

VOLUME 15, NUMBER 6

JUNE 2018

CIRCLE C

Community Newsletter

OFFICIAL NEWSLETTER OF THE CIRCLE C RANCH HOA



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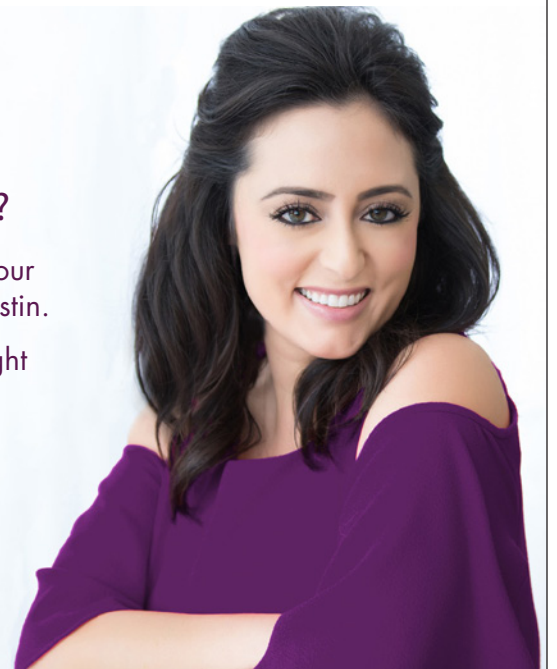
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CCHOA NUMBERS

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

Russ HodesPresident
Jason BramVice President
Kim AckermannTreasurer
James Moseley.....Secretary
Natalie Placer McClure, Steve Urban and Dan Vavasour
Board Members

Contact the Board at: directors@circlecranch.info

IMPORTANT NUMBERS

City of Austin Solid Waste512-974-1945
 Dead Animal Collection.....512-974-2000
 Abandoned Vehicle.....512-974-8119
 Pothole Complaints.....512-974-8750
 Stop Signs512-457-4885
 Street Light Maintenance 311

Schools

Clayton Elementary512-841-9200
 Kiker Elementary512-414-2584
 Mills Elementary512-841-2400
 Cowan Elementary.....512-841-2700
 Bailey Middle.....512-414-4990
 Gorzycki Middle School.....512-841-8600
 Bowie High School512-414-5247

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

Saturday June 2nd

Swim Center Closed Until 1pm

Monday June 4th

Summer Pool Hours Begin

Friday June 8th

Food Trailer Night

Saturday June 9th

Community Safety Day @ Swim Center
(See pg. 6)

Saturday June 16th

Dive in Movie Night Feat. "Thumbelina" @ Swim Center
(See pg. 6)

Saturday June 23rd

Swim Center Closed Until 1pm

Tuesday June 26th

CCHOA Board Meeting

Wednesday July 4th

4th Of July Parade! (See pg. 5)

Swim Center Pool Closures

The Swim Center (Corner of La Crosse & Escarpment) will be closed **Saturday June 2nd** and **Saturday June 23rd** until 1:00pm for Swim Meets. We greatly appreciate your patience and understanding during these occasional closures.

Summer Pool Hours!

Grab the pool bag and dig out those pool cards because summer pool hours start on **Monday June 4th!** See page 6 for detailed hours. If you need to register for your pool membership you can download the Resident Information Form at www.circlecranch.info under the Aquatics/Membership tab. You can also contact Circle C Aquatics at customerservice@ccswim.net or 512-288-6057 if you have any questions.

Watering Restrictions

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

City of Austin:

<http://www.austintexas.gov/departments/watering-restrictions>

Midtex (South West Water Company):

<https://www.swwc.com/texas/drought/>

Food Trailer Night

Join us **Friday June 8th** from **5-8pm** at the Community Center (Corner of Spruce Canyon and La Crosse) for good food, fun activities and great company! **Please remember glass is not permitted at this event.** We encourage neighbors to walk or ride to the party but ask that scooters, bikes, skateboards etc. not be ridden through the parking lot for the safety of those in attendance. More information about this event, like the Food Trailer Lineup, will be posted on our website at www.circlecranch.info under the Stay Connected/News & Announcements tab as soon as it becomes available.

CCHOA Board Meeting

The Circle C HOA Board of Directors meets the last Tuesday of the month at 6:30pm at the Circle C Community Center (7817 La Crosse Avenue). Homeowners may sign up to speak for the Homeowners Forum at the start of the meeting by calling the HOA office at 512-288-8663 or sending an email to info@circlecranch.info. The agenda for the board meeting and the agendas and minutes from past board meetings can be found on our website, www.circlecranch.info under the Resources tab. The agenda for the upcoming meeting will be posted the Friday prior.

