

VOLUME 15, NUMBER 12

DECEMBER 2018

# CIRCLE C

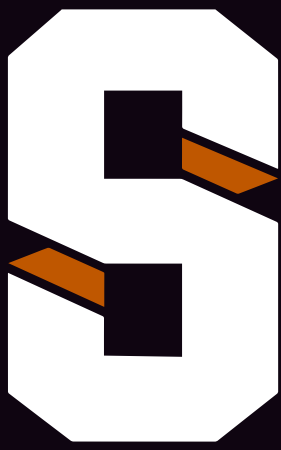
## *Community Newsletter*

OFFICIAL NEWSLETTER OF THE CIRCLE C RANCH HOA



*Miles of Smiles Photography by Sarah Jordan*  
[www.milesofsmilesphotography.com](http://www.milesofsmilesphotography.com)





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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 Hodes ..... President  
Jason Bram ..... Vice President  
Kim Ackermann ..... Treasurer  
James Moseley..... Secretary  
Natalie Placer McClure, Steve Urban and Dan Vavasour  
Board Members

Contact the Board at: [directors@circlecranch.info](mailto: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, December 1**

Kids Holiday Party 10am – 1pm – CCCC

**Saturday, December 8**

Adult Holiday Party & Casino Night – 7pm – 10pm CCCC

**Monday, December 24 through Wednesday, December 26**

CCHOA Office Closed for Christmas Break

**Monday, December 31, 2018 through Wednesday,**

**January 2, 2019**

CCHOA Office Closed for New Year Holiday

**Thursday, December 20 through Wednesday, December 26**

Swim Center Closed

**Sunday, December 30 through Wednesday, January 2, 2019**

Swim Center Closed

### Annual Meeting & Election/Candidate Questionnaire Form

The Nominating Committee is accepting nominations for the three open board seats (elections to be held at the Annual Meeting on March 6, 2019) through January 11, 2019. To download the Candidate Questionnaire form, go to [www.circlecranch.info](http://www.circlecranch.info) under News & Announcements. The Nominating Committee will host a Candidate Forum in February. The date will be published on the website and in the February newsletter.

The Annual Meeting and Elections will be held on March 6, 2019 at the Circle C Community Center. Your ballot and proxy will be printed back of your first 2019 CCHOA dues assessment invoice (which will be mailed February 1st and due March 1st).

### Wastewater Averaging Has Begun

The wastewater averaging period spans three consecutive billing periods beginning in Mid-November and ending in mid-March. The water used during the averaging period will determine wastewater charges for most customers for the 2018-2019 service year. Visit [WaterWiseAustin.org](http://WaterWiseAustin.org) for water conservation tips and to find out about rebate programs.

### 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.

### Annual Report to the Membership

The 2018 Annual Report to the membership from the Board of Directors will be printed in the March 2019 newsletter. A copy will also be posted on our website and available in the HOA office during the month of March 2019.

### Children's Holiday Party

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.

When: Saturday December 1st, 2018 from 10:00am-1:00pm

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

### Adult Holiday & 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: Saturday 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](mailto:lestine@circlecranch.info).



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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)

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# Adult Holiday

## AND CASINO PARTY



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## 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

## Holiday Hours

**SWIM CENTER**

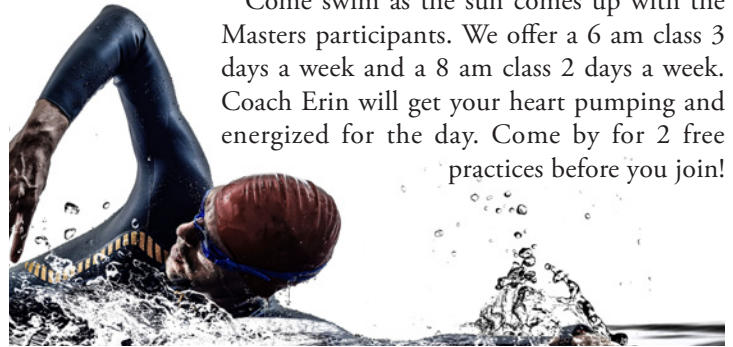
December 20th- 26th: Closed

December 27th-29th: 8a-11a Lap Swim Only

December 30th-January 2nd: 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](mailto:coordinator@ccswim.net).



