

VOLUME 16, NUMBER 2

FEBRUARY 2019

CIRCLE C

Community Newsletter

OFFICIAL NEWSLETTER OF THE CIRCLE C RANCH HOA



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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 Elementary.....512-841-2400

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

Friday, February 1, 2019

First ½ years assessment mailed. Due March 1st.
Ballot and Proxy printed on back of assessment.

Tuesday, February 5, 2019

Board of Directors Candidate Forum 6:30pm - 7:30pm
Circle C Community Center

Friday, February 8, 2019

Happy Hour w/HelloNabr 5:30pm – 7:30pm

Wednesday, March 6, 2019

Annual Board Meeting, Circle C Community Center 6:30 pm

Friday, March 8, 2019

First Food Truck Night of 2019

1st HOA assessment Mailing, February 1

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

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

Payments will NOT be accepted at the HOA Office or in the drop box outside of the office. Please do not staple your check to your invoice. Please do not postdate your check. If you have a question regarding your assessment, please contact the financial office at 512.451.9901.

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.

Annual Meeting & Board Election

The Circle C Homeowners Association will hold its Annual Meeting and Board Election on Wednesday, March 6th, 2019 at 6:30 pm 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 6:00 pm 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.

Board Nominee Candidate Forum

The Nominating Committee will host a Candidate Forum on Tuesday, February 5, 2019 at 6:30 pm at the Community Center. We have 5 homeowners who have submitted their Candidate Questionnaire for the three open Board Seats: James Moseley, Natalie Placer-McClure, Alton (A.E.) Martin, Michael Chu and Liam Dohn. If you would like to review the individual Candidate Questionnaires, please visit the News & Announcements page under the Stay Connected tab on our website, www.circlecranch.info.

E-Voting

The Circle C Ranch HOA Board is pleased to offer electronic voting again this year. Those who have provided email addresses will receive an email invitation to vote; for those who have not provided email addresses, please visit the Circle C Ranch website and click on the "Vote Here" button. You will enter your "unique registration code" which is located on your Semi-Annual Billing Statement.

You will still be able to return your 2019 Board of Directors Election Ballot and Proxy which is located on the back of your Semi-Annual Statement that you may return with your semi-annual assessment by March 1, 2019. Otherwise, you may attend the annual meeting on Wednesday, March 6, 2019 and vote at the meeting, or turn your ballot or proxy into the CCHOA office (7817 La Crosse Avenue) by 5:00pm on March 6, 2019. Replacement absentee ballots and/or proxies are available by calling the CCHOA office at 512.288.8663.

Hide Your Garbage Can & Recycle Bin

We are continuing to receive many complaints from residents about owners who are storing their garbage can and recycle bin in view from the street. Garbage cans and recycle bins should be hidden from view – either behind your fence, in your garage or behind shrubbery. The vast majority of homeowners are able to hide their cans out of view, please do YOUR part to keep Circle C a beautiful place to live.

Wastewater Averaging Continues

The wastewater averaging period spans three consecutive billing periods beginning in Mid-November and ending in mid-March. The water used during the averaging period will determine wastewater charges for most customers for the 2018-2019 service year.

Lower Your Wastewater Costs

You can lower your wastewater costs for the next year by conserving water during these billing periods. To help you conserve water in the winter months and lower your wastewater average, follow these basic water-saving tips:

- Check your irrigation system for leaks and turn them off during the fall/winter months
- Fix all leaky faucets and toilets
- Sign up for the free Dropcountr app and get home water use reports
- Run your dishwasher and washing machine only with a full load
- Take shorter showers – place timer in your bathroom
- When buying new water-using appliances, look for the WaterSense label
- Visit WaterWiseAustin.org for water conservation tips and to find out about rebate programs.

Holiday Lights & Decorations Reminder

Please take down all of your holiday lighting and decorations per the rules in the governing documents (lights and decorations should be removed by January 15th.) Thank you for your cooperation.

Have you received a deed restriction notice?

As reported in each month's newsletter, the HOA staff drives at least two sections of the neighborhood per month to note violations of the Declaration of Covenants, Conditions and Restrictions. These commonly include: front yard landscape maintenance (mowing, edging, free of weeds), home maintenance (paint, screens, siding) and recreational vehicles (boats, RV's, trailers) parked in the driveway. The HOA is required by state law to notify owners in writing via certified mail and allow for the homeowner to request a hearing before the board of directors. If you receive a letter, please contact us at the HOA office and let us know your individual situation. We would like to work with you to bring your home into compliance. If you would like to report a violation, you can do so via our website at www.circlecranch.info.