Parking at the Swim Center & Mail Center

Our neighborhood pools have a very limited amount of parking spots as many of you may know. We greatly encourage our already very active neighborhood to take advantage of the sunny days and walk or bike to the pool to avoid the everlasting wait for a parking spot. The spaces in front and surrounding the Child Development Center building are designated for the CDC during hours of operation. Outside of the CDC's operating hours residents are welcome to park in these spaces. There are also spaces in front of the mailboxes at the Swim Center designated for mail pick up only. Please refrain from parking in the 4 designated mail center parking spaces for any use other than mail pick-up. This mail center is the largest of all the mail centers in Circle C and services over 900 residents so please keep your neighbors in mind.



4th of July

INDEPENDENCE DAY

CIRCLE C HOMEOWNERS ASSOCIATION ANNUAL

4TH OF JULY PARADE

When & Where: Wednesday July 4th, 2018 at the Swim Center Plaza (Corner of La Crosse & Escarpment)

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

**9:00 AM Parade start time, led by Austin Fire Engine #43
Join us after the parade for face painting, balloon twisting, snow cones and of course our Best Wheels Contest! See you there!**

Aquatics News

Pool Hours

June 4th – August 19th

SWIM CENTER
5919 LA CROSSE AVE
512-288-6057

Tuesday-Friday (Closed on Mondays)

6:00am-10:00am (Lap Swim Only)
10:00am-8:00pm

Saturday

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

Sunday

10:00am-8:00pm

COMMUNITY CENTER
7817 LA CROSSE AVE
512-301-8259

Wednesday-Monday (Closed on Tuesdays)

11:00am-7:00pm

GREYROCK
12500 ARCHELETA BLVD
512-291-8398

Thursday-Tuesday (Closed on Wednesdays)

11:00am-7:00pm

AVAÑA
6610 TRISSINO DR
512-292-1518

Friday-Wednesday (Closed on Thursdays)

11:00am-7:00pm

4th of July Holiday Hours

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

Community Center, Avaña & Greyrock Pools
12:00pm-6:00pm

Swim Center Pool Closures

The Swim Center will be closed Saturday June 2nd and Saturday June 23rd until 1:00pm for Swim Meets. We greatly appreciate your patience and understanding during these occasional closures.

Join us for Community Safety Day

June is National Water Safety Month! In recognition of this important month the Circle C Aquatics staff has organized their Annual Community Safety Day and invites all residents to join them on Saturday June 9th from 1:00-3:00pm at the Swim Center Pool. Colin's Hope will be here to discuss water safety and provide helpful tips to stay safe in the water this summer. The Austin Fire Department will also be onsite with a Fire Engine for the kiddos to explore. The Circle C Aquatics Swim Instructor Staff has planned a fun afternoon filled with in water games to play and prizes to win! The Circle C Café is generously providing pizza as well so come on by and work up an appetite with us!



Dive in Movie Night is Back!

The first Dive in Movie of the Summer is here! Join us at the Swim Center Pool on Saturday June 16th at dusk to watch Thumbelina! The recreational area of the pool will be open for families to swim while watching the movie! The lap lanes and baby pool will not be open. Guests subject to guest policies and fees. Please remember no glass or alcohol, coolers will be checked upon entry. The next Dive in Movie will feature Moana on Saturday July 21st.

Contact Us

For more information on all programs offered with Circle C Aquatics check out the Aquatics tab on our website at www.circlecranch.info or contact Aquatics Coordinator Amanda Hartman at coordinator@ccswim.net.

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Call the Circle C Cafe at 512-288-6058 for your weeknight meal! Mention Avantehomes.us and get a complimentary beverage with each meal.



Ronda Johnson of Teamlukehopeforminds.org thanks Marcia for her generous donations with the sale of every home sold in Circle C Ranch!

Marcia has worked in the Circle C Ranch neighborhood since 1999 and has sold these homes:

5608 Beachmont Court	6508 Nusser Lane
6809 Beatty Lane	10620 Redmond Road
11000 Bexley Lane	10512 Redmond Cove
5711 Bexley Court	10803 Redmond Cove
10225 Broom Flower Drive	5914 Rickerhill Lane
7000 Colberg Court	6201 Skahan Lane
9109 Colberg Drive	11227 South Bay Lane
5201 Corrientes Cove	6813 Tanaqua
7105 Doswell Lane	6407 Tasajillo
10413 Foxglove Court	6612 Toolwrith Lane
5764 Gorham Glen Lane	10105 Wildflower Lane
11420 Lafitte Lane	
11009 Maelin Drive	...and MANY more!!

CALL or TEXT Marcia TODAY to sell your home.
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Proud supporter of local charity Teamlukehopeforminds.org

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Marcia Pastrana, JD Law and Seller's R.E. Expert

★★★★★ "As one of the original residents of Circle C Ranch, I hired Marcia to sell my large home on Skahan Lane. Marcia Pastrana worked hard to negotiate a contract in order to help us get into our new home. Marcia found our new home and did that deal too!" - Jennifer M.