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# Around Circle C



## Circle C Café & Catering

Hours: Monday-Friday 3:30pm-7:30pm; Saturday & Sunday 11am-6pm

Price: \$10.95/ Person- Meals are ready at 5pm

Phone: 512.288.6058

## DECEMBER 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 Café Closed
2 Café Closed	3 Bacon Wrapped Shrimp Roasted Cauliflower Saffron Rice (GF)	4 Cheese Enchiladas Chile Con Carne Sauce Pinto Beans (GF) Mexican Caesar Salad	5 Ravioli Casserole Mixed Green Salad Garlic Bread	6 Chicken Fried Steak Mashed Potatoes, Chipotle Gravy Green Beans	7 Café Closed	8 Café Closed
9 Café Closed	10 Chicken Marsala Penne Pasta Caesar Salad	11 Roast Beef Root Vegetables	12 Cilantro Pesto Chicken Roasted Vegetables Cilantro Rice (GF)	13 Meatloaf Garlic Mashed Potatoes Chopped Wedge Salad	14 Café Closed	15 Café Closed
16 Café Closed	17 Chicken Pomegranate Corn, Green Chile Mashed Potatoes, & Green Beans (GF)	18 Pork Chops Green Beans Mac 'N Cheese	19 Southwest Sautéed Chicken, Black Beans (GF) Mexican Caesar Salad	20 Spaghetti & Meatballs Italian Salad Garlic Bread	21 Café Closed	22 Café Closed
23 Café Closed	24 Café Closed	25 Café Closed	26 Café Closed	27 Café Closed	28 Café Closed	29 Café Closed
30 Café Closed	31 Café Closed					

## FINISH STRONG

The holiday season is in full swing, and we know your calendar is packed. But with numerous exercise classes offered daily, state-of-the-art fitness equipment and facilities, the YMCA of Austin is here to help you finish the year strong. Keep the commitment to your health through the holidays and burn off your seasonal stress at a Y near you.

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# WHAT'S IN SEASON AT THE WILDFLOWER CENTER?

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

*Photography by James Garland Holmes (possumhaw) and Ray Mathews (Mexican buckeye)*

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!

## **POSSUMHAW** (*ILEX DECIDUA*)

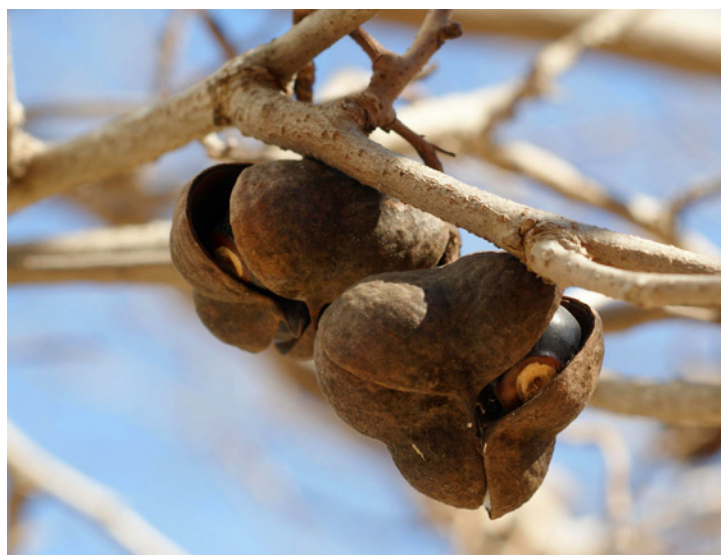
To a possum or songbird, possumhaw might be the equivalent of a perfect piece of pizza or an elegant wedding cake. Though the berries are said to be poisonous to humans, this lovely native tree lies at the crossroads of beautiful and delicious when it comes to the wild world. Its stunning, easy-to-spot fruit provides nourishment for the aforementioned fauna as well as game birds, raccoons, squirrels and more. In winter, all of these can be found lunching among the bare branches of *Ilex decidua*, which, you might have guessed, drops its leaves — hence the Latin species name. Known as the native holly of Texas, possumhaw brings color to winter gardens, provides a holiday feast for wildlife, and even supplies insects with nectar. It really is a gift that keeps on giving!



