possible, and limited use of herbicides and pesticides.

WATER MANAGEMENT

Water Management is a large component of the services provided by Circle C Landscape. We ensure that all water systems are in compliance with City of Austin regulations, that all water systems are operating at maximum efficiency, monitor water usage, and eliminate water waste. Circle C Landscape also coordinates and supervises any required water audits by the City of Austin.

CAPITAL IMPROVEMENTS

Capital Improvements included the following for 2017:

The Barstow Park was treated for Johnson grass prior to having a low growing wildflower/grass seed planted and a border of river rock installed along the sidewalk. The open space/trail behind the GreyRock pool had wildflower/grass planted on each side of the granite trail.

Diversified trees (Big Tooth Maples) were planted along Escarpment. Appropriate irrigation was also installed.

FINANCIAL REPORT

The CCHOA Treasurer has very specific responsibilities, which are detailed in our By-Laws (Article VIII, section 8, (d)). Those duties include ensuring that our funds are collected and accounted for in the bank accounts and books, securing the annual audit, and reporting our financial condition at the annual members meeting.

The CCHOA completed 2017 under budget.

- Income was \$3,801,219 (vs. \$3,634,353 last year).
- Expenses were \$3,690,200 (vs. \$3,337,738 last year)
- Retained Earnings \$4,836,245 (vs. \$4,697,301 last year)

The income break-down is \$3,138,186 from HOA dues (82%) and \$663,033 from other sources (18%). Under expenses, the larger categories were \$1,541,523 (41%) for common area services, \$1,157,329.24 (32%) for the Aquatics Facilities, \$126,112 (3%) for capital improvement projects and \$865,234 (24%), for operations. The Delinquency rate for HOA dues remains the same as last year at 2.8%.

The developer continues to collect an Amenity fee for every home sold in Circle C Ranch and will continue to add to this fund, as new lots are sold to home builders. The result is that CCHOA can anticipate more than \$600,000 of income over the next 10-15 years, which goes into the capital improvements and amenities for

(Continued on V)

CIRCLE C RANCH ANNUAL REPORT

(Financial Report Cont. from IV)

the neighborhood.

CCHOA continues to maintain a reserve fund for emergencies. The goal of the Reserve fund is to cover 10% of our annual expenses. This is the current fund size for 2017:

The General Reserve Fund is \$507,926

The required annual audit was completed by Stephen M. Tilson, PC. The inspections took place during November of 2017, for the budget year that ended on December 31st, 2016. The CCHOA budgets and audits are always available for inspection, by any HOA member at the HOA office, during the usual office hours or can be found on the CCHOA website at www.circlecranch.info.

All of the Board members participated in preparing the 2018 budget this year. As always, we look forward to answering your questions at the annual meeting, on March 7th at the Community Center located at 7817 La Crosse Ave.

Russ Hodes
CCHOA Treasurer

2017 INCOME & EXPENSE STATEMENT

(Unaudited)

INCOME:

HOMEOWNER INCOME

HOMEOWNERS DUES	\$3,138,186.73
RESALE CERTIFICATE INCOME	\$60,725.00
TRANSFER FEE INCOME	\$84,000.00
LATE FEES COLLECTED	\$21,804.47
LIEN ADMIN FEE INCOME	\$336.00
FILING FEE INCOME	\$1,357.80
NSF FEE INCOME	\$250.00
COLLECTION FEE INCOME	\$749.16
TOTAL HOMEOWNER INCOME	\$3,307,409.16

ARCHITECTURAL REVIEW INCOME

ARCHITECTURAL REVIEW	\$81,775.00
TOTAL ARCHITECTURAL REVIEW INCOME	\$81,775.00

RENTAL INCOME

OFFICE RENT	\$8,378.00
GRILL RENT	\$4,500.00
TOTAL RENT INCOME	\$12,878.00

CIRCLE C COMMUNITY CENTER INCOME

CCCC FACILITY RENTALS	\$56,494.25
TOTAL COMMUNITY CENTER INCOME	\$56,494.25

2017 INCOME & EXPENSE STATEMENT

(Unaudited)

SWIM CENTER INCOME

POOL PROGRAMS	\$94,609.25
POOL PROGRAMS - SWIM TEAM	\$140,020.75
GUEST FEES/FACILITY RENTALS	\$49,131.66
GREYROCK DEVELOPER FUNDING	\$30,000.00
ROWELL HOA	\$6910.74
TOTAL SWIM CENTER INCOME	\$320,672.40

OTHER LANDSCAPE REIMBURSEMENTS

STRATUS LANDSCAPE REIMB	\$0
COA LANDSCAPE REIMB	\$17,600.00
TOTAL OTHER OWNER L/S REIMB	\$17,600.00

MISCELLANEOUS INCOME

INTEREST INCOME	\$4,389.67
SALES TAX TIMELY FILE DISCOUNT	\$1.27
TOTAL MISCELLANEOUS INCOME	\$4,390.40

TOTAL INCOME	\$3,801,219.75
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EXPENSES:

COMMONS AREAS SERVICES

LANDSCAPE MAINTENANCE CONTRACT	\$1,084,000.16
SC CONTRACT LANDSCAPE	\$27,499.80
CCCC CONTRACT LANDSCAPE	\$27,499.80
AV CONTRACT LANDSCAPE	\$19,499.88
GR CONTRACT LANDSCAPE	\$11,374.93
2017 LAND ADDITIONS	\$2,903.56
LANDSCAPE REPAIRS	\$55,781.03
LANDSCAPE UTILITIES - WATER	\$221,692.35
LANDSCAPE UTILITIES - ELECTRIC	\$32,494.34
TREE CARE	\$14,871.88
FENCE REPAIRS & MAINTENANCE	\$4,922.33
ELECTRICAL REPAIRS & MAINTENANCE	\$12,723.59
NEIGHBORHOOD REPAIRS & MAINTENANCE	\$17,214.75
SC NON-CONTRACT MAINTENANCE	\$3,470.50
CCCC NON-CONTRACT MAINTENANCE	\$2,324.15
AV NON-CONTRACT MAINTENANCE	\$1,675.48
GR NON-CONTRACT MAINTENANCE	\$1,575.04
TOTAL COMMONS AREA SERVICES	\$1,541,523.57

ARCHITECTURAL REVIEW

TOTAL ARCHITECTURAL REVIEW	\$31,985.25
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LEGAL

TOTAL LEGAL	\$20,337.72
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(Continued on VI)

CIRCLE C RANCH ANNUAL REPORT

(Income and Expense Statement Continued from V)

EXPENSES:

SWIM CENTER FACILITY

ADMINISTRATIVE	\$35,508.19
SUPPLIES - POOL	\$6,157.11
SUPPLIES - CHEMICALS	\$60,174.19
SUPPLIES & FEES - PROGRAMMING	\$9,133.65
SUPPLIES & FEES - SWIM TEAM	\$17,009.22
MAINTENANCE - POOL	\$60,205.80
MAINTENANCE - BUILDING	\$39,063.70
PAYROLL - STAFF	\$704,380.92
PAYROLL - PROGRAMMING STAFF	\$33,165.41
PAYROLL - SWIM TEAM	\$91,337.80
SC UTILITIES - WATER	\$25,073.38
AV UTILITIES - WATER	\$3,978.87
GR UTILITIES - WATER	\$861.14
SC UTILITIES - ELECTRIC	\$25,270.71
AV UTILITIES - ELECTRIC	\$10,187.30
GR UTILITIES - ELECTRIC	\$2,202.62
SC UTILITIES - GAS	\$22,187.23
SC UTILITIES - PHONE/INTERNET	\$6,745.83
AV - PHONE/INTERNET/CAM	\$2,709.80
GR - PHONE/INTERNET/CAM	\$1,976.34
TOTAL SWIM CENTER FACILITY	\$1,157,329.24

COMMUNITY CENTER FACILITY

UTILITIES - WATER	\$35,095.67
UTILITIES - ELECTRIC	\$19,553.11
UTILITIES - PHONE/INTERNET	\$8,212.45
EVENT SALARIES	\$6,457.45
FURNITURE	\$1,956.23
MAINTENANCE - BUILDING	\$31,582.64
TOTAL COMMUNITY CENTER FACILITY	\$102,857.55

HOA OPERATIONS

OFFICE SUPPLIES	\$6,057.27
OFFICE EQUIPMENT & MAINTENANCE	\$11,360.27
MAINTENANCE SALARIES	\$141,297.64
MAINTENANCE PAYROLL TAXES	\$11,747.25
POSTAGE/DELIVERY	\$11,665.20
WEBSITE OPERATIONS	\$627.57
PRINTING/HOA OFFICE	\$1,470.90
HOA MEETINGS	\$2,827.52
DEED RESTRICTIONS	\$3,571.72
HOA SPECIAL EVENTS	\$36,316.94
MISC OPERATIONAL EXPENSES	\$40.00
TOTAL HOA OPERATIONS	\$227,431.80

HOA MANAGEMENT

MANAGEMENT SALARIES	\$180,098.54
MANAGEMENT PAYROLL TAXES	\$15,477.53
MILEAGE REIMBURSEMENT	\$8,582.19
HEALTH INSURANCE STIPEND	\$32,621.28
CONTINUING ED/SKILLS ENHANCEMENT	\$578.00
TOTAL MANAGEMENT STAFF	\$237,357.54

EXPENSES:

FINANCIAL MANAGEMENT

FINANCIAL MANAGEMENT SERVICES	\$103,028.03
RESALE CERTIFICATE EXPENSE	\$9,785.00
LIEN FILING FEES	\$1,644.00
BANK FEES	\$34,908.50
CPA/AUDIT	\$7,200.00
TOTAL FINANCIAL MANAGEMENT	\$156,565.53

TAXES

TAXES - PROPERTY	\$4,279.54
TOTAL TAXES	\$4,279.54

INSURANCE

GEN'L, PROPERTY, B&M & AUTO	\$62,448.66
INSURANCE - D & O	\$10,698.00
INSURANCE - WORKERS COMP	\$8,985.86
TOTAL INSURANCE	\$82,132.52

COMMUNITY ENHANCEMENT

DONATIONS	\$315.00
ASSOCIATION MEMBERSHIPS	\$1,972.17
TOTAL COMMUNITY ENHANCEMENT	\$2,287.17

CAPITAL BUDGET PROJECTS

LANDSCAPE - BED UPGRADES	\$17,800.00
LANDSCAPE - IRRIGATION INFRASTRUCTURE	\$25,000.00
LANDSCAPE - ROCK WORK	\$9,996.81
LANDSCAPE - TREE PLANTING	\$4,900.00
SWIM CENTER LOUNGE CHAIRS	\$5,896.00
CCCC - REFINISH SPLASH PAD	\$10,635.35
CCCC - REPLACE SPLASH PAD FENCE	\$14,938.43
SWIM CENTER - REPLACE BASKETBALL GOALS	\$6,663.80
SWIM CENTER - REPLACE STARTING BLOCKS	\$21,791.81
BILLBOARD PROJECT	\$8,490.70
TOTAL CAPITAL BUDGET PROJECTS	\$126,112.90

TOTAL EXPENSES \$3,690,200.33

EXCESS REVENUE OVER EXPENSES \$111,019.42

GO GREEN GO PAPERLESS



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CIRCLE C RANCH ANNUAL REPORT

CALENDAR OF EVENTS

2018

Circle C Homeowners Association
www.circlecranch.info

JAN 1-2

New Year Holiday, HOA Office Closed

JAN 15

Holiday Lights/Décor must be removed

FEB 1

First 1/2 year assessment mailed, Due March 1st
Ballot & Proxy printed on back of assessment

FEB 6

Board of Directors Candidate Forum: 6:30-7:30pm

MAR 7

Annual Meeting, Community Center: 6:30-9:30pm

MAR 30

Good Friday, HOA Office Closed

MAR 31

Easter Egg Hunt (*See Note Below*)

APR 14

Circle C Community Wide Garage Sale
(Recycle/Shred Day at CCCC)

MAY 28

Memorial Day, Pools Open, HOA Office closed

JUL 1

Second 1/2 years assessment mailed, due August 1st

JUL 4

4th of July Community Parade, Pool Plaza, 9-11am

JUL 4

Pools open, HOA Office closed

SEPT 3

Labor Day, HOA Office closed

OCT 20

Circle C Community Wide Garage Sale
(Recycle/Shred Day at CCCC)

NOV 21 - 23

Thanksgiving, HOA Office closed

DEC 1

Kid's Holiday Party Saturday 10am-1pm CCCC
Entry is one new unwrapped toy per child

DEC 7

Adult Holiday Party Friday 7-10pm CCCC

DEC 24-26

Christmas Break, CCHOA Office closed

Board of Directors Meeting, last Tuesday of every month, 6:30 pm at the Circle C Community Center (CCCC)

*Due to playground renovations at the CDC the HOA is looking for alternative locations to host the Annual Easter Egg Hunt. We will keep residents informed about updates regarding this event through our weekly email announcements and on our website. *

Clavier-Werke is a traditional music school offering lessons in piano, guitar, voice, violin, viola, cello and composition. We believe music is a vital part of our lives. At Clavier-Werke, our goal is to encourage each student to achieve their best. We do this through a well-rounded curriculum of total musicianship. Come discover which instrument is right for you!



CLAVIER-WERKE School of Music

Susan Allen, Director
Steinway & Sons Top Teacher, MM, UT Austin

Sarah Bellows, piano, MM, University of Oklahoma

Maleesa Brenchley, piano, MM, Mississippi College

Leslie Chu, piano, BM, Rutgers University

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

Southwest Austin (512) 288-7664
5900 W. Slaughter Lane, D-525
Austin, Texas 78749

West Austin (512) 328-5777
1000 Westbank Drive, 6A
West Lake Hills, Tx 78746



Clavier-Werke School of Music Presents Music Pups!

Ages infant thru 4 years
Classes forming now -- it's not too late to sign up!
Normally \$250 for 10 weeks, materials included!
and reductions available for late starters.