Cover Photo

The robust foliage of giant coneflowers (*Rudbeckia maxima*), left, and colorful blooms of purple coneflowers (*Echinacea purpurea*), right, near pavilions at the Wildflower Center's Homeowner Inspiration Gardens. Submitted by the Wildflower Center.



Baylor Scott & White Clinic – Austin Circle C Unveils Pediatric Room Painted by Graphic Design Students from Bowie High School



Bowie Students w Baylor Scott & White

Senior graphic design students from Bowie High School recently completed a very special project that brought their work to life at the Baylor Scott & White Clinic – Austin Circle C at 5000 W. Slaughter Lane in Southwest Austin.

Led by graphic design instructor, Judith Cooper, the students met with the Baylor Scott & White team to map out the collaboration and later presented pitches for murals that would decorate the walls of the clinic's pediatric room. After receiving feedback, the students worked on the designs with every decision centered around the needs of the children who visit the clinic.

“Our collaboration has meant so much more than just doing class work,” said Cooper. “For our students, knowing that children will enjoy the pediatric room when they may be feeling under the weather inspired them. Getting feedback and encouraging support from staff has also helped build confidence in their abilities. Students can see that their art and hard work has made a difference.”

Cooper added that the graphic design students were fortunate to work with entire Baylor Scott & White staff, including doctors, nurses and office personnel, who were offered support and encouragement during the project.

“Because the Baylor Scott & White team believed in the students’ ideas and skills, they were able to produce not only murals, but the take away was something more special – the value of collaboration and teamwork,” said Cooper. “They were able to see a positive, real-world working environment first hand, and we were happy to have this opportunity.”

Starting May 4, the clinic will offer extended hours. It will be open from 8 a.m. – 8 p.m. Monday through Friday and from 8 a.m. – 5 p.m. on Saturdays and Sundays. Walk ins are always welcome. For more information, call 512-654-4000 or visit <http://atx.bswhealth.com/location/austin-circle-c>.



Front: (L-R) Marvin McKinney, Dana Peterson-Gibbs, Rosa Lee, Dr. Emily Fisher, Thien Nguyen, Graphic Design Teacher - Judy Cooper, Bowie High School Dean - Susan Leos, Alexis Sanchez Ledesma, Tracie Perez



Back row: (L-R) Felix Contreras, Antoine Calvert, Jarrett Stinson, Dr. Beth Just, Andres Molina, Kevin Howard, Jared Letourneau, Canyon Mooney

Around Circle C

James Bowie High School **SILVER STARS DANCE CLINIC**



When: Monday June 11th - Friday June 15th, 2018

Where: Bailey Middle School
(4020 Lost Oasis Hollow)

For more info and registration visit
www.silverstars.org

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www.bowieptsa.org

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WHAT'S IN SEASON AT THE WILDFLOWER CENTER?

*Submitted by Amy McCullough, Lady Bird Johnson Wildflower Center
Photography by Ray Mathews (Mealy Blue Sage) and Wildflower Center (Turkscap)*

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!

MEALY BLUE SAGE (*SALVIA FARINACEA*)

Missing those bluebonnets? Dry your eyes, native plant lover (unless you have allergies). Mealy blue sage is here to fill that big blue void in your heart. This attractive perennial fills landscapes with cerulean wands that are highly deer resistant, making it great for garden borders. *Salvia farinacea* is one of those wildflowers we think of as a “pollinator magnet”; plant them en masse and, come bloom time (which can extend into October with deadheading), partake in a pollinator viewing party. Those pipe-cleaner flowers will be positively buzzing with bees, hummingbirds, butterflies and moths. Sounds like perfect lemonade-on-the-patio time to us!



TURKSCAP

(*MALVAVISCUS ARBOREUS* VAR. *DRUMMONDII*)

Any Texan worth their salt knows this is a sunny place, and, appropriately, lots of native plants can take the heat. But we need a little pretty in the shady places, too — after all, that's where we'll want to be when temperatures rise. Luckily, Turkscap (*Malvaviscus arboreus* var. *drummondii*) is one handsome flower that agrees shade is where it's at (but it will adapt to other conditions and thrive most anywhere if need be). This shrubby plant pairs nicely with giant spiderwort (*Tradescantia gigantea*), is drought tolerant, attracts pollinators and is even edible! Its fruit tastes similar to apple — hence another common name, “manzanilla,” or “little apple” in Spanish.



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

NATURE NIGHTS

Join us every Thursday in June for free, family-friendly explorations of native plants, animals and the ecology of Central Texas. Themes include outdoor recreation, fantastic creatures (such as snakes and coyotes), bats, and water.

Visit wildflower.org/nature-nights for more information.