## **MEXICAN BUCKEYE** (*UNGNADIA SPECIOSA*)

There are parts of certain plants that beg to be played with: the “cigars” of catalpa trees, for instance, or the feathery tufts on Apache plume, or how about the crazy “horse apples” of bois d'arc? The seed capsules of Mexican buckeye have that quality too, a magnetic pull that says, “Shake me, dissect me, use my (poisonous) seeds to play games.” But it's not just the three-lobed capsules of this drought-resistant tree that beg admiration; *Ungnadia speciosa* brightens landscapes with lovely pink blooms in spring, and foliage turns a sunny gold in fall. This time of year, however, we're pretty obsessed with the capsules, which appear in late summer and decorate bare branches through winter. Shake those natural jingle bells, string them to make festive garland, or simply admire their beauty from a warm spot inside.

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



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## *GIVE BEAUTY*

When you give a gift membership to the Lady Bird Johnson Wildflower Center, you give a year of natural wonder. Membership includes free admission for a year, discounts in our store and on classes, first dibs at our plant sales, a subscription to Wildflower magazine, and more. As Mrs. Johnson said, “Wildflowers are joy-giving. They have...given beautiful memories to sustain me.” Visit [wildflower.org/join](http://wildflower.org/join) for more information and to purchase.

# News You Can Use

## Circle C Senior Men Visit San Marcos Auto Museum *Submitted By A.E. Martin*



*Stanley Steamer*

Recently the Circle C Senior Men's group organized a trip to Dick's Classic Car museum in San Marcos. The museum has announced that it plans to close at year end so the group wanted to visit one last time as this has been a fun outing in past.

The Circle C Senior Men's group meets every Wednesday at 9:00 am in Waterloo Ice House at 9600 Escarpment Blvd. for

breakfast and socializing. The group organizes day trips several times a year and among our many trips has been The University of Texas new Engineering Education and Research Center, Texas Military Forces Museum in Austin, and the Painted Churches of Texas We also attend the Austin auto show every year. Day trips always include lunch and comradery. Senior or retired men living in Circle C are invited to join. We always have 15-20 members attend Wednesday for breakfast and there are over 40 members of the group. If you are interested contact A.E.Martin at [aemartin@austin.rr.com](mailto:aemartin@austin.rr.com) or Dave Maril at [drmaril42@gmail.com](mailto:drmaril42@gmail.com). Or you may drop in and join us any Wednesday morning.

Dick's Classic Garage is a part of the Central Texas Museum of Automotive History and was founded in 1980 by Dick Burdick with displays first at Rosanky, Texas and later in San Marcos. The museum was established as a non-profit educational foundation and at peak contained over 80 antique and vintage automobiles. Burdick's love for antique automobiles and racing was further highlighted in 25 years of participation in an annual event called the Great

*(Continued on Page 11)*



## I NEED TO BUY YOUR CAR!

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(Continued from Page 10)

American Race, an 11-day transcontinental antique car rally. He consistently placed among the top finishers in his 1924 Bentley Racer or his 1916 Hudson Speedster. The museum is dedicated to the preservation and display of the history of the automobile with exhibits from 1901 through the 1950s. Some of the most interesting cars are a 1921 Stanley Steamer Model 735B, 1935 Auburn Boattail Speedster, 1948 Tucker Torpedo, and a 1957 Chevrolet Bel Air Convertible. More information can be found at <http://www.dicksclassicgarage.com>.

