

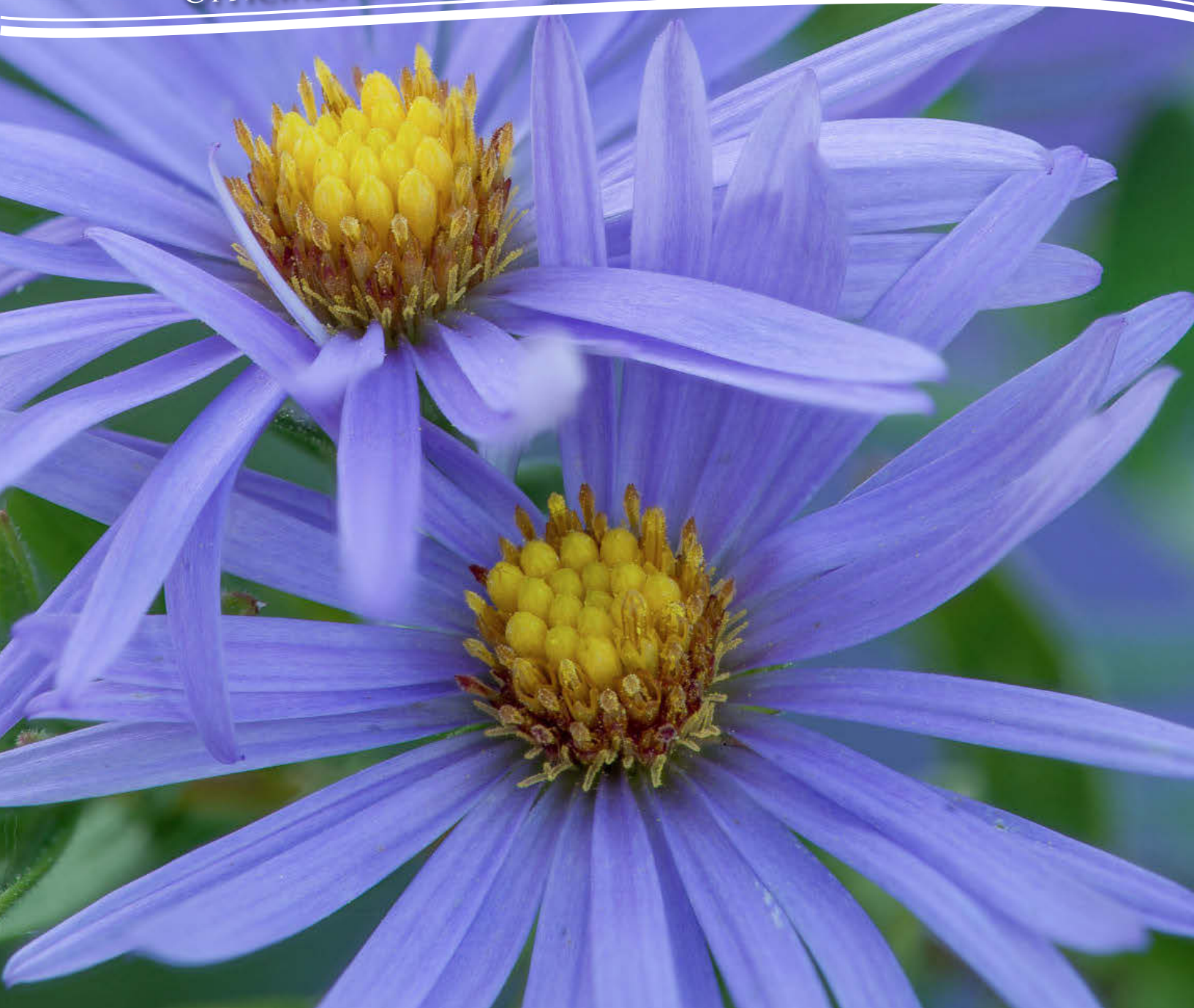
VOLUME 15, NUMBER 11

NOVEMBER 2018

CIRCLE C

Community Newsletter

OFFICIAL NEWSLETTER OF THE CIRCLE C RANCH HOA



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HOA NEWS

- 4 Announcements
- 5 Re-Sodding Your Yard
- 6 Children's Holiday Party
- 7 Adult Holiday Party
- 8 Turkey Trot