News You Can Use

Mud Daubers

—Wizzie Brown, Texas AgriLife Extension Service

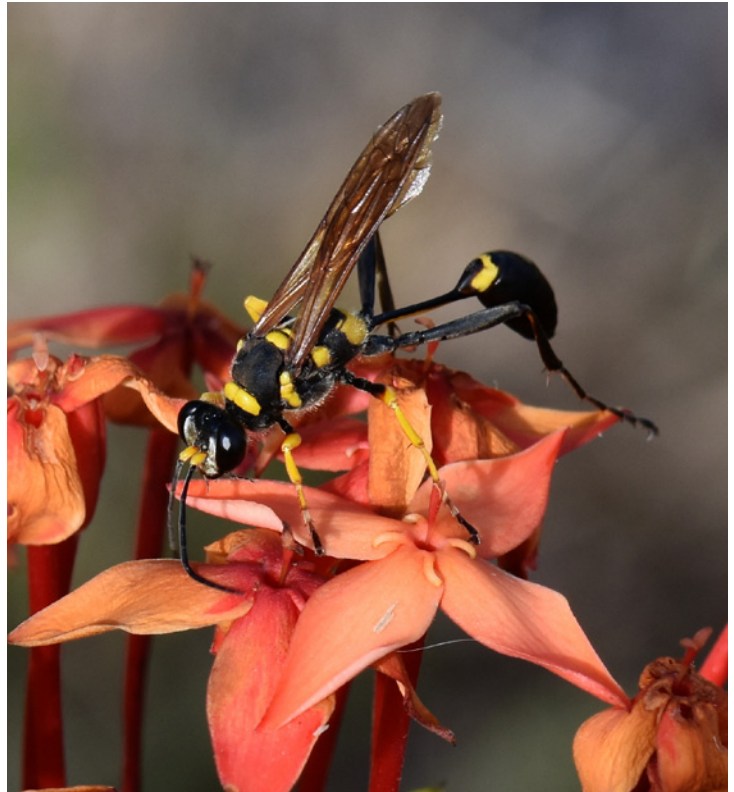
Mud daubers are a great wasp to have around. They are solitary, generally docile, and can help to reduce various bugs in the landscape. Mud dauber wasps are $\frac{3}{4}$ to 1 inch in size and come in a variety of colors. They have a very thin, thread-like waist.

Mud daubers create a mud structure that they provision with insects and/or spiders; they lay an egg on each prey item within a cell in the nest, and then seal the nest off. When larvae hatch from eggs, they eat the items provisioned for them, pupate, and then emerge as adults to begin the process over.

Management is not usually needed for mud daubers as they do not guard their nest like other wasps. While they are capable of stinging, they are not considered to be aggressive. If you do not like the look of the mud nests, you can remove them with a putty knife.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at www.urban-ipm.blogspot.com

This work is supported by Crops Protection and Pest Management Competitive Grants Program [grant no. 2017-70006-27188 /project accession no. 1013905] from the USDA National Institute of Food and Agriculture.



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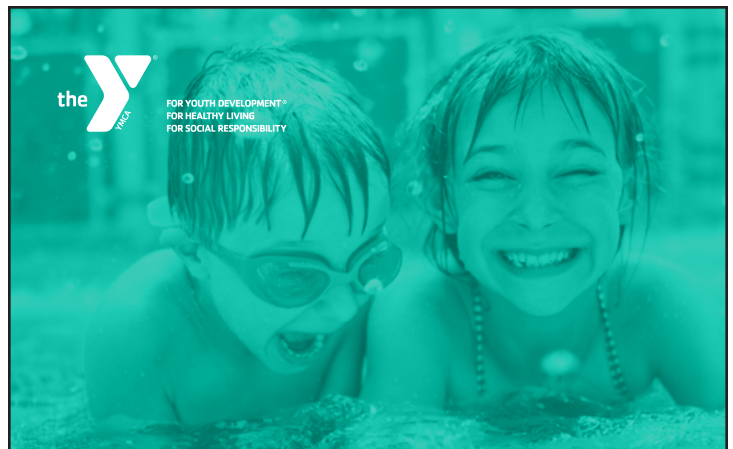
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MAKE A SPLASH THIS SUMMER

The water is waiting for you this summer at the Y – along with all of your favorite group exercise classes, personal training programs and summer enrichment activities for kids. Kick off your day with a splash, cool down post-workout, spend quality time with the family or relieve some stress with a few laps after work. No matter your reason, jump on in!