The Circle C men will certainly miss an occasional visit to this interesting museum of automobile history after it closes.





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## TxDot info

You may have already noticed we've made some changes to help improve traffic flow through the construction zone. Police officers will continue to direct traffic at the intersection of southbound MoPac and La Crosse Avenue every afternoon through next week to help move traffic through the intersection. TxDOT and the contractor will continue to monitor traffic in this area and utilize police officers as needed.

The lanes on southbound MoPac at Slaughter Lane have been reconfigured to include a dedicated left-turn lane and a second lane that will allow motorists to turn left, continue straight, or turn right in an effort to help move traffic through this intersection.

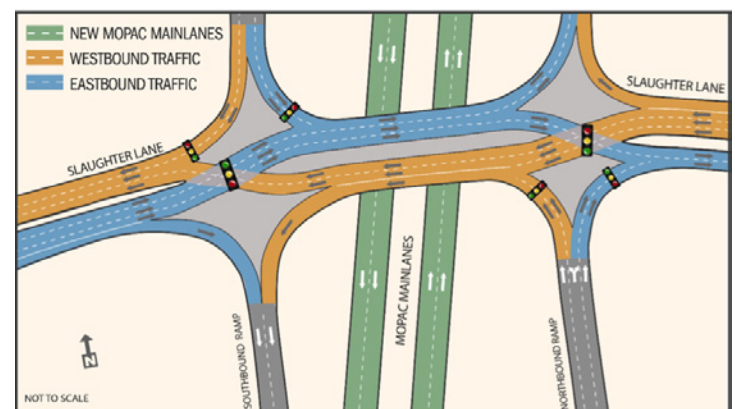
We have some exciting news to share! MoPac now has mainlanes that run underneath the Slaughter Lane overpass. Thanks to the hard work of our construction crews, last weekend we opened one lane in each direction from Slaughter Lane to north of Slaughter Creek. Remember, stay to the left as you approach the Slaughter Lane intersection on north or southbound MoPac to use the new mainlanes and avoid the intersection.

### Diverging Diamond Intersection Construction

Crews continue work at Slaughter Lane to construct the Diverging Diamond Intersection (DDI). We anticipate the DDI will open to traffic later this year.

Diverging Diamond Intersections improve traffic flow and increase safety by temporarily shifting motorists to the left side of the roadway. This reduces the number of potential conflict points between cross-traffic and left-turn movements by allowing through-traffic and left-turning traffic to travel through the intersection simultaneously. Also, this innovative intersection has been shown to reduce crashes by 50% in some areas.

Below is a diagram showing the configuration and how to drive through it.



To learn more about driving through a DDI, check out the fact sheet and the video simulation!

### La Crosse Avenue Overpass Construction

Construction on the La Crosse Avenue overpass is anticipated to begin in early 2019 and continue for approximately four months. During this work,

(Continued on Page 12)

# News You Can Use

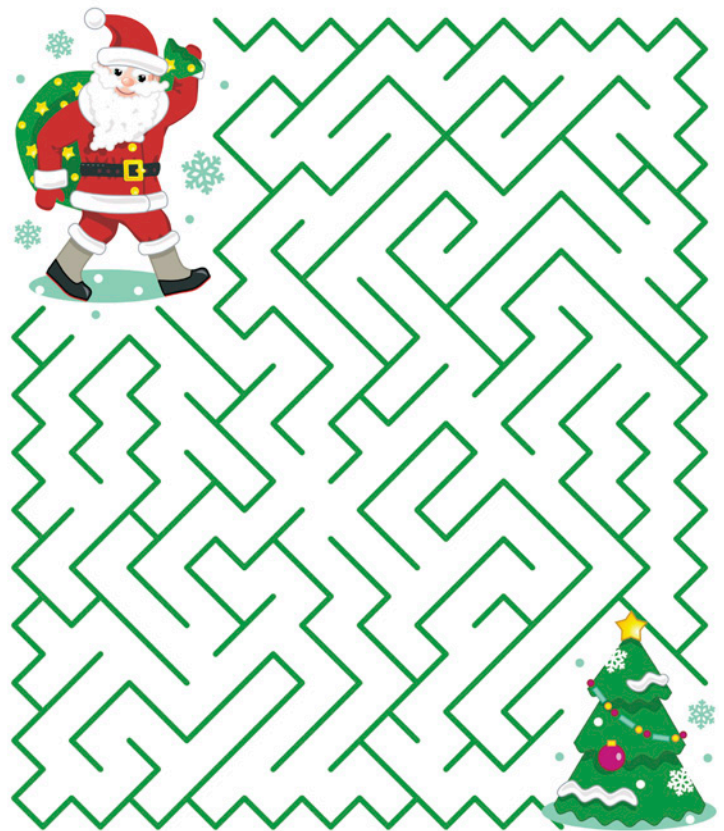
(Continued from Page 11)