AQUATICS NEWS

- 10 Pool Hours
- 10 Contact Us
- 10 Master Swimming Program
- 10 Private Lessons

AROUND CIRCLE C

- 11 What's In Season At The Wildflower Center
- 11 Circle C Holiday Times Market

IN EVERY ISSUE

- 14 Classifieds
- 14 Teenage Job Seekers





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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
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BOARD OF DIRECTORS

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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

Saturday November 17th
Holiday Market Fair

Thursday November 22nd
Turkey Trot

SAVE THE DATES

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

Friday December 8th
Adult Holiday Party & Casino Night (7pm-10pm)

HOA OFFICE CLOSURES

Wednesday November 21st – Friday November 23rd
Monday December 24 – Wednesday December 26
Monday December 31 – Wednesday January 2

Food Trailer Night LAST FOOD TRAILER NIGHT FOR 2018

Join us for Food Trailer Night on **Friday November 9** from **5-8pm** in the Community Center parking lot! As always enjoy great food, fun activities and entertainment with your neighbors! **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.

Winter Pool Hours

Winter hours start on Oct 15th and hours of operation will be reduced and the facility will be open for **lap swimming only**, recreational areas will not be accessible. Please see page 10 for full detailed hours.

Annual Meeting & Election

The Nominating Committee is accepting nominations for the three open board seats through Friday, January 11, 2019. You can download a Candidate Questionnaire from the News & Announcement page on our website at www.circlecranch.info under the Stay Connected tab. The nominating Committee will host a Candidate Forum in February; the date will be posted on the website and in the February newsletter.

The Annual Meeting and Election will be held on Wednesday, March 6th, 2019 at the Circle C Community Center (7817 La Crosse Ave). Your ballot and proxy will be printed on the back side of the first 2019 CCHOA dues assessment invoice (which will be mailed Feb 1st and due Mar 1st) or you will be able to vote online using your "unique" voting code.

WASTEWATER AVERAGING BEGINS IN NOVEMBER

Lower your wastewater costs for the next year by conserving water starting mid-November and ending mid-March.

(Austin)— November marks the beginning of Austin Water's annual wastewater averaging period. 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 upcoming 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 and 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 a timer in your bathroom;

(Continued on Page 5)

(Continued from Page 4)

- when buying new water-using appliances look for the WaterSense® label;
- visit WaterWiseAustin.org for water conservation tips and to find out about rebate programs.

About Wastewater Averaging

Wastewater averaging is calculated during the winter months when most residential water goes directly into the sanitary sewer system versus being used for outdoor watering. This measurement determines the cap on the volume of wastewater you will be billed for each month for the next year. If there is outside watering during the wastewater averaging period, that water volume will also be included in the wastewater average. Avoid this by making sure your irrigation systems are turned off.

Visit www.austintexas.gov/wastewateraveraging to find the dates for your wastewater averaging period and for tools to help you estimate your wastewater average.



Holiday Lights and Décor

This is a friendly reminder that holiday lights and décor should not be installed until the week before Thanksgiving and must be removed no later than January 15.



Down Under Auto Sales

I NEED TO BUY YOUR CAR!

I have been buying cars in Austin for over 26 years and have purchased vehicles from my Circle C neighbors for the last 16 years. I'll buy any make, model, or year vehicle. Bring me a written bid from a national franchised dealer (limit 1 per car) - If I can't beat it, I will give you a \$50 gift card to your favorite local restaurant or charity of your choice. I also make house calls and can give you a bid on the spot!

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SAVE THE DATE

Children's Holiday Party

Saturday December 1, 2018 10am to 1pm
Circle C Community Center (7817 La Crosse Avenue)

Join us for a fun filled morning with face painting, arts and crafts, train and pony rides AND a petting zoo!

This event is open to residents only.

Admission per child is 1 AWESOME new, unwrapped, unopened gift for our toy donation drive to lift the spirits of children in need through our partnership with Partnerships for Children's Holiday Wishes program, see flyer for more info.



Adult Holiday

AND CASINO PARTY



Break out your poker face for this year's Holiday & Casino Party! Enjoy delicious hors d'oeuvres, cash bar, casino tables, raffle drawings and of course music and socializing with great company!