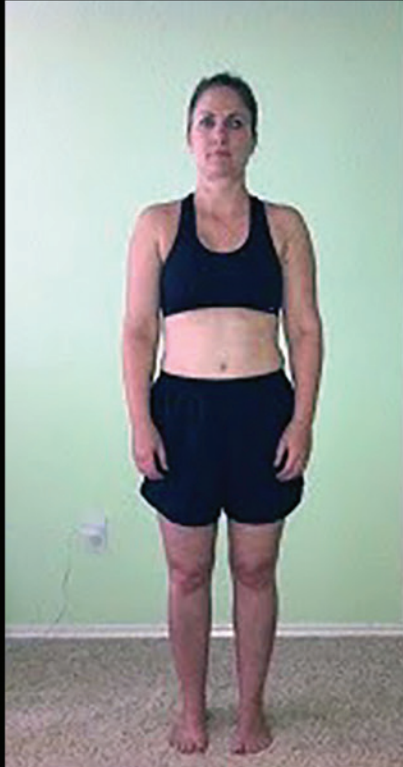
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Pet Place Reasons to “Scoop the Poop”

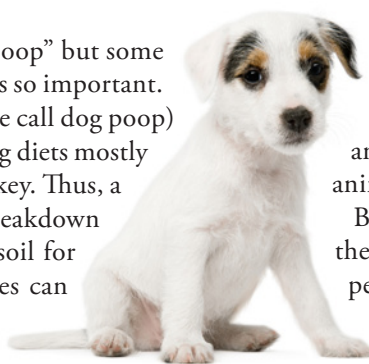
by Jennifer Magness, DVM

Dogs are a very popular pet and are found in many households. There are 70 million pet dogs in the United States alone. Opening up your home to a dog also means accepting responsibility for that pet, including cleaning up their waste.

Most people have heard the term “scoop the poop” but some people may not have heard the reasons why this is so important. Some people view dog feces (or what most people call dog poop) as a good fertilizer, but this is actually a myth. Dog diets mostly contain animal products such as chicken and turkey. Thus, a dog’s waste contains substances created by the breakdown of the animal products. It does not enrich the soil for plants such as grass. If not picked up, dog feces can enter waterways via storm drains after it rains. Nitrogen in the feces depletes the oxygen from the water, and the water is made harmful to fish and other aquatics. It is often listed as the third leading cause of water pollution. Dog feces are also considered an environmental pollutant as it contains harmful organisms. One gram of dog feces

may contain as much as 23 million bacteria. Harmful bacteria such as Salmonella and E. coli can be found in dog feces. Parasites such as Giardia, Cryptosporidium, roundworms, hookworms and whipworms may also be found. Many of the parasites (usually in a resistant egg form) linger in the environment for years, even if the rest of the dog feces breaks down over time. Both bacteria and parasites are health hazards for both humans and animals that come in contact with them.

Besides the “ick” factor of stepping in dog poop and the unpleasant odor of it, dog feces can serve to attract pests (such as flies) and rodents (such as rats). Being a responsible pet owner and scooping your dog’s poop is important for the community health of both humans and animals. It helps improve local water quality. Scooping your dog’s poop also promotes favorable views towards dogs by others in the community.



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Legend of Monkey King

July 30th - Aug 3rd



Dragon Tale

Aug 6th - Aug 10th



Travel Through China

Camp Fee: \$185/week. We offer sibling discount.
Early bird discount: \$15 off until 5/1

LOCATION: Circle Community Center, 7817 La Crosse Ave, Austin, TX 78739
Registration: <https://austinsunshinechinese.com/programs>
or call: 512.669.2744 (Ms. Yang), 520.258.9868 (Ms. Yi)

We also offer regular after school Mandarin lesson for children with or without Chinese background. More info, please visit austinsunshinechinese.com
2018 Fall Registration starts now! Hurry, limited Space available!

Team Builders
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14 Circle C Ranch Newsletter - June 2018

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*Anyone can build a facility.
We build a home.*



LEGACY OAKS

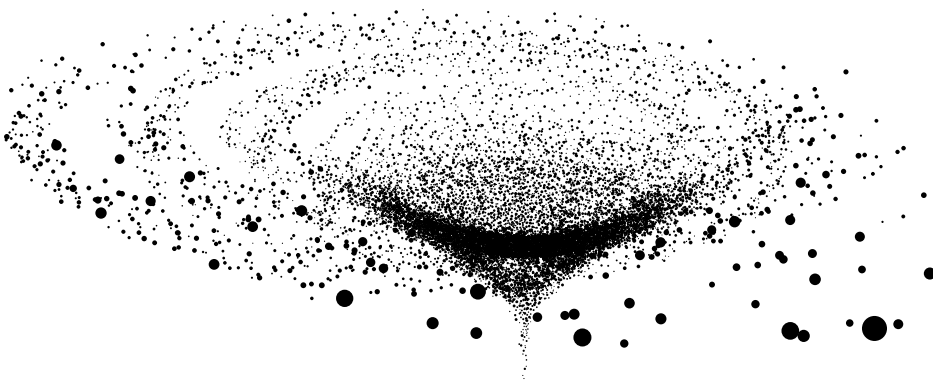
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PREPARE FOR A HURRICANE



Each year NOAA and the American Red Cross publishes a preparedness guide of tropical cyclones to help us prepare for such an emergency. You can download a copy of that guide at <http://www.nws.noaa.gov/os/hurricane/resources/TropicalCyclones11.pdf>. This guide gives great information on the metrological terms associated with tropical storms and what to expect from those storms. Most importantly, it lists critical information about how to prepare for an incoming storm.