La Crosse Avenue will be closed at the MoPac intersection to allow crews to efficiently and safely build the overpass. Detours will be in place and more information will be shared with the community as this work approaches.

TxDOT and the contractor recognize the inconvenience this will cause and are committed to getting the work done quickly and safely. We appreciate your patience and understanding as we work to bring these needed safety and mobility improvements to the area.

Regular updates will be shared via email and Twitter. To sign up, please send an email to [MoPacIntersections@txdot.gov](mailto:MoPacIntersections@txdot.gov) with "updates" in the subject line, or follow us on Twitter @TxDOTAustin, search #MoPacIntersections.

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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	<b>...and MANY more!!</b>

**CALL or TEXT Marcia TODAY to sell your home.**  
**She may have already sold your floorplan!!**  
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★★★★★ "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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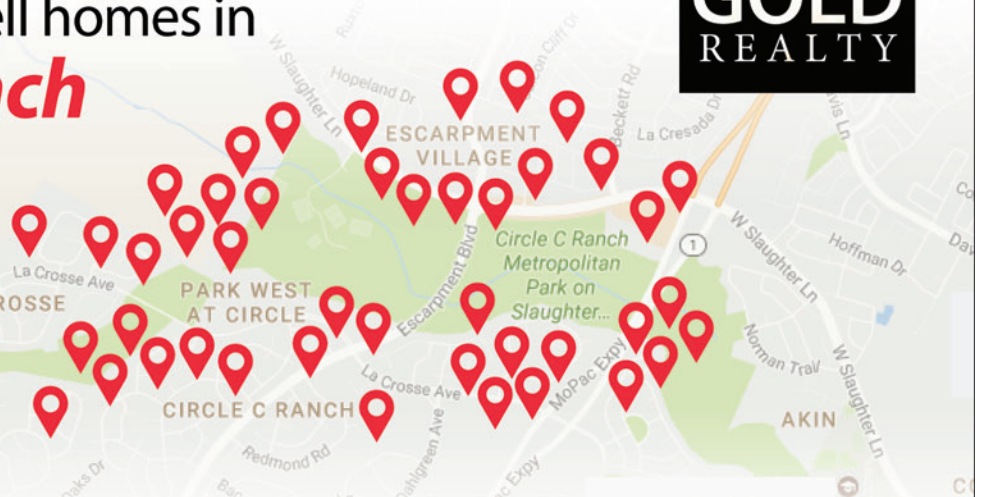
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clients buy and sell homes in



## **Circle C Ranch**



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**.



Sold for 99% of Asking Price



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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**ASHLEY AUSTIN HOMES**  
wants to wish you and your family a  
*Happy Holiday Season!*

Thank you for trusting us with your home purchase and sell in 2018. Year after year your support has continually allowed me to be the highest volume producing agent in all of Southwest Austin!

If you're looking upgrade or downsize in 2019 my team and I are here for you and your family!