Tickets will be on sale starting Monday November 5th through Friday November 30th, \$10 per person. Tickets may be purchased from the HOA office Monday through Friday between 9am and 5pm.

Date: Friday December 8th, 2018

Time: 7:00pm – 10:00pm

Where: Circle C Community Center (7817 La Crosse Avenue)

We are currently accepting donations for casino prizes! If you or someone you know has a business or company that would like to help out, give us a call at 512-288-8663 or email lestine@circlecranch.info

SIXTH ANNUAL TURKEY TROT

The Annual Circle C Turkey Trot Walk/Run is Official! Meet us Thanksgiving morning, **Thursday November 22nd**, at **8:30am** at the Circle C Community Center (7817 La Crosse Avenue) for a 3-mile run/walk or a 10k. **No need to sign up, just show up!** Please park at the Community Center or Clayton Elementary. Please AVOID parking on Spruce Canyon or La Crosse Avenue. We were able to get approval from the City of Austin as this is a local event for neighbors and we are doing this as a way to strengthen our community and not for profit. Bring your family, strollers, bikes; this is a local event but you are welcome to bring friends as well. Let's make this a tradition, our 6th year in a row!

If you have any questions please contact organizer Ana Bosada on Facebook at Ana Cecilia Alvear Bosada or via email at anaalvear@yahoo.com



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of 20 SF or More**

Clavier-Werke School of Music

Now offering Music Pups®!

Winter Session Classes forming now

The Music Pups® program is for parents and children together! Offered by The Music Class for ages infant through four, these classes are a great way to get your child going in music. The program is fun and engaging and exclusively offered at Clavier-Werke for the Austin area. Call us at 512-288-7664, send us an email clavierwerkesouth@sbcglobal.net or visit us on the web www.clavierwerke.com. You can also pre-register here: <http://clavierwerke.com/registration/>.

Winter session class dates will occur in 10 weekly classes, 45 minutes each, between November 26th and February 16th. Free trial classes will be available the week of November 12th. New students receive 15% off the usual class fee of \$250 for a total of only \$212.50! (Materials included.)



**Your child's
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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 to continue developing their musical abilities at home. Call now for class schedule and registration information.

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Aquatics News

Pool Hours

SWIM CENTER
5919 LA CROSSE AVE

WINTER HOURS
OCTOBER 15TH - DECEMBER 19TH

Monday-Friday
6:00am-10:00am (Lap Swim Only)
4p-7:30p Lap Swim Only

Saturday
8a-11a Lap Swim Only

Sunday
CLOSED

Thanksgiving Hours

SWIM CENTER
5919 LA CROSSE AVE

November 21st - 24th Closed

Masters Swimming

Come swim as the sun comes up with the Masters participants. We offer a 6 am class 3 days a week and a 8 am class 2 days a week. Coach Erin will get your heart pumping and energized for the day. Come by for 2 free practices before you join!



Private Lessons

Private lessons, in the winter? Yes! Circle C offers private lessons year round for all swimming ability. 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!

Contact Us

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

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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!

PRAIRIE FLAMELEAF SUMAC (RHUS LANCEOLATA)

A writer for our member magazine, Wildflower, once said her affection for sumacs came from close encounters she had with them as a child: "I loved slipping under the canopy to daydream inside, unseen." Prairie flameleaf sumac also provides cover for birds, small mammals and insects, who have their own reasons for being reclusive (read: survival). And who wouldn't want to engulf themselves in these botanical flames? *Rhus lanceolata* is one of the most handsome of its genus, with glossy green leaves budding out in spring, whitish blooms in summer followed by ornamental red berries (that make a tart, tasty tea), and — as the encore of its yearlong beauty show — fiery foliage in russet, garnet and blazing orange that is simply stunning against the brilliant blue skies of Texas fall.



LINDHEIMER'S MUHLY (MUHLENBERGIA LINDHEIMERI)

Looking for a native substitute for pampas grass? Lindheimer's muhly has you and your landscape literally covered. This fountainlike grass grows tall (up to 5 feet), fanning strikingly spiky, gray-green leaves across your garden or pocket prairie — and creating a nice privacy screen in the process. Blade tips become a haze of fuzzy off-white come fall, giving this semi-evergreen perennial grass a lot of character; in fact, its lacy tips and large stature even resemble a character. Put a face on one, and you've got a children's book hero in the making! *Muhlenbergia lindheimeri* (which is named after two famous botanists) is a horticultural hero, as well: It can take full sun, dry (or moist) conditions, soils from rocky and calcareous to clay-based, and even provides nesting materials for birds..