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Aquatics News

Pool Hours

SWIM CENTER
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WINTER HOURS
JANUARY 3RD - MARCH 15TH

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

Saturday
8a-11a Lap Swim Only

Sunday
CLOSED

Now Hiring

The Circle C Swim Center is now hiring all positions for the 2019 Spring and Summer seasons. Red Cross Lifeguarding Certifications are required for Lifeguard positions; we offer Lifeguard courses on a monthly basis at a discounted rate (contingent upon employment with us). You must have an interview before registering for a lifeguard class. You must be 15 years or older to take the course and employment. Contact Amanda at coordinator@cswim.net to set up an interview.

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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State Farm, Home Office, Bloomington, IL

Flour Beetles

– Wizzie Brown, Texas AgriLife Extension Service



There are two types of flour beetles that may be encountered in the home – red and confused. These beetles are small (about 1/8" in length), reddish-brown to brown in color with a somewhat flattened body. Adults can be long-lived and survive up to 3 years.

To tell the difference between the two, you would need to look closely at the tip of the antennae; red flour beetles have a distinct 3-segmented club while confused flour beetles have a gradually formed 4-segmented club. Fortunately, you don't really need to get that detailed in identification to manage them as they feed on similar foods and are often found in the same areas.

Flour beetles feed on grain dust and milled grains, but can also feed on undamaged grains. In homes they may be found in cereals, flour, pasta, dried beans, chocolate, nuts, herbs, spices, crackers, dried pet food, dried flowers and cake mix. With large populations of the insects, they may cause a foul taste and odor to infested products due to a secretion from their scent glands.

Red flour beetles are able to fly while confused flour beetles cannot, so it is possible for them to move to different areas of the house. If you are having a problem with flour beetles, but cannot locate the source in your pantry, check other areas of the home such as where pet food is stored or areas with dried flowers or potpourri. Sometimes people see flour beetles during or after they have had a rodent infestation because the beetles can eat grain that may be in rodent baits or eat food from rodent nests where food was stored.

Management tips:

- Inspect all food items and get rid of anything infested. If you do not want to throw away infested food, you can either put it in the freezer for a week or heat it in the oven at 200 degrees for 2-3 hours to kill off insects.
- Clean all pantry areas, making sure to get any grain dust out of cracks and crevices. Use a cleaning solution after all debris is removed. Seal any cracks where grain dust may accumulate with a sealant product.
- Do not buy damaged or expired items from the grocery store.
- Use products promptly. If you go away for a period of time (a week or more), store items in the freezer.

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.

Circle C Seals Summer Swim Team

As we did last year, the Seals will be filling the available slots on the team for Summer 2019 by a publicly-held lottery-based system. In order to be eligible to participate in the lottery, a guardian of the 5-18 yr old potential swimmer(s) must attend an informational meeting at the Community Center on EITHER Sunday, Jan 20th (2:30-3:30) OR Saturday, Feb 9th (1:30-2:30). The Seals leadership will share with residents interested in having their children join the team all the details of Seals' membership and our efforts to serve a greater part of the community despite our pool space/time limitations. More details available on the Facebook Resident's page and the Seals' website - <https://ccrseals.swimtopia.com/>

Cover Photo

This month's cover features Yaupon holly (*Ilex vomitoria*) adds winter color to landscapes and provides food for birds and mammals. PHOTO Wildflower Center