[www.ashleyaustinhomes.com](http://www.ashleyaustinhomes.com)  
512.217.6103





# SquiresTeam.com

**KW** KELLER WILLIAMS.  
REALTY



Hey Circle C, the holidays are around the corner and we are *still* seeing new listings continue to come on the market. Homes show beautifully during the holiday season with all of the gorgeous lighting and décor within the homes and in the yards. Many buyers can see themselves with their families enjoying the same property in future holidays. Typically, homes smell wonderful with the holiday cooking, candles and decorating. In this neighborhood, there never really is a “bad” time to list, as we sell year round. In recent history I had multiple offers on a home on New Years Eve that I listed that same day! 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. Happy Holidays!! Thanks, John Squires



John Squires’ “sell”  
phone is **(512) 970-1970.**



**“CONTRACT PENDING!”** John’s 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 Rimrock. In-ground pebble-tech pool, fire pits and outdoor sitting areas. 4 large bedrooms, 3 full baths PLUS a huge study with 20’ ceilings! **\$619,000. UNDER CONTRACT IN 2 WEEKS!**



**“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 **\$567,000.** Call John to see it.



**“JUST LISTED!!”** John’s new listing at 11316 Hollister Lane is offered at **\$519,000.!** Gorgeous 3 bedroom, 3 bath PLUS separate office space and amazing game room up. Call John for more info.

**“JUST LISTED!”** John’s new listing at 5036 Bluestar. Priced at **\$419,000.!** Beautiful 4 bedroom, 2.5 bath home with huge game room, wood floors, stone fireplace and treed homesite. Call John!



## State of the Circle C Ranch Real Estate Market in the last quarter of 2018.

Hey there Circle C, well another year is almost over and we are still working very hard daily with our listings and buyers in Circle C Ranch and the surrounding areas. The market is definitely busier right now with about **52** listings total on the market in Circle C Ranch. Last year at this time there were about **50** homes on the market but the fall market had *really* slowed down with many homes remaining from the summer rush. That is a pretty solid number and most of these are re-sale homes in all areas of Circle C. Homes in Avana are selling pretty well, but it all depends on the lot sizes and home sizes you're looking at. The 70 foot wide lots are selling very well, starting generally in the mid \$550's and going up to approximately \$750,000.+/- depending on the house plan. Cal Atlantic merged with Lenar (Village) homes this year and is the largest home builder in the United States now. This may cause prices to bump up a little, as when builders typically merge they try to show an increase in sales/profit to impress shareholders. Many buyers are looking for cheaper housing, such as Belterra, Sawyer Ranch and the southwest outskirts of Austin. Many builders in Belterra also built in Circle C for about \$30,000.-\$50,000. less for the same floorplans years ago and those are now re-selling also, giving buyers more choices. They are still selling new homes out there and they have hundreds of lots left. That is what created the spike in sales out there and here last year and this year. If history is to be followed, we will see a lull during the holidays and start off with a bang early in the year by the end of January. The early spring shoppers will dictate how the market rebounds next year. If we see a rush in home sales immediately after New Years, then that will probably equate to another strong spring with prices stabilizing. I do not see prices going up any further than they have in 2017 and 2018, as I believe the market price-height has been reached for now. The one thing that remains to be seen is how the 45 freeway extension will affect pricing. Call me any time to speak about the market in general, look at some properties or to list your home for sale. Below is some recent activity of the Squires Team. Thank you! John Squires



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



John's listing at 9008 Edwardson Lane. Listed at \$419,000. **"Sold!"**



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



**(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**.

"John,  
A quick note to commend you for all of your hard work and diligence on getting these three-house contingency-closings to happen without a hitch! It was an impressive effort and clearly no easy task for you keeping **FOUR!** buyer and seller families happy and working together towards the common goal of selling/closing my two homes on Hillside Terrace and Edwardson and us purchasing Cusseta. Your organization, timing, negotiation and sales efforts were amazing. On behalf of the entire Wilson family, thank you very much, we couldn't have done it without you. Best, Brian Wilson" 10904 Cusseta Lane