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

Fantastic Forts and Festive Lights

Explore Fortlandia, a collection of 10 unique, interactive forts on display through Feb. 24, 2019, in our Mollie Steves Zachry Texas Arboretum. Entry is included with regular admission, and admission is always free for members. Visit wildflower.org/fortlandia for more information.

And join us for Luminations, our signature winter event featuring countless luminarias and dazzling lights throughout the gardens. Thursday through Sunday, December 6 - 9. \$15 per person, \$10 for members. Visit wildflower.org/luminations for more information.

Neighbors, Friends, Community Welcome – Admission Free...

Circle C Community Center *Annual*

HOLIDAY TIMES MARKET

Local Shopping ~ Unique Gift Event

Saturday, November 17, 2018

10am – 5pm

7817 Lacrosse Avenue
Austin, TX 78739



For Your Shopping Experience, in a Neighborhood Setting . . .

Featuring: Santa until noon, Valley Fusion Food ~ handmade Breakfast Tacos, gluten free options, lunch fresh Chipotle Chicken Taco bowls, Valley Tamales (available by the dozen), homemade salsas, the “Cilantro Yo Sauce” and more.

Support APA while you shop – “instant auction” items & donations will be accepted all day



. . . Artisans & Vendors: Arbonne | Beautycounter
Bee Mary | Color Street | Crackpot Clay Designs |
Craft Lounge | Crochet by Parker | Elena’s Organic
Products | Giggle Box | Home Décor by Ceci | Juice
Plus + | KokeDonna’s | Kyani | Lavie Jewelry Designs |
Lip Sense | LulaRoe | Mad Hatter | Mary Kay | Nature
Moms Collection | Neelu Amar | Noonday | Orange
Rooster | Pampered Chef | Pixies Candles | Purple
Giraffe | RK Leather Goods | Suncatchers by LaLuna
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OUR WEEKLY OPEN HOUSES SELL your home FAST!!!



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!



SOLD IN 3 DAYS

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. She may have already sold your floorplan!!

Proud supporter of local charity Teamlukehopeforminds.org

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.

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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.

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clients buy and sell homes in



Circle C Ranch

OVERLOOK
AT LEWIS
MOUNTAIN

182B



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.

Call **Chad** Today for Results!

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-The Bolton's

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BROKER, REALTOR, CHLMS, CIPS, CRS
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Austin Business Journal Top Producing Agent 2013 – 2017 | *Texas Monthly Five Star Agent 2013 – 2017*

SquiresTeam.com

KW KELLER WILLIAMS REALTY

Hey Circle C, the holiday season is starting to get underway and we are still seeing new listings continue to come on the market. Home purchases have remained steady, just like last year, as there are still many buyers coming through our homes for sale during our open houses. The new buyers are more cautious and are looking for homes priced to sell or what they may consider a better option than purchasing brand new at a much higher price point for less square footage. With all this in mind it is still a great market to list, as clean, properly-priced homes are still selling well. We had 16 couples through our new listing at 7113 Magenta Lane last week during our open house. Call me if you would like to speak about the market, interest rates or timing in general. I work by appointment, 7 days per week and any evenings. Thanks! John Squires

HAPPY THANKSGIVING

SOLD

THE SQUIRES TEAM
SquiresTeam.com
Neighborhood Specialists!
FOR SALE
CALL JOHN @ 512-970-1970
KELLER WILLIAMS
#1 Team In Circle C Ranch!

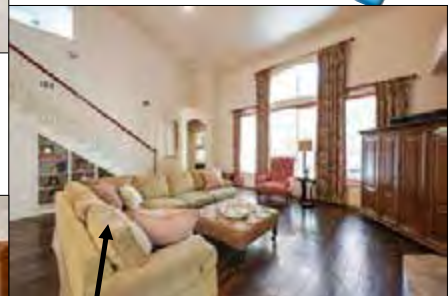
HAPPY THANKSGIVING



John Squires' "sell" phone is (512) 970-1970.