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FEBRUARY MENU 2019

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Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					 1 Cheese Enchiladas Con Carne + Mexican Caesar Salad + Green Rice	2
3	4 Beef Stroganoff Egg Noodles Spinach Salad	5 Orecchiette Pasta w/ Chicken + Tomatoes + Fresh Mozzarella Garden Salad	 6 Pork Tenderloin w/ Maple Dijon Carrots and Cheesy Grits	 7 Quinoa Stuffed Pepper Roasted Asparagus Mushrooms	 8 Pomegranate Chicken w/ corn + Green Chili Mashed Potatoes + Green Beans	9
10	 11 Bacon Wrapped Shrimp Saffron Rice Lime Roasted Carrots	12 Chicken Piccata Orzo Pasta Roasted Veggies	13 Pork Chop Mac N Cheese Roasted Veg	14 Spaghetti & Meatballs Italian Salad Garlic Bread	15 Classic Pot Roast Carrots + Parsnips + Roasted Potatoes	16
17	 18 Beef Tenderloin Cheesy Mashers Roasted Veggies	19 Chicken Marsala Linguini Pasta Mixed Green Salad	20 Chicken Fried Chicken Mashed Potatoes Chopped Wedge Salad	 21 Cilantro Pesto Salmon Jasmine Rice Roasted Veg	22 Open No Special	23
24	25 Pecan Crusted Chicken Sweet Potatoes Roasted Veg	 26 Pulled Pork Enchiladas Green Rice Black Beans	27 Chicken Fried Steak w/ Gravy + Mashed Potatoes and Green Beans	28 Deep Eddy Orange Glazed Chicken Jasmine Rice Roasted Veggies		
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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. 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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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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PERSONAL CLASSIFIED

FOR SALE: Black lacquer lighted Asian china cabinet for sale \$500. If interested, contact Carole at 512.382.0154.

FOR SALE: Gray stained, black top dining room set, table and 6 chairs \$500. If interested, contact Carole at 512.382.0154.



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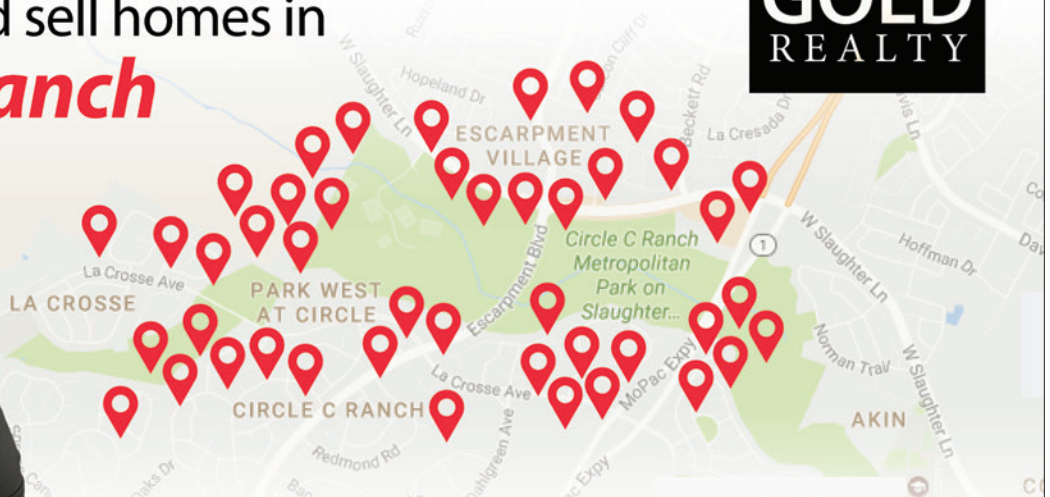
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These Circle C neighbors just **SOLD** their homes quickly and for top dollar using our proven, repeatable process. Looking for an agent with a proven track record? Contact **Chad Goldwasser** for the best representation in Austin.

Call **Chad** Today for Results!

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✓ **Call Ashley Austin Homes at 512.217.6103**

Ashley Stucki is the top producing agent in Southwest Austin, here's a few reasons why you need to call her when you're ready to buy or sell!

- ✓ **EXPERIENCE** - Do you want an agent or friend who only sells a few homes a year or the agent who has sold more homes in Southwest Austin than any other agent year after year.
- ✓ **SKILLED AT PRICING** - Pricing is more than looking at comps and what your neighbors' house sold for. Ashley is the top producing agent, she'll know immediately if your home is over/under priced. Too low and you miss out on more money, too high and it sits on the market for months. Ashley will make sure your home is priced right!
- ✓ **MASTER NEGOTIATOR** - Emotions run high when buying/selling a home. The simplest request could ruin a deal that puts your house back on the market causing you to miss out on your dream house.
- ✓ **INTERIOR/EXTERIOR EXPERT** - Curb appeal & staging a home make an enormous difference. Ashley will ensure your home is ready to sell!
- ✓ **EXPANSIVE NETWORK** - From mortgage brokers, title companies to general contractors, Ashley works with the best in Austin to make sure you have the best!!