GUIDELINES EACH YEAR PRIOR TO HURRICANE SEASON:

- Determine safe evacuation routes inland
- Learn locations of official shelters
- Check emergency equipment such as flashlights, generators and battery powered equipment such as cell phones and your NOAA Weather Radio All Hazards receiver.
 - Buy food that will not spoil and store drinking water.
 - Buy plywood or other material to protect your home if you don't have it.
- Trim trees and shrubbery so branches don't fly into your home.
- Clear clogged rain gutters and downspouts.
- Decide where to move your boat if applicable.
- Review your insurance policy.
- Find pet friendly hotels on your evacuation route.

DURING THE STORM AND WHEN PEARLAND IS IN THE WARNING AREA, YOU SHOULD:

- Closely monitor radio, TV or NOAA Weather Radio All Hazards for official bulletins.

- Close storm shutters.
- Follow instructions issued by local officials. Leave immediately if ordered.
- Stay with friends or relatives at a low-rise inland hotel or at designated public shelter outside of the flood zone.
- DO NOT stay in a mobile home or manufactured home.
- Notify neighbors and a family member outside of the warned area of your evacuation plans.
 - Take pets with you, but remember that most public shelters do not allow pets other than service pets for people with disabilities.
 - Identify pet friendly hotels along your evacuation route.

IF YOU ARE STAYING HOME TO "HUNKER" OUT THE STORM:

- Turn refrigerator to maximum cold and keep it closed.
- Turn off utilities if told to do so by authorities.
- Turn off propane gas tanks.
- Unplug small appliances.
- Fill bathtub and large containers with water in case clean tap water is unavailable. Use water in bathtubs for cleaning and flushing only. Do NOT drink it.
 - Stay away from windows and doors, even if they are covered. Take refuge in a small interior room, closet or hallway.
 - Close all interior doors. Secure and brace exterior doors.
 - If you are in a two-story house, go to an interior first floor room.
 - If you are in a multi-story building and away from water, go to the first or second floor and stay in the hallways or other interior rooms away from windows.
 - Lie on the floor under a table or other sturdy object.

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Peel, Inc. - Kids Club

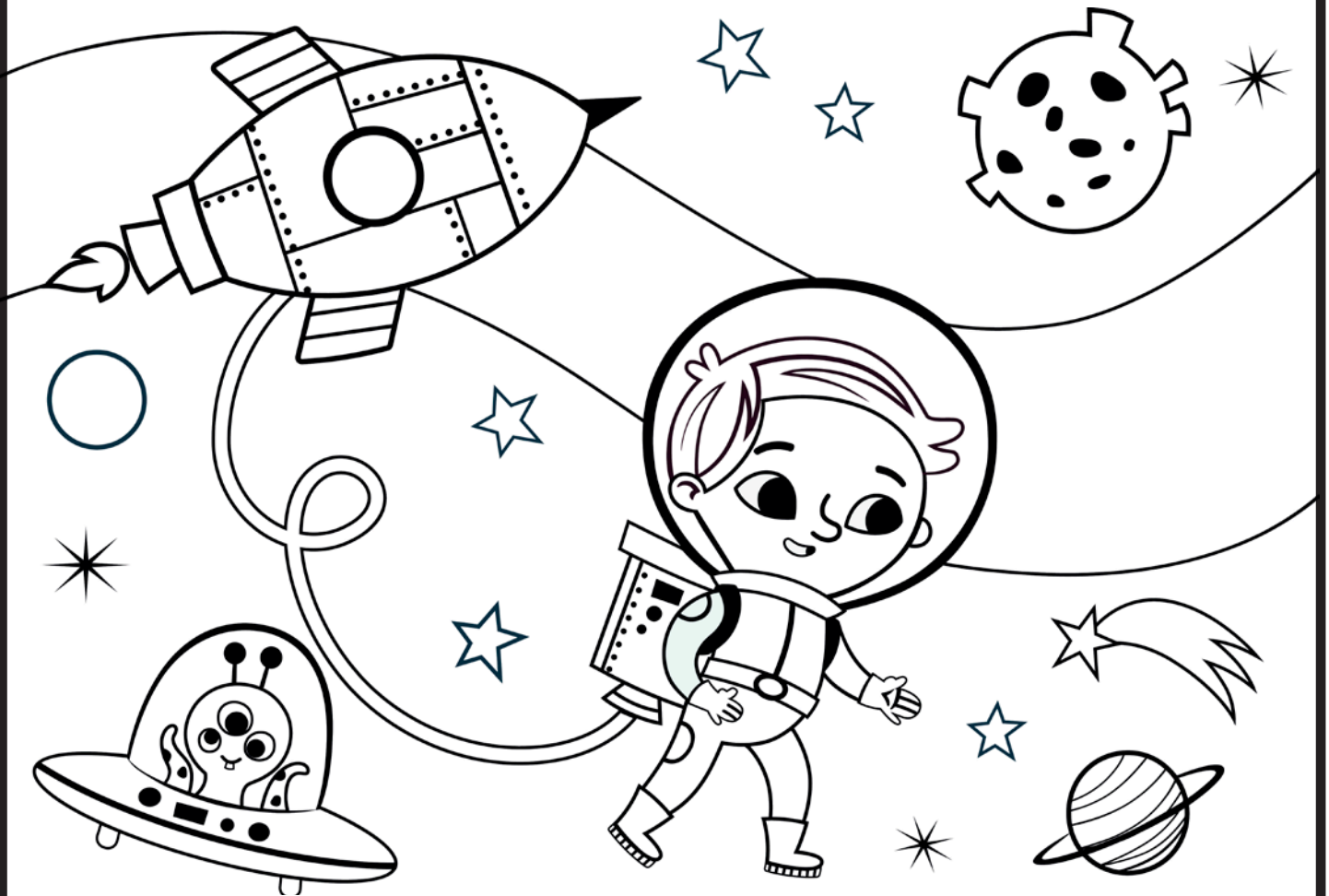
308 Meadowlark St. Lakeway, TX 78734-4717