45 minute classes offered throughout the week. Music Pups parent + child classes are fun and creative. Each family receives the acclaimed CDs and songbooks to continue developing their musical abilities at home.

Enroll today! (512) 288-7664

Your child's best opportunity to learn music is now.

Early childhood is the "window of opportunity" for musical development. Help your young child achieve his or her full musical potential with an innovative, developmental music and movement program. Music Pups® parent + child classes are playful and creative and each family receives the acclaimed CDs and song books. Call now for class schedule and registration information.

Clavier-Werke School of Music
512-288-7664
clavierwerke.com



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

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



Need a little more elbow room?
John's new listing is **“Coming Soon!”** at 13429 Madrone Mountain Way in the gated Hills of Texas Estates. Beautiful 1-story, 4 bed, 3 bath, white stone home on 1.49 acres+/- with panoramic and hill country views. Wood floors, game room, professional workshop..loaded! 3 miles from JD's off 1826. Priced in mid **\$500's**.



1525 Ondara—Kevin's investment buyer is **“Contract Pending”** in Avana. Beautiful, brand new 1-story home packed with upgrades. CalAtlantic close-out special 1650 square feet priced at **\$449,560**. No more 1-stories available until August, but we can start building you one now!



6704 Back Bay Lane—John's listing is **“Coming Soon”** in a quiet cul-de-sac. Newmark's sought-after 'Highland' plan with 2 beds and 2 baths downstairs. 2 beds and 1 bath *up* with HUGE game room looking over the big back yard with towering oaks. Brand new wood floors! Low **\$500's**. Call John for viewing date.



SquiresTeam.com

Allow me to provide you with a no-obligation market analysis on your valuable Circle C Ranch property or show you any home for sale. I work around your schedule and can meet you at *any* time at your convenience. **(512) 970-1970** sell #.



kw KELLER WILLIAMS
REALTY



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. **(512) 529-8763**



Having your entire property show in it's best light is tantamount in receiving the highest offer possible for the current market. The Squires Team will professionally stage your home and have your outdoor landscaping and pool area professionally manicured to create a "wow" factor to have it picture perfect for buyers. Clean and staged properties sell faster and for more \$\$\$ in any market.



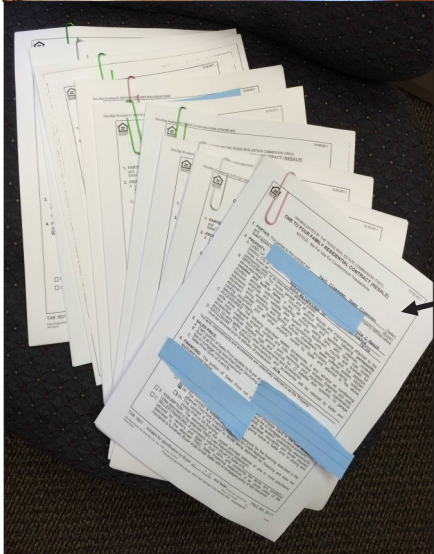
Call John Squires at any time for a quick response to your real estate questions at **(512) 970-1970**.

#1 Agent in Circle C Ranch history with **530+/-** homes sold to date in Circle C Ranch. Over **1,030+** homes sold in the greater Austin area. **#1** agent sellers and buyers served in southwest Austin since 1999 with **650** homes sold just in southwest Austin alone.

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

John Squires is the preferred **relocation-realtor** in Circle C from **Keller Williams Realty**. **Flexible commissions** and move-up and move-down plans for transitioning families or retirees.

"John, thanks for the use of your trailer in our move, as it was a huge help in moving 20 years worth of stuff!" Mike and Anna Baker 5212 Corrientes Cove



Hey Circle C! What a difference 2 months makes. In October, November and December we were seeing the market soften quite a bit with home sales slowing and prices fluctuating, depending on the specific property. Buyers had become very choosy in their purchasing and were demanding upgraded and updated (or new) homes for their money. As has followed suit the last few years, January and February is flush with rabid buyers looking for those early spring deals. Timing is of the essence in this present, quick-paced market and your homes should really be listed *and* on the market by late March to take advantage of the early buyers. To the left is what can happen when there is a limited supply of homes and many buyers. We received 13 offers on Walebridge Lane during a 'February' open house and I reduced it down to the 9 best offers for my clients. It sold for \$35,000. over list price and all parties were thrilled with the smooth transaction. I would love to work for you also! John Squires



5501 Esquel Cove Stunning 1-story lease home "On The Park" ready for immediate occupancy. Pulte's Executive Series Model home floor plan! 2861 sq. ft., 4 large bedroom, 3.5 baths loaded with wood floors. Open plan w/ big fam. room and central kitchen. On large cul-de-sac lot, perfect for family or retiree! Short-term lease possible. Call Mary Ellen Doak **(512) 293-6886**