**THERE IS ONLY ONE THING YOU NEED TO DO
TO GET YOUR HOME SOLD IN THE NEW YEAR.
CALL ASHLEY TODAY!**



SquiresTeam.com

KW KELLER WILLIAMS.
REALTY

Hello Circle C Ranch! John Squires with Keller Williams Realty and the Squires Team would like to thank you for another great year in real estate. Whether you own a Scott Felder, Newmark, David Weekley, Plantation, Mercedes, Streetman, KB, Highland, John Lloyd, Village Home, Standard Pacific, etc., etc., John knows your home's value. There are actually well over 20 different builders in Circle C Ranch that have come and gone since 1988. The current market is picking up quickly, as we have had a rapid increase in calls and visitors to our open houses on weekends. People have filed their taxes and are realizing their financial gains for the year and assessing the possibilities of moving or perhaps picking up lease properties as investments in the area. I always encourage my clients to hold on to their previous homes and lease them out if at all possible when moving to their next home. Interest rates have bumped up a little for owner-occupancy and investor loans. About 4.75%~ owner-occupant and 5.25%~ investor. All rates are credit driven and percentage of down payment. Still *GREAT* rates! The Squires Team takes their fiduciary responsibility to their clients very seriously and strives to ensure your home is marketed and sold for the highest value the market will bear. Give us a shout for a no-obligation market analysis on your valuable Circle C Ranch property or to show you any homes in Austin. **(512) 970-1970** Thank you!



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



“JUST SOLD!”

John's listing at 5036 Bluestar. Listed at **\$419,000**. Nice in Wildflower Park subdivision of Circle C. :)



“JUST SOLD!” John's listing at 7118 Magenta Lane is a gorgeous, Plantation Home at 3592~ sq. ft. Listed at **\$567,000**.

“JUST SOLD!” 5020

Tiger Lily is John's brand new listing that he placed under contract in 7 days. Listed at **\$419,000**.

“JUST SOLD!!” John's buyer just purchased this gorgeous lot at 3.27 acres on 1826 and Highway 45 in a deep cul-de-sac behind JD's market. Listed at **\$364,900**. John will help his client build a 5000~ square foot, custom, Texas Hill-Country contemporary Nalle home over the next year. John can also help you find land and build your dream home too! It's a fun process and you design what you want.



SquiresTeam.com

Market slowing down? 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. To list your house with John, buy a house or just chat about the market, please give him a call for an easy, no-obligation appointment 7 days or nights per week.



(512) 970-1970

Professionally listed, professionally staged, professionally marketed and professionally **"Sold"** in 2 days by John Squires before Christmas. This home was professionally target-marketed and sold by John.



"CONTRACT PENDING" John's new listing is a stunning Fedrick Harris Winchester Model Home Floor Plan with gleaming wood floors, quartz countertops, custom finishes and décor throughout. Beautiful corner lot with outdoor fireplace, beaded ceilings, outdoor kitchen and wrought iron fencing. To find out more about this home, call John. Offered at **\$535,000**.

Below are 1-story and 2-story home sold statistics for the Circle C Ranch neighborhood for the year 2018. These also include all the new-built homes that were on the MLS, so the price per foot may not be relevant to all homes represented in this study. An accurate market study would have to be done on your property to find the true market value range for your specific property. These are general data averages in Circle C Ranch.

1-story **"Active"** homes on market averages. Low price \$365,000. High price \$515,000. 11 total homes on market now. Average price per foot \$228.17. Average days on market 76.

1-story **"Contract Pending"** homes on market averages. Low price is \$379,500. High price is \$535,000. 5 total homes under contract right now. Average price per foot \$204.17. DOM is 53.

1-story **"Sold"** homes on market averages. Low price \$355,000. High price \$745,000. 121 total homes sold in 2018. Average price per foot \$203.67. Average days on market 38.

2-story **"Active"** homes on market averages. Low price is \$379,500. High price is \$814,220. 26 total homes on market now. Average price per foot \$188.73. Average days on market 96.

2-story **"Contract Pending"** homes on market averages. Low price \$419,000. High price \$687,645. 15 total homes under contract right now. Avg. price per foot \$186.75. Days on market is 60.

2-story **"Sold"** homes on market averages. Low price \$349,500. High price \$1,090,170. 236 total homes sold in 2018. Average price per foot \$174.41. Days on market 41.

#1 realtor in Circle C Ranch history with approximately **555~** homes **"SOLD!"** to date.. Over **1065~** 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 Squires answers his phone and you will never be handed off to an assistant. Call John's direct 'sell' phone at **(512) 970-1970**.