We will select the top few and post their artwork on our website at www.peelinc.com/index.php/kids-club

DUE: June 30th, 2018

Be sure to include the following so we can let you know!

Name (first name, last initial): _____ Age: _____



CC

OTHER SERVICES

Name	Age	Services	Phone
Fierro, Connor	17	Tutor g 6-10, Math, English, Latin, Guitar	512-850-9635
Hao, Vincent	17	English, Physics, Math, Calculus, SAT Prep	512-680-8968
Havilah Kirsch	18	Begin. Piano & Violin lessons	512-203-3040
Kanoa Kelly	16	Tutor K-8 & French	512-897-7175
Kissinger, Aspen	14	Tutor K-7	512-961-2267
Kobeissi, Jana	15	tutor grades k-7	512-964-4201
Lee, Kainoa	16	Swim Lessons, Tutoring K-8 & Pwr Washing	512-461-4585
Mackeil, Nicholas	15	Power Washing	512-550-6012
Mahoney, Nathaniel	16	Tutor up to 11th Grade	512-569-8339
Mahoney, Matthias	17	Beginner Trumpet, and tutor grades K-10	969-8856
Patterson, Makena*	14	Tutor Grades k-5	512-506-1225
Phan, Calion	12	tutor piano & math k-2	785-9218
Reich, Emma	17	Tutors grades K-4	512-965-8083
Roland, Abby	14	Tutor Math K-10	512-745-3640
Salazar, Miranda*^	18	Tutoring grades 6-12 & violin	*512-809-3713
Saquin, Hannah	16	Tutor K-8 and all Math	512-839-9667
Singh, Ila	13	Tutor Beginning Piano & Math K-2	676-8742
Singh, Isha	16	Tutor Beginning Violin & Math K-2	676-8742
Solaas, Stella	14	Beginning Cello Tutoring	512-983-5359
Swati Yarlaga	15	Tutors Math, Science, English K-8	512-961-9486
Wilson Kai	14	Tutor Up to 5th Grade	512-695-8278

ATTENTION TEENAGERS:

The Teenage Job Seekers listing service is offered free of charge to all Circle C Ranch teenagers seeking work. Submit your name and information to sarah@circlecranch.info by the 10th of the month!

BUSINESS CLASSIFIED

ELECTRONIC CAREGIVER BY SILVERLINK:

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SEWING IMPAIRED? EXPERIENCED SEAMSTRESS & FORMER FABRIC STORE OWNER:

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

Business classifieds (offering a service or product line for profit) are \$75, limit 40 words, please contact Peel, Inc. Sales Office @ 512-263-9181 or advertising@PEELinc.com.

Personal classifieds (one time sell items, such as a used bike...) run at no charge to Fairfield residents, limit 30 words, please e-mail advertising@PEELinc.com.