"JUST LISTED!" John's new listing at 1811 Hawthorne is a stunning hill country home loaded with upgrades and on approximately 1.25 acres of one of the most gorgeous lawns in all of Rim-rock. In-ground pebble-tech pool, fire pits and outdoor sitting areas promote hill country living at it's finest. 4 large bedrooms, 3 full baths PLUS a huge study with 20' ceilings! **\$619,000.**



"JUST LISTED!" John's new listing at 7118 Magenta Lane is a gorgeous, Plantation Home at 3592~ sq. ft. and features 5 large bedrooms, 4 full baths and is a mother-in-law plan with 2 full baths and 2 bedrooms downstairs! The family room and huge upstairs game room both feature surround sound wiring and are ready for a party! Hand-scraped wood floors, custom paint and private back yard. Asking **\$579,000.** Call John to see it.



"COMING SOON!!!" John's new listing at 11316 Hollister Lane is a beautiful home in the gated Muirfield golf course section. It is a perfect 1-story 3 bedroom, 3 full baths with large game room upstairs with bar area and full bath. Outdoor kitchen on the patio with grill, fireplace, T.V. niche and private back yard. Simply gorgeous home and offered at **\$519,000.!** Call John for more info.

SquiresTeam.com KW KELLERWILLIAMS REALTY

Slow market? John Squires and the Squires Team having been selling at least 1 house per week all year long and the market hasn't slowed a bit. If you're considering placing your home on the market for sale, please give us a chance to earn your business. Selling these homes in Circle C for top dollar takes a lot of work, marketing and knowing the sub-markets better than any other broker. All indicators are showing us it will be a very strong finish to the fourth quarter this year and slowing down very little during the holidays. To list your house with John Squires or just chat about the market, please give him a call for an easy appointment, 7 days or nights per week. Below is some more current activity of John Squires and his team. Thanks!



(512) 970-1970

#1 realtor in Circle C with approximately **550+/-** homes **"SOLD!"** to date in Circle C Ranch.

Over **1055+** homes sold in the Austin area.

#1 agent sellers and buyers served in Southwest Austin according to Austin Board of Realtors statistics.

"Top 50" agent in central Texas **8** times according to Austin Business Journal.

Only **1** number to call and John answers his phone and you will never be handed off to an assistant. Call John's direct 'sell' phone at **(512) 970-1970**.



"JUST SOLD!!"

John's buyer at 10913 Canfield. Listed at **\$725,000**.



"JUST SOLD!!"

John's listing at 10904 Cusseta Lane. Listed at **\$749,000**.



"JUST SOLD!!"

John's buyer at 7320 Breccourt. Listed at **\$430,000**.



"JUST SOLD!!"

John's listing 9008 Edwardson. Listed at **\$419,000**.



"UNDER CONTRACT!!"

John's listing at 6613 Hillside Terrace. Listed at **\$409,000**.



"JUST SOLD!!"

John's listing at 3033 Sebastian. Listed at **\$419,000**.



"COMING SOON!!"

John's listing at 5036 Bluestar. Priced in mid **\$400,000's**

Below is my great, great grandmother's cornbread recipe from the 1850's handed down through the generations from Fredericksburg, Texas to Salado, Texas to Austin, Texas. Prepare it properly and there won't be any leftovers. Happy Thanksgiving!

Mam-Maw Splittgerber's German Thanksgiving and Christmas stuffing ingredients:

3 hard boiled eggs.

3/4 cup chopped pecans.

2-3 stale wheat bread slices

1 stick of margarine/butter and turkey/chicken broth to moisten mixture.

Corn bread (enough to fill turkey cavity) or pan for 8-10 servings.



It is best to use more chopped pecans. Also, boil turkey giblets (gizzard and liver) along with turkey neck until well done in water seasoned with onions, celery, pepper to taste. Use some of that mixture to also moisten the mixture above when you grind up the giblets and vegetables into the cornbread. Throw the neck away after boiling. All the above may be mixed in a food processor instead of the old fashioned food grinder, but just to get it ground up and not pulverized. Bake at 400 degrees until brown on top or 30 minutes. Use rest of liquid mixture to make a thin gravy and your dressing will be off the hook!