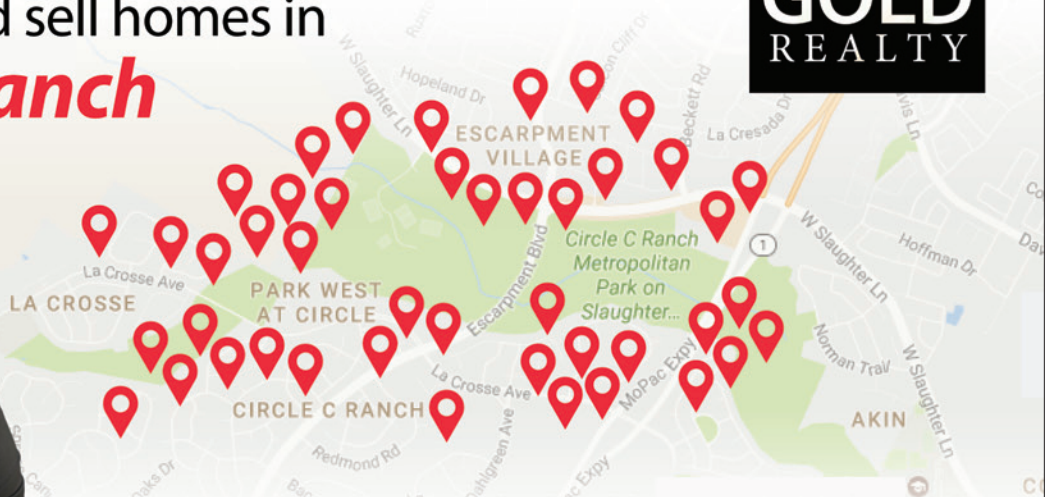
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clients buy and sell homes in



Circle C Ranch

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



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Sold at Full Price in 3 Days



Sold for 99.8% of Asking Price



Sold for 101.3% of Asking Price



Sold for 99% of Asking Price



Sold for 102.1% of Asking Price

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

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



Below and on the next page is some of the recent activity of John Squires and the Squires Team with Keller Williams Realty. The Squires Team has been working in Circle C Ranch for 30 years and is the #1 neighborhood expert in Circle C home evaluations and sales. Call John Squires directly on his sell phone any time you would like to speak with him about an appointment or just to talk about the market.



6729 Hansa Loop John's listing is **"CONTRACT PENDING"** with multiple offers through John's open house. Beautiful Wilshire home on gorgeous greenbelt on a secluded loop street. Wood floors, soaring ceilings and close to Clayton and pool. Listed at **\$539,000**.

10001 Austral Cove John's listing is **"CONTRACT PENDING"** with multiple offers through John's open house. Beautiful Pulte 1-story 4 beds, 3 full baths, granite, wood floors on corner lot "On The Park" close to Kiker! Listed at **465,000**.



6209 Salcon Cliff John's listing is **"CONTRACT PENDING"** with multiple offers through John's open house. Gorgeous Newmark backing to greenbelt. Listed at **\$479,000**.



"We hired John to help us sell our house, as we have seen his signs throughout the neighborhood and felt his marketing would best represent our home to get it sold. He helped us with landscaping, painting, power-washing and staging the home. John held open house and we received 4 offers the first weekend. Thank you John for making our move easy." -Nicolas Rivas and Sofia Wakine 6729 Hansa Loop

(512) 970-1970



Allow John to provide you with a no-obligation market analysis on your valuable Circle C Ranch property or show you any home for sale. He will work around your schedule and can meet you at **any** time at your convenience. **(512) 970-1970** is John Squires sell phone and you may call him directly 7 days per week.



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



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 **535+/-** homes **"Sold!"** to date in Circle C Ranch. Over **1,035+** homes sold in the greater Austin area. **#1** agent sellers and buyers served in southwest Austin since 1999 with **650** homes **red** 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.



10900 Palgrave Court—John's listing is **"CONTRACT PENDING"** with multiple offers. Newmark, Cornerstone 2 plan on a quiet culdesac close to Kiker. Listed at **\$409,000**.



Thank you for everyone that attended this year's Circle C Ranch small business expo at the HOA center. We had a great time meeting with the many homeowners with small businesses. I didn't realize there were so many artists, potters, seamstresses, etc. in Circle C. What a creative bunch of folks! The Squires Team gave away 4 Yeti coolers and 10 Yeti cups. This event has gotten bigger each year and next year should be huge! Thank you to Karen Hipschbaum and the rest of the HOA for their tireless work in putting it together. Next year should be bigger than ever. See you then!



5901 Back Bay Lane—John's listing is **"CONTRACT PENDING"** with multiple offers. 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 party deck and pond. Listed at **\$469,000**.



6402 Danvers Court—John's listing is **"CONTRACT PENDING"** with multiple offers through John's open house. Stunning, original Newmark home in quiet, secluded cul-de-sac close to Kiker and pool. Screened-in patio, hot tub and manicured yard. Listed at **\$489,000**.